

MINUTES
PLANNING BOARD MEETING
THURSDAY – OCTOBER 1, 2015 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	O			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	O			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	O			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of June 4, 2015 was made by Mr. Koch and seconded by Mr. Altman. All Ayes

4. Correspondence

- A. Letter from Richard O'Connor to Michael Brandman Esq. ref: Ruby Subdivision
- B. Letter from Gianforcaro Engineers to Richard O'Connor ref: Ruby Subdivision
- C. Letter from Kelly Carey, Esq. to Michael Brandman, Esq. ref: Ruby Subdivision

A motion to dispense with the reading of the correspondence was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

5. Sub-Divisions

- A. AZ Holding Company, Madison Hill Road, Block 38, Lot 81

Paul Conciatori, Esq. stated that the application is for subdivision approval with variances. The one property is being divided into two lots for single family homes. The new homes will be constructed with full conformance of the ordinance. The only variance is for lot width. The plan has been approved by Union County, the Soil Erosion & Conservation district.

Robert Pratt, PE, gave his credentials and was accepted as an expert witness by Mr. Mazzarella and seconded by Mr. Koch. All Ayes. He was sworn in.

He explained that the lot is about 1.2 acres and fronts on Madison Hill Road which has a frontage of 150 feet. Right now it is 50 feet larger than what is required. They would like to create 2 lots with each one having a 75 foot frontage. They will each be 345' deep and be over 25000 square feet where 15000 square feet is required. The ordinance requires a frontage of 100 feet. The side yards will be 16 ½ feet for each. All set back are being met. They have also submitted a detailed grading plan.

Mr. Pratt also stated that they do not have any issues and agree with Mr. O'Connor's letter of May 2015.

Mr. O'Connor stated that they show a grading to their project which is fine. Not what he would have preferred by is fine.

Mr. Pratt explained that the proposed grading plan pitches towards Madison Hill Road. The side yard on the house closest to the Parkway, the side yard drops down to meet the adjoin property. Right now, there is a slice of lot that runs onto the neighbor already. By intercepting the roof drainage, they are already getting rid of some of the runoff. There will be less water runoff with this plan than what is there now. Mr. O'Connor stated that they have more than met what he has asked for in this application. He would have put in a wall but the applicant thought it was an unnecessary expense and explained why.

A motion to open the meeting to the public for questions of Mr. Pratt was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions of Mr. Pratt was made by Mr. Koch and seconded by Mr. Altman. All Ayes

Mr. John McDonough, Planner gave his credentials and was accepted as an expert witness by Mr. Koch and seconded by Mr. Altman. All Ayes. He was sworn in.

Exhibit A-1 - Aerial Photo p. 1 of 3, Ground Photo p. 2 of 3 & Surrounding Homes p. 3 of 3.

The lot as it exists now is 51298 square feet which is more than 3 times what the zoning requirement is. Each lot will be 25649 square feet. There are not wetlands on the property. This is located in a residential setting. The rear of the property has a school which is well buffered. The property is undeveloped with no specimen trees or significant vegetation.

The sidewalk will interconnect with the neighboring properties. There is no detriment to the neighborhood. The improvements out weights any negative. The homes will be about 2700 square feet of living space which is approx. 45' x 45'. The deficiency will not be perceived by the public eye.

A motion to open the meeting to the public for questions of Mr. McDonough was made by Mr. Koch and seconded by Mr. Altman. All Ayes

A motion to close the meeting to the public for questions of Mr. McDonough was made by Mr. Koch and seconded by Mr. Triola. All Ayes

Mr. Conciatori summarized the application and asked for sub-division approval. He also asked that this be subdivided by deed instead of map.

Mr. Koch asked if the neighbors were asked to buy any of their property. Mr. Conciatori stated that it would make the other lots too small.

A motion to open the meeting to the public for questions was made by Mr. Koch and seconded by Mr. Altman. All Ayes

A motion to close the meeting to the public for questions was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

A motion to approve the application was made by Mr. Koch and seconded by Mr. Casey with the variance for lot frontage and the drainage as presented. Ayes: Mazzarella, Kurzawski, Koch, Tarantino, Casey, Altman, Triola.

6. New Business

7. Old Business

8. Public Session

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Altman. All Ayes.

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Altman. All Ayes

9. Next Meeting

November 5
December 3

10. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes