

PLANNING BOARD MINUTES

February 8, 2021

On the above date, via Zoom Meeting, Attorney Joe McGroarty called the meeting to order at 7:10 PM after some technical difficulties. The secretary Vicki cantell made a statement in compliance with Sunshine Law.

Roll Call

Members Present: Kathy Brady, Kevin Cain, Mayor Gary Giberson, Gail Haviland, Robert Haviland, Joe Martin, Bill Montag, and Paul Smisek.

Board Attorney Joe McGroarty and Board Secretary Vicki Cantell

Absent: Barry Horas, Doreen Kelly, and Donna Riegel.

Minutes – On the motion of Bob Haviland second of Kathy Brady and carried unanimously to accept the minutes of January 11, 2021.

City Council Report – Mrs. Riegel was not in attendance so no report was given.

NEW BUSINESS

Manis, Block 6, Lot 17 – Tom Darcy, Planner, and John Mannis, owner, were sworn in. Mr. Darcy presented the application of a minor 2-lot subdivision with variances requested. This property located in the agricultural/residential zone was originally purchased as a small farm prior to the construction of the Garden State Parkway. With the construction of the Parkway the original owner lost 6.2 acres of his farm leaving 4.7 acres remaining. The applicant is requesting two lots – Lot 17 at 2.47 acres and Lot 17.01 at 2.01 acres. There is 456 feet of frontage which would surpass the required 200 feet needed for each lot. There is no adjoining vacant property; it is between residences. An environmental impact state was provided by act engineers, Junetta N. Dix, Director, Environmental Services. There are no wetlands on the property and is not affected by NJDEP wetlands buffers. Each lot will meet all required conditions with the exception of bulk the area.

Mr. Darcy responded to engineer Matt Doran's report item by item and is requesting deferred waivers on some such as house placement and landscaping as final decision have not been made. The waivers requested are specifically items #17, #21, #23, #29, #37, and #38. A deed notice will be attached to ensure compliance and necessary fee submission before a permit to build will issue.

Mr. Darcy that the bulk area concern can be addressed under either a C1 Hardship or C2 Flexible Variance. Under the C1 Hardship variance the conditions are met by #1 The 6.2 acre lost to the Parkways created a hardship beyond the control of the owner; #2 There is no available vacant land available for purchase and #3 The property no longer qualifies for farmland assessment as 5 acres of farm plus 1 acre for a home is required. The C2 variance is met by #1 The property contributes to the general well fair, #2 It has the lot depth

necessary to ensure safe distancing from the road, and #3 The lot meet all required set-backs, etc. with the exception of the bulk area.

There are no negative impacts as the adjoining property to the west is 1.2 acres while the next is 1 acre. To the east the adjoining property is 2.86. This property is tucked in between these and is compatible is size.

There is an existing house and outbuilding but all are in disrepair, virtually ruins. At the time of a permit request these will be addressed. The property is located in Flood Zone B. The applicant is aware that soil bearings, septic and well issues must also be addressed prior to a building permit issuing.

Building Official Kevin Cain inquired as to which Flood map was used and Mr. Darcy stated that the current FEMA map was used but should that change the applicant would comply. Kevin Cain stated that the city uses the more stringent primary maps. Mr. Darcy agreed to supply drainage mapping as required.

Paul Smisek requested clarification as it was mentioned that this subdivision was for family but then wording was changed referring to a purchaser. Mr. Darcy stated that those are separate issues as no firm decision has been made by the family as yet.

Matt Doran was asked for comment and stated that Mr. Darcy had addressed all the issues in his report and he had no need for comment.

OPEN TO THE PUBLIC – There were none in attendance.

On the motion of Mayor Giberson, second of Bob Haviland and carried by unanimous roll call vote to approved the subdivision with variance and conditions stated.

OLD BUSINESS - None

CORRESPONDENCE – New Jersey Planning Officials membership application. As all members meet the minimum training requirements the secretary will forward the to the Board the NJPO site to review additional training available for their consideration.

BILLS – No bills at this time.

ADJOURNMENT – On the motion of Mayor Giberson, second of Kathy Brady and carried unanimously to adjourn the meeting at 7:44 PM.

Respectively submitted,

Vicki L. Cantell, Board Secretary