

PLANNING BOARD MINUTES

September 9, 2019

On the above date at the Port Republic City Hall, 143 Main Street, Port Republic, New Jersey, Planning Board Chairman Barry Horas called the meeting to order at 7:00 PM and made a statement in compliance with Sunshine Law.

Flag Salute

Roll Call

Members Present: Kevin Cain, Bill Montag, Barry Horas, Gail Haviland, Robert Haviland, Nick Lampe, Donna Riegel, and Paul Smisek.

Absent

Kathy Brady, Mayor Gary Giberson, and Joe Martin

Board Secretary: Vicki Cantell

Attorney: Joe McGroarty

Minutes – On the motion of Mrs. Haviland second of Mrs. Reigel, and carried unanimously to accept the minutes of August 12, 2019.

City Council Report – Mrs. Riegel reported that City Council had reviewed and agreed with the Board's suggestion of adding wording for single-family homes to the Marine Commercial (Mullica River) District. The matter was referred to the City Attorney for processing.

OLD BUSINESS

Strickland, Block 34, Lot 4 – Mr. Strickland appeared with Robert Catalano to present his application. Mrs. Reigel stated that she new Mr. Catalano so she recused herself. New plans were distributed as a typo in the measurements was found. This is a 2-lot minor subdivision application in the Planned Residential Zone that has a 5 acre minimum lot size. This plan as proposed would require three variances as the one of proposed lots is short on frontage (185.76') and both are under-sized (3.006 & 3.49). The existing house in an existing non-conforming home as it does not meet current set-backs. Mr. Strickland stated that he planned to demolish the existing home as it needs a lot of work.

Mr. and Mrs. Haviland expressed their concern with the degree to which the proposed lots were under-sized - one lot is almost 2 acres under-sized and the second is 1½ acres under. Both felt that this is a significant difference and not within the intent of the Code.

Concerns were expressed about wetlands near this property. Mr. Strickland submitted a letter from Mr. Carey of Engineering Design Associates stated that he had walked the property for on-site observation of soils, vegetation and hydrology and that they did not match the County and Federal maps stating that he did not observe wetlands on the property but that there were wetlands were greater than 150 feet from the proposed staked area of the dwelling and septic. A discussion of the acceptance of the letter took place with some members feeling it was too vague. Mr. McGroarty stated that it was up to the Board's as to whether it was acceptable. Mr. Doran was in attendance and

stated that his report noted a large area of Berryland soil. He further stated that an Environmental Impact Statement was required anytime a site contains or has wetlands with 150 feet of the site. Mr. Doran's report noted that the required wetlands delineation by DEP had not been done nor had an EIS been submitted. Mr. Strickland stated that he would rather not have the expense of the delineation if the application was not going to be approved. Mr. Cain stated that should the application be approved he could not issue a building permit until the DEP designated where the wetlands are. All members expressed concern about the lack of wetlands delineation and stated it should be done.

Mr. Haviland expressed his concern as this area is known to flood. Mr. Doran's report noted that it is in the AE Elevation 11 zone and any new building would need to be elevated. Mr. Strickland stated that he had already planned on building higher than required. He also agreed that approval from the Cape Atlantic Soil Conservation District would have to be obtained prior to a building permit being issued.

It was also noted that a well permit and a raised septic system would need to be approved by Atlantic County.

Mr. Cain noted, as did Mr. Doran's report, that the negative impacts for a subdivision were not addressed. He suggested that Mr. Strickland might want to ask that the application be tabled until this and the wetlands were addressed. Mr. Strickland asked that the subdivision be approved conditional upon the wetlands being delineated. Mr. McGroarty stated that the Board had that option.

On the motion of Mr. Cain, second of Mrs. Haviland and carried unanimously with Mrs. Reigel abstaining, to deny the application.

NEW BUSINESS - none

OPEN TO THE PUBLIC – There was no public in attendance

CORRESPONDENCE – reviewed by Chairman

BILLS – On the motion of Mr. Haviland, second of Mrs. Haviland and carried by unanimous roll call vote to recommend payment to the secretary.

ADJOURNMENT – On the motion of Mrs. Riegel, second of Mr. Haviland and carried unanimously to adjourn the meeting at 7:40.

Respectively submitted,

Vicki Cantell
Board Secretary