

**PLANNING BOARD
MINUTES**

February 13, 2023

On the above date Planning Board Chairman Barry Horas called the meeting to order at 7:01 PM. After the Flag Salute he made a statement in compliance with Sunshine Law.

Roll Call

Members Present: Kathy Brady, Kevin Cain, Mayor Niki Giberson, Gail Haviland, Robert Haviland, Barry Horas, Joe Martin, Bill Montag, Donna Riegel and Paul Smisek.

Board Attorney Joe McGroarty and Board Secretary Vicki Cantell

Absent: Doreen Kelly

Minutes – On the motion of Paul Smisek, second of Donna Riegel, and carried unanimously to accept the minutes of February 6 2023 with the typo correction of Mayor.

City Council Report – Mrs. Riegel noted that City Council will be meeting tomorrow. At that time she will present the Board's recommendation on the Area in Need of Redevelopment and the Pinelands Stormwater Management.

NEW BUSINESS – Block 20, Lot 20, 122 Pomona Avenue

Tom Darcy appeared to present the application for two variances. Bart Anderson, the applicant was sworn in. This is for an existing non-conforming home built around 1905. Mr. Anderson is requesting two C bulk variances. He would like to expand the second floor to cover the existing first floor and a variance is need as that floor has only a 33 foot setback where 50 feet is required. The second floor will meet that same setback. The second variance requested is for a deck/screen room on the east side of the house. This is needed as it would be five feet short of the 50-foot setback. The entrance would remain where it is.

Mr. Darcy went through the positive and negative criteria. The zone is for single-family buildings and the building meets the requirements for area and size. A C1 variance for hardship is met as the building has been existing for over 100 years. He stated that he feels it meets C2 the requirements for advancing desirable sight, light and air and promotes the required single family home. He stated that there were no negatives.

OLD BUSINESS – None

OPEN TO THE PUBLIC – There was no one in attendance.

CORRESPONDENCE – The New Jersey Planner

BILLS – On the motion of Kathy Brady, second of Joe Martin and carried by unanimous role call vote to pay the secretary.

ADJOURNMENT – On the motion of Paul Smisek, second of Donna Riegel and carried unanimously to adjourn the meeting at 7:22 PM.

Respectively submitted,

Vicki L. Cantell, Board Secretary