

MINUTES  
 PLANNING BOARD MEETING  
 THURSDAY – JUNE 4, 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	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	X			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Copy of Letter from County of Union to Mr. John Wiley, Esq. ref: Fourth MPPL Realty, Block 97, Lot 3
- B. Letter from Rich O'Connor dated April 3, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51, Completeness Review
- C. Letter from Rich O'Connor dated April 3, 2015 ref: AZ Holding, Block 38, Lot 81, Completeness Review
- D. Letter from Rich O'Connor dated April 13, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51
- E. Letter from Rich O'Connor dated April 14, 2015 ref: AZ Holding, Block 38, Lot 81, Technical Review
- F. Letter from Rich O'Connor dated May 4, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51, Technical Review Letter #2
- G. Letter from Rich O'Connor dated May 15, 2015 ref: AZ Holding, Block 38, Lot 81, Technical Review Letter #2

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

4. Minutes

A motion to approve the minutes of April 2, 2015 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes.

5. Sub-Divisions

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

The applicant has asked for an adjournment until our August meeting.

B. Lettini Builders, 551 & 559 Madison Hill Road, Block 40, Lots 50 & 51

John Wiley, attorney for the applicant, presented the application and stated that it is a conforming subdivision. The sites each have a single family home on them. The one property will be resubdivided. The one house will remain and the other will have 4 new lots that will conform. They have received approval from the County of Union

Mr. Nick Sotos, Project Engineer, was sworn in. A motion to accept as an expert was made by Mr. Koch and seconded by Mr. Laezza. All Ayes.

Exhibit A-1 – Colored Site Exhibit

Exhibit A-2 – Colored Site Exhibit

Mr. Sotos stated that there are 90,573 square feet in total. The property is in the R150 zone which requires property to be 15,000 square feet. They plan to re-subdivide for a total of 4 new lots. Lot 50, which is the larger of the lots, has a single family home. This home will be demolished. Lot 51 has a single family home which will remain. This property will be reduced to 17,380 square feet. The four proposed lots will range in size from 15,025 – 24,624 square feet. All lots will be in total compliance. They will front along Hartman Court except the existing home which will remain fronting on Madison Hill Road.

Mr. Sotos stated that the storm water quality and quantity will be provided in accordance with NJDEP storm water management rules for a major development.

Each lot will have a 1000 gallon 271 CF drainage basin with direct over flow to the street storm sewer to care for roof drainage.

Each lot will have driveway permeable pavers to care for all driveway drainage representing 932 Cf storage.

All residual drainage will be received by the existing Hartman Court storm sewer system. Downstream properties will not be affected by this improvement.

Due to the utility and landscaping congestion, sidewalk is not proposed along the western side of Hartman Court. In accordance with the township ordinance, the applicant will donate into the township sidewalk fund.

They have obtained an LOI delineating a wetland boundary at the extreme southerly portion of the site. They have received soil conservation approval from the Somerset-Union Soil Conservation District and also Union County.

As far as landscaping, all trees that were planted for the previous subdivision will be relocated to avoid conflict with driveways.

There is an existing sanitary sewer that they will connect to.

Mr. Koch asked if the storm water requires any filter or cleanout. Mr. Sotos stated that they do not. They are achieved by the impervious pavers.

Mr. Koch asked about the roadway size. Mr. Sotos stated that it is 28 feet. They cannot widen it. Mr. O'Connor stated that 28 feet is allowed by the state standard. Mr. Koch asked why there are not sidewalks proposed. Mr. Sotos stated that there are a few manholes that are located where a sidewalk would be. Mr. O'Connor stated that there is a sidewalk on one side of the street.

Mr. Sotos stated that there is a 12 foot utility easement for electric, hones, etc.

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

Mr. Laezza asked if they will comply with all Rich O'Connor's letters and comments. Mr. Sotos stated that they will comply with whatever need to be done as the application moves along.

A motion to approve the application as proposed was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altman, Triola, Olear.

6. New Business

A. Ruby Application, Madison Hill Road

Mr. Laezza stated that one of the brothers have sold the property. He stated that there should be 2 separate performance bonds since the two brothers are separate at this time.

A motion for 2 separate performance bonds was made by Mr. Koch and seconded by Mr. Altman. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altman, Triola, Olear.

7. Old Business

A. Just Plain Daves property

Mr. Curcio asked if anything has been happening with the lot where Just Plain Daves was. Mr. Laezza stated that the Mayor has had discussions with the real estate agent

and is working on it. The auto repair show was using the property as a car lot so that is why the fence was put up.

8. Public Session

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

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

9. Next Meeting

Aug 6

Sept 3

10. Adjournment

A motion to adjourn the meeting was made by Mr. Mazzarella and seconded by Mr. Curcio. All Ayes