

**PLANNING BOARD  
MINUTES**

**January 9, 2017**

On the above date at the Port Republic City Hall, 143 Main Street, Port Republic, New Jersey, Planning Board Vice-Chairman 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, Mayor Gary Giberson, Gail Haviland, Robert Haviland, Brad Hooper, Barry Horas, and Ginny Laird

Board Secretary Vicki Cantell

Board Attorney: Mike Fitzgerald

Absent: Council Representative Donna Riegel

**Minutes** - On the motion of Mayor Giberson, second of Mr. Hooper and carried unanimously to accept the minutes of November 17, 2016 with the typo correction of bar to barn.

**City Council Report** – No report.

**NEW BUSINESS – Reorganization**

**Chairman** - On the motion of Mr. Haviland, second of Mayor Giberson and carried unanimously to have Barry Horas serve as chairman.

**Vice-Chairman** – On the motion of Mayor Giberson, second of Mr. Horas and carried unanimously to have Gail Haviland continue to serve as Vice Chairman.

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

**Attorney** – On the motion of Mayor Giberson r. Horas, second of Mr. Hooper and carried unanimously to have Mike Fitzgerald continue as Board attorney.

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

**Consultants** - On the motion of Mr. Horas, second of Mayor Giberson and carried unanimously to have Matt Doran serve as Board Engineer and Tiffany CuvIELLO serve as Board Planner on an as-needed basis.

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

The secretary will confirm that present city representatives were re-appointed.

**NEW BUSINESS**

**Marienski**, Block 29, Lots 2 & 5 – This application is a realignment of existing, non-conforming lots done in the 1930s known as 2 Mill Street and 159 Main Street. Tom Darcy appeared to present the proposed minor changes to bring the Main Street lot closer to compliance with current side set back zoning. Lot 2 is unusual in that it is L shaped and the home faces Port Beach with some frontage on Main. However, access is via an easement to Mill Road. A variance would still be required for lot 5 to allow for 77 feet set-back as opposed to the required 99. There are no wetlands or transition areas on the properties. James Sassano, Planner and Surveyor stated that no new lots are planned and that the existing home is in poor condition and needs to be replaced. He further stated that there appears to be a discrepancy and is over the current lot line. A new survey has been done and monuments have been set. Mr. Mick the owner has had a fence erected to delineate the proposed line and refuses to sell any property. The potential new owners were in attendance. The other property is an estate and without the minor lot line change and variance the estate is unable to convey the property. Mr. Sassano stated the proposal serves the C2 standard that any changes would improve the situation and satisfies all negative and positive questions.

The existing home and shed will be removed. The planned construction would be a new home with a detached garage and would meet all set-backs and building size requirements if the variance is granted. The Micks are no opposed to the plan. The existing cess pool will be replaced with a County approved septic system would improve the environmental conditions. Lot coverage for the house would be at the 20% allowed with the sidewalks and driveway bringing it to 33%. Mr. Haviland questioned the material to be used in the driveway stating his concerns for potential run-off adding to the already existing stream flowing to the beach and suggested a porous substance such as clam shells or stone. Mr. Darcy stated that would be noted and addressed as part of the construction process. Mayor Giberson noted that this as an opportunity to improve conditions.

The floor was open to the public but there was no comment.

Mr. Haviland and Mr. Horas suggested that the variance be granted subject to driveway review for environmental concerns with the City Engineer Matt Doran.

On the motion of Mr. Haviland, second of Mrs. Haviland and carried unanimously with above noted condition.

**610 Bridge** – The city has received notice from DEP that the bridge is scheduled for repair. The Mayor would like the Planning Board to be represented on the committee being formed on the matter. Mrs. Riegel and Mr. Haviland volunteered.

**Verizon** – is asking for blanket permission to put repeater antennas on top of telephone poles throughout the city to improve service. They claim to have Atlantic City Electric's permission to use their poles. The Mayor noted some towns who have given this type of permission are experiencing various problems including Verizon raising new poles. Board Attorney Fitzgerald stated that while the Board can't stop the installation they can help regulate how it is done such as the number of poles and placing them only on existing poles. He will contact Verizon

requesting details. The Board will look into the matter further before making a recommendation to Council.

**OLD BUSINESS**

**Kurtz Resolutions** – On the motion of Mrs. Haviland, second of Mr. Hooper and carried by unanimous eligible vote to approve the resolution.

**Ketscher Resolution** - On the motion of Mrs. Haviland, second of Mrs. Laird and carried by unanimous eligible vote to approve the resolution.

**Master Plan** – Pinelands will not accept the submitted plan without an ordinance for the changes to home work spaces. After a short discussion the Board decided to remove the changes and let the original ordinance stand. On the motion of Mrs. Haviland, second of Mrs. Laird and carried unanimously.

**OPEN TO THE PUBLIC**

**Jacob Nass**, Block 11, Lot 13 – Mr. Nass would like to construct a 12-gauge building on a concrete slab on his property known as 344 Old New York Road. The roof would be sloped so run-off would be directed away from the wetlands. Mr. Nass said the building would be approximately 175 feet from the wetlands. No trees will be removed. The Building Official stated that City Code required an EIS would be required as there are wetlands on the property. A lengthy discussion took place regarding the DEP delineation of wetlands and buffers. DEP supersedes the City and if an applicant can prove that the wetlands and buffers have been set by the DEP through a letter and map/survey then the Board would waive the need to for Board approval. The purpose of the EIS inclusion was to protect wetlands not to incur and added burden on property owners. Mr. Nass was requested to provide a survey showing the location of the wetlands and proposed building placement and an as-built survey will be required to ensure it does not encroach into the buffer one. On the motion of Mayor Giberson, second of Mrs. Haviland and carried unanimously to waive the EIS if above requirements are met.

**CORRESPONDENCE** – none

**BILLS** – On the motion of Mrs. Haviland, second of Mayor Giberson and carried by unanimous role call vote to pay the secretary.

**ADJOURNMENT** – On the motion of Mayor Giberson, second of Mr. Cain and carried unanimously to adjourn the meeting at 8:29 PM.

Respectively submitted,

Vicki L. Cantell  
Board Secretary