

**PLANNING BOARD
MINUTES**

October 17, 2016

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

Roll Call

Members Present: Kevin Cain, Acting Building Official, Gail Haviland, Robert Haviland, Brad Hooper, Barry Horas, Ginny Laird, and Council Representative Donna Riegel.

Board Attorney: Mike Fitzgerald

Board Secretary Vicki Cantell

Absent: Mayor Gary Giberson and John Fallucca.

Minutes - On the motion of Mrs. Laird, second of Ms. Reigel and carried unanimously to accept the minutes of October 10, 2016.

City Council Report – No report

OLD BUSINESS - None

NEW BUSINESS

Kurtz, Block 20, Lot 16 - Tom Darcy appeared to present the application for a hardship lot size variance. This is a classic under-sized lot in the Historic Residential District and is surrounded by existing homes. The Planners of Cormas, Morrissey & Dixon Associates sent letters to the adjacent homeowners to try to purchase additional land to bring the lot into conformance without any responses. The neighbors could not sell any of their property and still remain in compliance with City ordinances. The existing non-conforming 1895 house that was on the lot was deteriorated beyond repair and deemed unsafe. Neighbors had complained about chimneys separating from the home being in danger of falling and wildlife living inside. After consulting with the Board's attorney, it was torn down for safety reasons. The site is now clear and there is no need to disturb any vegetation. There are not wetlands on the property only a small area across the street, 150 feet away. Positive criteria: The two-story proposed home would visually comply with the neighborhood character. It will meet all set-backs and frontage requirements. The lot coverage is 10% of the .6-acre lot consistent with the surrounding density. A K-turn is planned to improve site lines. There are 40 other lots in the city that are less than one acre. The single-family home satisfies the Master Plan square footage requirements, well and fire requirements. The proposed house would look similar to the one Mr. Kurtz recently completed on Main Street. Debra Wahl, planner in attendance, reiterated that the planned home meets all concerns and that the wetlands pose no concern. There is a garage planned for the future and it will meet all set-backs.

On the motion of Mr. Horas, second of Mr. Haviland and carried by unanimous roll call vote to approve the variance as presented.

Ketscher, Block 23, Lots 1 & 7 – Tom Darcy appeared representing Mr. Ketscher for the proposed pole barn to be erected on this site which contains wetlands and therefore requires that an EIS be submitted. The pole barn will replace a container now on the property and will be 30' by 16' by 14'8" high. There will be no septic connection, only electric. The building will meet all set-backs and EIS requirements. There will be no development in the wetlands which are located on the western border of the lot that has no frontage on Cologne-Port Road. The applicant agrees to have the lots combined to meet the acreage requirements. Mr. Ketscher has moved the location of the pole barn so that it would be the same distance from the wetlands as

the existing house. While Pinelands requires a minimum 150' buffer from the wetlands, accessory buildings are exempt and Pinelands is deferring to the municipality

There was a discussion regarding DEP having final determination of what is deemed wetlands and the setting of the 150' buffer.

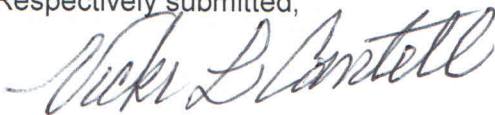
On the motion of Mr. Haviland, second of Mr. Horas and carried by unanimous roll call vote to approve the variance as presented.

CORRESPONDENCE - None

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

ADJOURNMENT – On the motion of Mr. Horas, second of Ms. Reigel and carried unanimously to adjourn the meeting at 7:48 PM.

Respectively submitted,



Vicki L. Cantell
Board Secretary