

MINUTES
 PLANNING BOARD MEETING
 THURSDAY – NOVEMBER 6, 2014 - 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	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	O			
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.	X			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Letter from Union County ref: Ruby, 290 Madison Hill Road, Block 52, Lot 5
- B. Letter from Donald Fraser, Esq, ref: 36 Brant Avenue, Block 133, Lot 4, re:
Rescheduling

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

4. Minutes

A motion to approve the minutes of October 2, 2014 and October 23, 2014 was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

5. Site Plan

A. 36 Brant Avenue, Block 133, Lot 4

The applicant requested that this application be carried over to the December 4, 2014 meeting without further notification.

6. Sub Division

A. 290 Madison Hills Road, Block 52, Lot 5

Mr. Anthony Gianforcaro, the engineer for the applicant and John Ruby, the applicant were both sworn in.

Mr. Ruby stated that he plans to subdivide the property and live on one half and sell the other half. The property is 1.3 acres. Mr. Ruby would like to refurbish the existing shed and green house that are at the back corner of his lot and have been there since 1961.

Mr. Gianforcaro stated that the property is 1.3 acres and they plan to subdivide the lot. Each new lot will be 28,460 square feet which will be 5.01 and 5.02. A variance for the existing greenhouse is requested. He also stated that they already have County approval.

Exhibit A-1 – 4 Page Plan

Mr. Gianfocarato stated that he had reviewed the Board Engineer's Technical Review letter #2 dated, August 1, 2014 and the Applicant agrees to address all of the issues contained in that letter except the landscaping. Mr. Ruby stated that there are some trees along portions of the rear of the property but he had spoken with the neighbors and they do not want any more trees that would make the area feel closed in they enjoy the openness as it is. Mr. Ruby also explained that the fences that exist all have gates to the neighboring properties so that the children and come and go through the yards and that is an important feature of the neighborhood.

Mr. Koch asked Mr. Ruby about the existing well that was indicated on the plans. He stated that he would like to keep using that just for irrigation on the lot. Mr. Koch asked if it was permitted by the DEP. Mr. Ruby stated that he was not unable to find any records of when that well was created or if it was ever inspected. He agreed as a condition of any approval that he would determine what approvals or permits may be required to maintain the well and would obtain them or provide proof to the Township Engineer that no further approvals are required.

Mr. Koch also asked Mr. Gianforcaro about the indication on the application that the property was within the flood plain. Mr. Gianforcaro indicated that was a mistake and would be corrected the property is not with in the flood plain. The Board agreed that that area has never, to their knowledge, been in the flood plain.

A motion to open the meeting to the public for questions of Mr. Ruby or Mr. Gianforcaro 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. Ruby or Mr. Gianforcaro was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

Mr. O'Connor stated that the County has made the applicant go above and beyond what is needed for drainage.

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

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

Mr. Mazzarella made a motion to approve the application with the condition that the well be investigated and taken care of and was seconded by Mr. Koch. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Triola.

7. Resolution

A. Casimiro, 280 Laurel Lane and 241 Oak Ridge Road, Block 4.02, Lots 25 & 29

A motion to approve the resolution was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Triola

8. New Business

9. Old Business

10. Public Session

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

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Koch.

11. Next Meeting

December 4

12. Adjournment

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