

October 15, 2019 Planning Board minutes

Meeting called to order by Vice Chairman Kelly @ 7 PM
Open Public meetings Act statement read & compliance noted

Roll call: present – Vice Chairman Brian Kelly; Gerard Hlubik; Chris Markley; Denise Koetas-Dale; Glenn McMahon; Jon Davis and Gary Pollack.

Absent F. Gerry Spence, Michael Russo, Jeremy Liedtka, and Chairman Panfili
Professional staff present: Charles Petrone, Solicitor; Lisa Specca, Planner.

No recusals noted for the vote regarding the Bulk Variance application.

Minutes – A motion was made by Mr. Markley, seconded by Mr. Hlubik to accept the Regular Meeting Minutes of September 17. All were in favor with the exception of Vice Chairman Kelly who abstained.

Resolution 2019 – 15: Motion by Mr. Pollack, seconded by Mr. Hlubik. All in favor with the exception of Ms. Koetas-Dale who abstained.

Resolution 2019 – 16: Motion by Mr. Hlubik, seconded by Ms. Koetas-Dale. All in favor, no abstains.

HPC Applications For action

Cynthia & Joseph Malison - 10 Chesterfield-Georgetown Road, Block 600, Lot 20. Applicant is proposing to replace front steps and railing. HPC recommended the approval of this application. Vice Chairman Kelly asked for approval of the application. All members voted in favor.

George & Diane Schumm – 19 Chesterfield-Georgetown Road, Block 900, Lot 14.03. Applicant is proposing to install a 12 x 10 tack room style wood shed. HPC recommended the approval of this application. Vice Chairman Kelly asked for approval of the application. All members voted in favor.

Applications For action

Charles Russo – 20 Canter Place, Block 206.214, Lot 11. Bulk variance, driveway widening in PVD zone. Mr. Russo gave testimony on his single lane driveway and the hardship of available parking along his site. The rear driveway is located off of Pepler Lane and the front has no road access due to a 50 x 100 open space lot.

Testimony was given by the Township Planner who indicated that the request for change is a design standard change and would only be a bulk variance if the site exceeded 65% maximum lot coverage. The Planner did state that the property is unique with the site access. The driveway is designed to hold 3 vehicles.

Vice Chairman Kelly open the meeting to public comment. No comments from the public. Vice Chairman Kelly stated that he was unsure if the Board had the authority to change any Design Standards and does the Township Committee need to approve. Mr. Pollack was concerned that allowing the change would set a precedent for other middle units with single driveways. Vice Chairman Kelly suggested that the application be tabled until the next meeting in order to find out if this site was the only site with a hardship. The Township Planner and the Zoning Official would review and report back to the committee. The board agreed with the suggestion and the Owner was asked if he could wait until the results of the review. Mr. Russo agreed to wait for the results. Ms. Koetas-Dale asked the Board to create a procedure for design exceptions and one location for the files. All were in favor of tabling the application until results were in.

Correspondence: None

DISCUSSION – 2020 Budget

Members discussed possible applications for next year – areas of redevelopment (Crosswicks firehouse) and Redevelopment Study of the former Uniform building. Traffic planning and dual zone lots were also discussed. The members agreed to leave the current 2019 budgeted amounts in for 2020.

Public comment – none –

Meeting adjourned 8:30 PM - Motion by Mr. Hlubik, Second by Mr. Pollack

Respectfully Submitted

Glenn P. McMahon, Secretary Pro Tem