

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

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Board Engineer

THOMAS HERITS, P.E.P.P., P.L.S

MEETING

September 25, 2018

7:30 p.m.

Regular meeting of the Unified Planning/Zoning Board of the Borough of Englishtown,
held in the municipal building, 15 Main Street, Englishtown, New Jersey 07726.

1. Reading of the sunshine statement.
 2. Meeting called to order and roll call
 3. Moment of silent prayer and salute to the flag.
 4. Public Portion- Agenda Items Only
 5. Memorializing Application 2018-001 Ahle Baith- Amended Site Plan
 6. Application 2018-002 20-22 Water St. Minor Site Plan
 7. Approval of April 24, 2018 minutes
 7. Public Portion-Non-agenda items
Sharone Klinger- Master Chef Mobile- Informal has questions for the Board (34 Water St.)
 8. Adjournment of Meeting
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Meeting called to order at 7:32 PM

Sunshine Statement was read, moment of silence observed and the Pledge of Allegiance was said.

Roll Call:

Present: Harvey Klein, Tom Reynolds, Wayne Krawiec, Tom Kirkland, Keith Mandato. Kathy Bien,
Paul Robilotti and Cindi Robilotti

Absent: Jim Mastrokalos, Jerry Leonardis

Also present were Planning Board Attorney Daniel Green, Planning Board Engineer Tom Herits, and Planning Board Secretary Celia Hecht.

Memorializing Resolution for Application 2018-001- Ahle Baith- Amended Site Plan

Motion: Harvey Klein

Second: Kathy Bien

Ayes: H. Klein, K. Mandato, T. Reynolds, W. Krawiec, P. Robilotti, K. Bien.

Nays: None

Abstain: C. Robilotti, T. Kirkland

Absent: J. Mastrokalos, J. Leonardis

Application 2018-002 20-22 Water St. Minor Site Plan

Peter Klouser is the Attorney for the Applicant Dr. Mary Kwacz. Dr. Kwacz owns both buildings. One is a Veterinary Hospital and the other is a one family residence. They are approximately 5.5 feet apart. She would like to join the two buildings and have one large veterinary hospital.

Chester DeLorenzo- Engineer- is sworn in and his credentials are accepted. He speaks about joining the two buildings and increasing the parking lot. He states that they would use gravel for the driveway and parking lot, not asphalt, which is better for the environment and flooding. The entrance would be moved to the rear of the building, where the parking lot is. The shed would be relocated to the rear of the parking lot. The fence would remain, as would the trees near the fence. They are trying to have the least impact on their neighbors as possible. There will be no lighting in the parking lot. There is lighting on the building.

Questions from the Board

H. Klein: Can emergency vehicles get in and out.?

C. DeLorenzo: There will be plenty of room for them to get in and out and turn around.

K. Bien: What about the traffic from the driveway? Will there be right turn only?

C. DeLorenzo: It will be the same as it is now.

T. Kirkland: There is a telephone next to the driveway, do you plan on moving it?

P. Klauser: It is a county road, and we will do what the county tells us.

Andy Kunitz- Contractor is sworn in.

As you look at the two dwellings, we will get rid of the alleyway, and that space will be added to the animal hospital. The front façade will be keeping with the town's colonial theme. The second floor of the house will be used as a breakroom and offices. There will be no overnight boarding.

Motion to Approve Application 2018-0002- Minor Site Plan 20-22 Water St.

Motion: Tom Reynolds

Second: Cindy Robilotti

Ayes: H. Klein, K. Mandato, C. Robilotti, P. Robilotti, W. Krawiec, K. Bien, T. Kirkland

Nays: None

Abstain: None

Absent: J. Mastrokalos, J. Leonardis

Motion to Approve April 24, 2018 minutes

Motion: Harvey Klein

Second: Cindy Robilotti

Ayes: H. Klein, K. Mandato, T. Reynolds, W. Krawiec, P. Robilotti, K. Bien,

Nays: None

Abstain: C. Robilotti, T. Kirkland

Absent: J. Mastrokalos, J. Leonardis

Public Portion- Non Agenda Items

Sharone Klinger who owns Master Chef Mobile, is interested in purchasing 34 Water St. His business is fabricating food trucks. He is currently located in Brooklyn, NY. 34 Water St. is zoned as Commercial 1. He would need a zoning variance for light industrial. He asked what he would have to do to change it. The board asked him questions about his business and how he planned to use the building. He asks about the process of changing the zone. The board advises how he should proceed.

Motion to Adjourn: 8:20 Unanimous