

**PLANNING BOARD
MINUTES**

March 9, 2020

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: Barry Horas Mayor Gary Giberson, Gail Haviland, Robert Haviland, Doreen Kelly, Joe Martin, Bill Montag, Donna Riegel, and Paul Smisek.

Board Attorney Joe McGroarty and Board Secretary Vicki Cantell

Absent: Kathy Brady and Kevin Cain

Minutes – On the motion of Mrs. Haviland, second of Mrs. Riegel and carried unanimously to accept the minutes of January 13, 2020

City Council Report – Mrs. Riegel informed the Board that City Council was working on regulations for vacant/abandoned buildings and up-keep of same. She was happy to report that the City had 0% tax rate but it was noted that the school budget was not yet in so that was likely to change.

NEW BUSINESS

Simone – Block 34 Lots 16.06 & 16.07 – Rami Nassar appeared along with Joseph Simone to present this minor subdivision which is actually a lot realignment. Both were sworn in. This minor will require a “C” variance for lot width. At present Lot 16.06 has 217 feet of road frontage and is 5 plus acres. Lot 16.07, 6 Holly Creek Road has 36 acres most of which are wetlands and unusable. Mr. Simone would like to install a shed or garage and the layout of the lot would require that it be placed close to the lot line. He has an agreement of sale with the owners of Lot 16.06 Holly Creek to purchase 37 feet to afford him area to construct the building. This would result in the need for a variance as that lot would then be 180 feet wide – 20 feet short of the required 200 foot frontage.

Matt Doran was in attendance and stated that with the exception of a difference in scale of the plans which would need a waiver, the application was complete and all requirements were met.

A waiver was requested to allow the map as submitted since the requirement would make a plan unrealistically large. On the motion of Mayor Giberson, second of Mrs. Riegel and carried unanimously to allow the waiver.

Positive criteria presented was that no extra lots are being created, there would be no increase in traffic, and Lot 16.07 would be made more usable.

Negative criteria would be the reduce frontage of Lot 16.06 but the lot would still meet 5 acre requirement.

On the motion of Mayor Giberson, second of Mrs. Haviland and carried by unanimous roll call vote to approve the minor subdivision and grant the variance.

OPEN TO THE PUBLIC

John Mannis informally appeared with Tom Darcy to request guidance on 555 Chestnut Neck Road, Block 6 Lot 17. Mr. Darcy made a statement recognizing that any information from the Board was informal and non-binding. The property is 4.8 acres in the 5 acre Agricultural/Residential area. While this property has been in the family for generations it has lost land when the Parkway was built and when Chestnut Neck Road was widened so it is a non-conforming lot. With the lost land it no longer has the 6 acres that qualifies it for farm assessment. Mr. Mannis would like to raise the existing deteriorated structures and subdivide it into two 2 lots 2.2 acres and 2.6 acres. His daughter would like to build on one. Mr. Darcy noted that nearby lots are of only one acre so this is in keeping with the general area. After a brief discussion the Board noted no objections as long as all other requirements were met. Mr. Doran suggested that wetlands delineation be done as well as a test boring. Mr. Darcy will do a formal application in the near future.

OLD BUSINESS – none

CORRESPONDENCE – reviewed, no action necessary

BILLS – On the motion of Mayor Giberson, second of Mr. Horas and carried by unanimous roll call vote to pay the secretary and engineer.

ADJOURNMENT – On the motion of Mrs. Haviland, second of Mrs. Riegel and carried unanimously to adjourn the meeting at 7:59 PM.

Respectively submitted,

Vicki L. Cantell, Board Secretary