

PLANNING BOARD MINUTES

August 12, 2019

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

Roll Call

Members Present: Kevin Cain, Kathy Brady, Bill Montag, Barry Horas, Gail Haviland, Robert Haviland, Nick Lampe, Donna Reigel, Paul Smisek, and Joe Martin. Mayor Gary Giberson arrived late.

Board Secretary: Vicki Cantell

Attorney: Mike Fitzgerald

Minutes – On the motion of Mrs. Reigel, second of Mrs. Haviland and carried unanimously to accept the minutes of May 12, 2019.

City Council Report – Mrs. Reigel reported that soil boring test continue throughout the City for the anticipated new electric poles. Due to the City's concerns regarding their appearance, Doris Bugdon participated in the aesthetic design and these are now known as the Port Republic poles and will be used in New Gretna also.

Mayor Giberson announced that Port Republic has been named the #1 community near the shore. He suggested that this might be a good time to offer the City's last subdivision lot for sale to take advantage of the notoriety and the Board voted to recommend to Council that they consider selling the last lot.

OLD BUSINESS

Stankus, Block 6, Lot 30 – The resolution to approve this subdivision was reviewed and unanimously approved by members eligible to vote.

NEW BUSINESS

Strickland, Block 34, Lot 4 – Mr. Strickland confused the day of the meeting and informed his professional of same. As notice was deemed complete and correct with no public in attendance for this matter it was postponed until September 9th.

The secretary brought to the Board's attention that she has been approached regarding a variance that would be needed to build a garage in the Marine Commercial Mullica River District. The proposed structure would meet all city requirements but single family homes are not listed as a use in this zone. Mr. Fitzgerald explained that this could create problems for the owners. Should something happen to any of the homes they have no guarantee of rebuilding – they would have to apply for a variance. This could create a hardship not only for insurance purposes but also for getting mortgages and for title companies should they wish to sell. On the motion of Mrs. Haviland, second of Mayor Giberson and carried unanimously to recommend to City Council that Single Family Dwellings be added to *Uses* in this zone. No other changes would be suggested.

The over-flow of water from Mill Bridge Court was discussed. It was noted that this year has had an unusual amount of rain and that the construction of two new 2-car garages has added to the runoff. Mr. Fitzgerald stated that the only control the City would have is to ensure that the swale conditions are being met.

OPEN TO THE PUBLIC

Mrs. Vitorelli, Block 5, Lot 4 was in attendance to present a letter asking for clarification of the state of her property as she is trying to sell it. Mr. Fitzgerald explained that this property needed a variance due to it being in the Recreation/Conservation Zone and that an approved variance exist it would run with the property. Should something happen to the home it could be rebuilt exactly as approved in the variance – the same house plan is to be used and no changes could take place. Her attorney of record, Mr. Wentz would be the appropriate contact for further information. However, it was noted the conditions of this variance have not been met. One of which was that she provides the City with a signed septic contract and verification that the holding tank is pumped out as needed. Mrs. Vitorelli stated that she had had to change companies but that this would be submitted as soon as possible.

CORRESPONDENCE – Notification of the Atlantic County's approval of the Stankus subdivision was received.

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

ADJOURNMENT – On the motion of Mrs. Reigel, second of Mr. Haviland and carried unanimously to adjourn the meeting at 7:54.

Respectively submitted,

Vicki Cantell
Board Secretary