

MINUTES – SPECIAL MEETING  
 PLANNING BOARD MEETING  
 THURSDAY – OCTOBER 23, 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	X			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	O			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	O			
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			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Letter from Richard O'Connor ref: 280 Laurel Lane & 241 Oak Ridge Road, Casimiro, ref: Completeness Review
- B. Letter from Richard O'Connor ref: 280 Laurel Lane & 241 Oak Ridge Road, Casimiro, ref: Technical Review

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

4. Subdivision

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

Mr. Stan Fink, Esq stated that his applicant purchased both lots 25 & 29. He plans to take 50 feet from the lot fronting on Oak Ridge Road and add to the Laurel Lane lot. The

Casimiro's plan to build a house on the Laurel Lane lot. The application is for a subdivision with variances.

Mr. Fink called his witnesses to be sworn in. Mr. Casimiro, applicant, Andy Podvereznik, architect, Tony Dagastino, real estate expert and Edward Dec, Engineer. They were sworn in.

Mr. Casimiro, 74 Briarheath Lane, applicant and owner of the properties. He stated that even with taking the 50 feet from the Oak Ridge property it is still conforming. He plans to build a home on Laurel Lane with a covered pool for health reasons. He has medical issues and needs to be able to swim all year long. The home will be a 5 bedroom house with 4 bathrooms, patio area and covered pool with glass windows and 4 sun roofs which can be opened in the summer.

A motion to open the meeting to the public for questions of Mr. Casimiro was made by Mayor Bonaccorso and seconded by Mr. Koch.

Diana Marcantonio, 11 Woodland Road asked if the pool will be in the existing portion of the years on Laurel Lane. He answered that it would.

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

Mr. Ed Dec, the engineer was accepted as an expert by Mr. Laezza and seconded by Mr. Curcio. All Ayes

Exhibit A-1 – Map and Subdivision Plan

Lot 29.01 will be 15,000 square feet which is 150' x 100'  
Lot 25.01 will be 22,500 square feet. The property goes from 100 feet in the front of the property to 75 feet in the back of the property and then goes back to 100 feet.

There is no plan at this time for any renovation to lot 29.01. Lot 25.01 will have a 2 story home which is 3,433 feet with 282 feet of garage. The total is 16.51% of building coverage. The covered patio adds 4.5% and the pool adds 6% for a total building coverage of 18.86%.

<u>Variances</u>	<u>Required</u>	<u>Proposed Lot 25.01</u>
Bldg. coverage	15%	24.29%.
Side yard	15 ft.	13.66 ft.
Combined side yard	30 ft.	28.66 ft.

Mr. Dec stated that they are proposing rain garden for the front yard near the driveway and garage.

He also stated that he will comply and work with Rich O'Connor about his letter of September 24, 2014.

Mr. Koch asked how much more land would he need to comply with the building coverage. Mr. Dec stated that even if the two lots were combined it would still be short.

Mr. O'Connor stated that the side yard setback is only a few feet short where it is less than the 15 feet required,

If regards to the single garage, Mr. O'Connor feels that there should be access out of the garage to the patio beside the garage door. He also suggested that the rain garden be eliminated and then they would have easier access to the driveway.

A motion to open the meeting to the public for questions of Mr. Dec was made by Mr. Laezza and seconded by Mayor Bonaccorso. All Ayes

Julia Padvano, 265 Laurel Lane, asked if eliminating the rain garden would the water run into the street and if the water would run into the sewer. Mr. Dec stated that they will tie into the pipe in the street if possible.

Mr. Mazzarella asked if eliminating the rain garden would cause run off onto Laurel Lane. Mr. Dec stated that it is not significant.

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

Mr. Andy Podvereznik, Architect gave his credentials. A motion to accept as an expert was made by Mr. Laezza and seconded by Mr. Mazzarella. All Ayes.

#### Exhibit A-2 - Architect Plan

Mr. Podvereznik described the home to be a 2 story center hall colonial with 3 garages and a center courtyard near the front door. He feels that getting rid of the driveway and making the driveway wider is also a better idea.

Mr. Mazzarella asked if they thought about using impervial pavers. Mr. Casimiro will look into it and work with the engineer.

Mr. Curcio asked for the dimensions of the courtyard between the garages. Mr. Podvereznik stated that it is 16'8".

Mr. Koch asked if the house had a basement. Mr. Podvereznik stated that it does with 2 entrances.

Mr. Olear asked if the pool area will be fenced. Mr. Casimiro stated that the whole yard will be fenced in.

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

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

Tony Dagastino, real estate expert, gave his credentials. A motion to accept as an expert was made by Mr. Koch and seconded by Mr. Casey. All Ayes.

Mr. Dagastino stated that many of the homes in the neighborhood have been made larger. He feels that his home will not have a negative effect on the neighborhood. Many of the homes in the area are in the 1 million dollar range.

Exhibit A-3 – Pictures of homes in the area

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

Diana Marcantonio, 11 Woodland Road, was what will happen to the house on Oak Ridge Road. Mr. Casimiro stated that there will be a new home on it at some point.

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

A motion to open the meeting to the public for comments about the application was made by Mr. Laezza and seconded by Mayor Bonaccorso. All Ayes

Frank Dilollo, 288 Laurel Lane, stated that he is in favor of the application.

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

Mr. Fink asked that the Board approve the application for subdivision with adding the 50 foot from the Oakridge lot to the Laurel Lane lot by deed and the variances.

A motion to approve the application as presented with minimal variances and modifications was made by Mayor Bonaccorso and seconded by Mr. Mazzarella. Ayes: Bonaccorso, Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Triola, Olear.

5. New Business

6. Old Business

7. Public Session

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

A motion to close the meeting to the public was made by Mayor Bonaccorso and seconded by Mr. Laezza. All Ayes

8. Next Meeting

November 6  
December 4

9. Adjournment

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