

**PLANNING BOARD
MINUTES**

October 9, 2017

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

Swearing In – Bill Montag and Nick Lampe were sworn in by Attorney McGroarty

Roll Call

Members Present: Building Official Kevin Cain, Gail Haviland, Robert Haviland, Brad Hooper, Barry Horas, Bill Montag, Nick Lampe. and Council Representative Donna Riegel
Board Secretary Vicki Cantell
Board Attorney: Joseph McGroarty
Absent: Mayor Gary Giberson

Minutes –On the motion of Mrs. Haviland, second of Mr. Hooper and carried unanimously to accept the minutes of June 12, 2017.

City Council Report – Mrs. Reigel report that Council is concerned with the spreading well contamination and will discussing the matter during their meeting. She invited Board members to attend.

NEW BUSINESS

Halldorsen, Block 29 Lots 4/01 & 4.02 – Tom Darcy, Planner, appeared to present this minor lot line realignment. Mr. Darcy, Mr. & Mrs. Halldorsen were sworn in.

Lot 4.01 known as 10 Mill Street is an existing non-conforming use situated in the city Central Historic zone. The front set-back and frontage do not meet current zoning requirements. At present there is an old home that is in very poor condition and a garage and driveway that is on the boundary line of the two lots which does not meet set-back requirements.

The proposed lot realignment would move the line so that the driveway and garage would be completely on lot 4.02 and allow both lots to meet current set-backs. The poor condition of the home necessitates it being torn down. At this time there is no plan to rebuild but applicant will deed restrict the lot to ensure that any proposed colonial style home would need Planning Board review prior to construction.

Lot 4.02 known as 6 Mill Street is also an existing non-conforming lot. It does not meet current zoning as the lot is under-sized and, again, the garage does not meet set-back requirements. While the home itself meets the front setback requirements it has an open porch that does infringe into the set-back. The new line allows for 14'6" set-back behind the garage which is just short of requirement.

This application is requesting four "C" variances for both lot areas, the garage set-back and for lot 4.01 width and to tear down the existing home and rebuild.

Mr. Darcy stated that these properties are surrounded by developed properties and no further land can be attained. He listed all positive and negative criteria that allows the Board to approve this application including eliminating non-conforming side set-backs, not moving any driveways, the deed restriction on proposed home to include a similar look to the area and the new home would require an updated septic and well thereby improving the environmental quality

Matt Doran, City Engineer, stated that he believes Mr. Darcy provided the proper testimony to allow the variance approval. He further feels that a new septic would be a solid positive and that the filing by deed is a strong protection that approval requirements will be met.

Mr. Haviland asked why the garage could not just be moved and it was explained that the size of the garage and the sloped elevation prohibit that. It was also noted that both lots meet area coverage requirements.

On the motion of Mrs. Haviland, second of Mrs. Reigel and carried unanimously by roll call vote to approve this application with stated stipulations.

OLD BUSINESS

Motor Cross – The status of this was discussed and concerns were raised. Along with the traffic, noise issues and possible encroachment on Green Acres, Mr. Haviland stated that this property is only about 40 acres. While this sounds large it really isn't if there are a number of bikes riding at higher speeds in limited sight line areas and that could be a safety issue.

On the motion of Mr. Haviland, second of Mrs. Haviland and carried unanimously to support City Council's opposition to this development.

OPEN TO THE PUBLIC

Daniel Dunzick appeared informally to request clarification regarding a ground mounted solar array on Barry Horas property. Mr. Horas recused himself as did Mr. Cain. Zoning requires that any property containing wetlands must submit a DEP wetlands delineation and an EIS. Mr. Dunzick presented a survey of the Horas property with the DEP wetlands overlay that clearly show that the array site is over 300 feet from the wetlands. He further stated that the largest buffer zones required were 150'. The array will be placed in an area that is already clear and that it has been for a number of years. There will be no further clearing only some trimming of trees. This location cannot be seen from either Mr. Horas' house nor by any neighbors. The installation if by screw pilings so little disturbance will occur.

After some discussion and the insurance that this is an approval in this case only, Mrs. Haviland made a motion to waive the EIS and allow the installation. Seconded by Mr. Hooper and carried unanimously.

CORRESPONDENCE – County master plan notification

BILLS – On the motion of Mrs. Reigel, second of Mrs. Haviland and carried by unanimously to recommend payment of the secretary and engineer.

ADJOURNMENT – On the motion of Mr. Haviland, second of Mrs. Reigel and carried unanimously to adjourn the meeting at 7:58 PM.

Respectively submitted,

Vicki L. Cantell
Board Secretary