

**PLANNING BOARD
MINUTES**

January 13, 2014

On the above date at the Port Republic Fire Hall, 116 Blakes Lane, Port Republic, New Jersey, Planning Board Chairman John Fallucca called the meeting to order at 7:00 PM and made a statement in compliance with Sunshine Law.

Roll Call

Members Present; Steven Allgeyer, Nick Capille, John Fallucca, Mayor Gary Giberson, Gail Haviland, Robert Haviland, Jack Kelly, and Virginia Laird.

Board Secretary Vicki Cantell

Board Attorney: Mike Fitzgerald

Members Absent: Barry Horas and Councilwoman Donna Riegel

Minutes - On the motion of Mr. Haviland, second of Mr. Allgeyer and carried unanimously to accept the minutes of October 14, 2013.

City Council Report - Mayor Giberson reported that the first wall of the new city hall has gone up.

The gravel project is being handled very professionally and is going well. The gravel is of excellent quality with varying grades allowing Hansen to supply multiple needs.

The Atlantic City Electric substation had been in hiatus but is now moving forward.

NEW BUSINESS – Reorganization

Chairman - On the motion of Mr. Haviland, second of Mrs. Haviland and carried unanimously to have John Fallucca continue to serve as chairman.

Vice-Chairman – On the motion of Mrs. Laird, second of Mr. Capille and carried unanimously to have Gail Haviland continue to serve as Vice Chairman.

Secretary – On the motion of Mrs. Haviland, second of Mrs. Laird and carried unanimously to have Vicki Cantell to serve as secretary.

Attorney – On the motion of Mayor Giberson, second of Mrs. Laird and carried unanimously by role call vote to have Mike Fitzgerald continue to serve as Board attorney.

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Engineer and Consultants – On the motion of Mr. Haviland, second of Mrs. Laird and carried by unanimous role call vote to have Matt Doran (Engineer,) Lance Landgraf, Jr. (Planner) and Tiffany CuvIELLO (Consultant) serve on an as-needed basis.

Dates - On the motion of Mrs. Haviland, second of Mr. Allgeyer and carried unanimously to accept the meeting dates.

NEW BUSINESS

Bill Kurtz, 116 Main Street – Mr. Kurtz and Planner Tom Darcy appeared informally to request clarification on corner lot set-backs. Mr. Kurtz plans to build a home for his son on the recently purchased lot which is of an unusual shape. The frontage on Main Street does not meet code requirements so he plans on constructing the home with the front of the building facing Church Street. There is ample frontage on this street and would meet all city requirements for set-backs on all sides. Mr. Darcy believes that the city code should be interpreted that the Main Street frontage be recognized as a side yard but the lot would still retain the corner lot 50 foot setback requirement on both sides. The existing building is in poor shape and will be demolished. After some discussion and a corner lot explanation from the Board attorney stating that he felt a variance was not needed, it was decided that Mr. Kurtz could build on the lot provided he stay in the general area proposed. On the motion of Mr. Allgeyer, second of Mrs. Haviland, and carried to recommend to the Building Official that a building permit be issued provided the existing building was removed and the new home was built in the general area proposed using Church Street as the frontage while maintaining the corner set-backs. Jack Kelly, Building Official, abstained from voting. Secretary will send a letter to Mr. Kelly for his records.

OLD BUSINESS - None

CORRESPONDENCE – received as to available classes was reviewed.

BILLS – On the motion of Mrs. Haviland, second of Mr. Allgeyer and carried by unanimous role call vote to pay the bills.

ADJOURNMENT – On the motion of Mr. Allgeyer, second of Mrs. Laird and carried unanimously to adjourn the meeting at 7:48 PM.

Respectfully submitted,

Vicki Cantell
Board Secretary