

**PLANNING BOARD  
MINUTES**

**January 12, 2015**

On the above date at the Port Republic City Hall, 143 Main Street, 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, John Fallucca, Mayor Gary Giberson, Barry Horas, Gail Haviland, Robert Haviland, Jack Kelly, Virginia Laird and Council Representative Donna Riegel.

Board Secretary Vicki Cantell

Board Attorney: Mike Fitzgerald

**Minutes** - On the motion of Mr. Haviland, second of Mr. Allgeyer and carried unanimously to accept the minutes of September 8, 2014.

**City Council Report** – Mrs. Riegel deferred to Mayor Giberson who reported that the there continues to be some tweaking done to the new city hall such as leveling a bathroom floor, some adjustments to the heat, and the parking lot still needing lines and bolsters.

The mining operation is nearing completion as the depth agreed upon will soon be reached. Negotiations for more extraction are under way.

He also announced that City Hall will contain a State Police substation which will increase the police presence. The city has received a \$10,000 grant which will cover all related costs thereby causing no cost to the city. The station will be tied into the state system and the required computer is currently being programmed. The Mayor anticipated that it should be returned and installed in a security cabinet towards the end of the month.

**NEW BUSINESS – Reorganization**

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

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

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

**Attorney** – On the motion of Mrs. Riegel, second of Mayor Giberson and carried unanimously to have Mike Fitzgerald continue to serve as Board attorney.

**Engineer** – On the motion of Mrs. Haviland, second of Mr. Allgeyer, and carried o have Matt Doran serve as Board Engineer.

**Consultant** - On the motion of Mr. Horas, second of Mr. Haviland and carried unanimously to have Tiffany CuvIELLO serve as Board Planner on an as-needed basis.

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

## **NEW BUSINESS**

**Sica, Block 7 Lot 20** – Builder Bob Campbell appeared to present this variance request. The property in question is just under one acre and is located in a five acre zone. The applicant is requesting a variance for both lot size and frontage. Attorney Fitzgerald asked if the applicant Edward Sica was present. Mr. Campbell stated that Mr. Sica could not attend due to a continuing education class but that his significant other, Wendy Capille, was in attendance. Mr. Fitzgerald ascertained that Ms. Capille was not on the property agreement of sale so the hearing could not go on formally. However, the engineer's report noted multiple omissions in the information supplied so the matter was discussed to address those issues. The applicant must provide evidence that an attempt was made to offer the land for sale to adjoining owners before a variance could be considered. Mr. Fitzgerald explained the procedure and suggested that the applicant forward him a copy of the proposed letter so that he might assist in the wording. The placement of the proposed home needs to be shown on the plans. The adjoining properties' wells and septic need to be shown on the plans to ensure that they are over the 100 foot between required. Mayor Giberson noted that this lot is in an area known for drainage problems. There are wetlands across the street and he is also concerned with the potential increase of water run-off from the widening of the parkway which runs directly behind this property. Mr. Campbell stated that a preliminary assessment was done but did not want to subject the applicant to the costs necessary for a full DEP delineation if the variance was not going to be approved. Mr. Fitzgerald suggested a compromise while strongly informing them that a variance would not be granted until such time as the official DEP delineation was done. Mr. Doran suggested a soil boring be done to see if it were feasible to consider building on the lot. Mr. Campbell thought that it had already been done and would provide that information. Mr. Haviland inquired as to the safety issue of having a driveway entering the roadway on a curve and it was noted that the County has final approval on this matter. It was stressed that Mr. Sica needed to appear and strongly suggested that the consultant Rami Nassar also appear for the formal hearing. The matter was continued without further notice required. Mr. Campbell and Ms. Capille were told that the requested information must be submitted no less than 10 days before the next meeting or the matter would not be heard.

**Master Plan Update** – the Master Plan update is due this year. The Board could do the update but Mr. Fitzgerald suggested some professional assistance and noted that Tiffany Cuiello, Planner, had helped with the last version in 2005. Affordable housing is still an unresolved issue within the state but still needs to be included. It was suggested that a committee of three be formed. Mr. Fallucca, Mr. Horas and Mr. Haviland volunteered for the committee. The committee will meet with Ms. Cuiello, if she's available, to begin working on the update. On the motion of Mayor Giberson, second of Mr. Allgeyer and carried unanimously to have the secretary contact Ms. Cuiello to see if she is available and could give the Board an estimate for her services.

**OLD BUSINESS** - None

**CORRESPONDENCE** – none

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

**ADJOURNMENT** – On the motion of Mr. Horas, second of Mr. Allgeyer and carried unanimously to adjourn the meeting at 8:04 PM.

Respectively submitted,

Vicki L. Cantell  
Board Secretary