

## **PLANNING BOARD MINUTES**

**April 7, 2025**

On the above date Planning Board Chairman Barry Horas called the meeting to order at 7:00 PM. After the Flag Salute he made a statement in compliance with Sunshine Law.

### **Roll Call**

Members Present: Kathy Brady, Mayor Niki Giberson, Barry Horas, Joe Martin, Bill Montag, and Building Official Rich Stevens.

Board Attorney Joe McGroarty and Board Secretary Vicki Cantell

Members Absent: Gail Haviland, Robert Haviland, Donna Riegel, and Paul Smisek.

**Minutes** – On the motion of Joe Martin, second of Kathy Brady and carried unanimously to accept the minutes of January 13, 2025.

**City Council Report** – Ms. Reigel was not in attendance so there was no report

### **NEW BUSINESS - R & R Holdings Block 24 Lot 23**

The applicant Robert Connor and Rami Nassar engineer were sworn in. This is a proposed two lot subdivision. The front part of the subdivision would retain 1.73 acres while the back lot would contain 2.4 acres. This back lot area, which abuts Block 24 Lot 15.03, would be merged together. New plans were provided showing the garage to be out of the set-back area. The subdivision meets all requirements and does not require any variances. Mr. Connor stated he collects cars and the plan is to construct a 1700 square foot four-car garage for their storage. Members reviewed the two buildings under consideration and noted the appearance of what appears as a second story. Mr. Connor stated that there will be no living areas or plumbing; it is for storage purposes only. Access to the garage would be from his Mill Bridge Court driveway. There would be no change in Paulson Road which runs through this site. He is aware the road is deed restricted and that he would be required to maintain this section should any issues arise.

Matt Doran, City Engineer, was provided the revised plan. He had no concerns for the road as the right-of-way is in place. He did inform the applicant about the 15-foot height restrictions as a building this large sometimes needs a higher pitched roof. If he decides to go above 15 feet he would need a variance.

The floor was opened to the public for comment.

Denise McGarvey, the neighbor at 207 Mill Street expressed her concern regarding drainage issues. She was reassured by Mr., Nassar that the drainage swales would not be affected.

Valerie Kozlowski wanted it reaffirmed that all owners with properties crossing Paulson Road are responsible for their section of the road and was ensured that they were.

Mr. Burton asked if construction vehicles would be using Paulson Road who would be responsible for any damages to the road. He was informed by Mr. Connor that he would be responsible. He then asked if there was any time-line as to when construction would begin and how long it would take. Mr. Connor stated that they are just in the beginning stages and have not gone to contract as yet.

Attorney Joe McGroarty informed the Board members that New Jersey has a *By-Right Law* that says the Board is required to grant the subdivision if the application meets all requirements and does not require any variances.

On the motion of Rich Stevens, second of Joe Martin, and carried by unanimous roll call vote to approve the subdivision as submitted.

**Affordable Housing Concerns** – Mayor Giberson reminded the Board that the Master Plan Update is due next year. She recently attended a meeting wherein affordable housing requirements were discussed. She stressed that the government was coming down hard on the number of units need in each municipality – Port Republic’s requirement is ten. The hardship that we have is the lack of city sewerage or water and high, dry land. Attorney Joe McGroarty stated that while the Board would have to review any plan it is the City Council’s responsibility to come up with one. He suggested they might want to consider a Settlement Agreement. Tiffany Morrissy, who the Board has used in the past, has become an expert in this field should they be interested in pursuing that path.

**OLD BUSINESS** - None

**OPEN TO THE PUBLIC** – There was no comment from the remaining citizens.

**BILLS** – On the motion of Kathy Brady, second of Bill Montag and carried by unanimous roll call vote to pay the secretary, the attorney and the engineer.

**ADJOURNMENT** – On the motion of Mayor Niki Giberson, second of Joe Martin and carried unanimously to adjourn the meeting at 7:42 PM.

Respectively submitted,

Vicki L. Cantell, Board Secretary