

MINUTES OF THE PLANNING BOARD MEETING
Monday, July 25, 2016

Present:

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| Chairman Wagenbach | Mr. Brinkerhoff |
| Vice Chairman Anderson | Mr. Matias |
| Councilman Naidu | Mr. Zucker |
| Ms. Balson-Alvarez | Clifford Gibbons, Bd. Attorney |
| Mr. Drummond | Edward Snieckus, Bd. Planner |
| Mr. Kieser | |

Notice of Meeting

Chairman Wagenbach called the meeting to order at 7:35 p.m. and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act."

Minutes from the previous meeting were discussed, revisions & corrections made and unanimously approved by **Voice Vote**.

Resolutions

PB – 16 – 243: 83 Summit Avenue – GCL 83 Summit Avenue LLC

The resolution pertaining to 83 Summit Avenue was discussed. Mr. Gibbons noted that Mr. Fiore had provided no further comments. Chairman Wagenbach asked if there were any other comments or corrections. Hearing none, he moved approval of the resolution as drafted. Mr. Kieser seconded. A **Roll Call Vote** was taken. The Resolution of Memorialization was approved with the following vote: Aye; Vice Chairman Anderson, Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Drummond, Mr. Kieser, Mr. Matias, Mr. Naidu, Mr. Zucker, Chairman Wagenbach. None were opposed. Not voting: Mr. Giangulio and Ms. Mandelbaum.

PB-16-244: 190 River Road – Wells Fargo

The resolution pertaining to 190 River Road was discussed. Mr. Brinkerhoff had one correction on page 2, paragraph 3, second line which stated "lover level" instead of "lower level". Hearing no further corrections, Chairman Wagenbach moved approval of the resolution as amended. Mr. Naidu seconded and a **Roll Call Vote** was taken. The Resolution of Memorialization was approved as amended with the following vote: Aye; Vice Chairman Anderson, Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Drummond, Mr. Kieser, Mr. Matias, Mr. Naidu, Mr. Zucker, Chairman Wagenbach. None were opposed. Not voting: Mr. Giangulio and Ms. Mandelbaum.

Master Plan Update

Present: Krzysztof Sdlej, Project Director, Topology
Philip Abramson

Mr. Sadlej discussed the process and timeline. He noted that the first public meeting in June had been very successful and that there were many future opportunities available for public involvement. There had been two rounds of committee meetings since the last update. Design of the document was beginning.

PB - 16 - 247; 160 Oak Ridge Avenue

PROOF OF SERVICE PROVIDED

Present: Richard C. Sherman, Esq., Attorney for the Applicant
Peter G. Steck, PP, Planner for the Applicant
Frederick L. Voss, PE, Engineer for the Applicant
Michael Menza, Applicant

Mr. Richard C. Sherman, attorney with *Richard C. Sherman LLC*, Springfield, NJ, represented Michael Menza, principal with *Menza & Beissel Communities Inc.*, applicant for the above referenced application. Mr. Sherman presented the application to the board which included a minor subdivision to create two lots. One lot, with an existing home which would remain, would require bulk variances for front yard setback. The proposed new lot would require bulk variances for lot area and width so that a new house could be constructed. There would also be a bulk variance required for the proposed combination of the wall height and fence height on the proposed lot.

Mr. Sherman presented Peter G. Steck, PP, professional planner for the applicant, to the board. Mr. Steck provided the board with his qualifications and was sworn in by Mr. Gibbons.

Mr. Steck discussed the characteristics of the proposed subdivision and how the existing and proposed lots would relate to the surrounding area. He concluded that, in his opinion, the application could be approved without substantial detriment to the public good and without substantial impairment of the zone plan and zoning ordinance.

Mr. Steck was then questioned by Mr. Gibbons, Mr. Naidu, Mr. Kieser and Mr. Zucker about the existing home. Mr. Snieckus asked Mr. Steck to touch on the positive criteria relative to the lot width and lot area requirements of the proposed lot. Mr. Steck stated that the promotion of aesthetics was probably the real public purpose that was advanced by the application. He added that the new house would not require any variances. Ms. Balson-Alvarez questioned the appearance of a new structure next to an existing structure that was not parallel to the road. Mr. Steck felt that that would be better answered by the applicant/designer.

Mr. Sherman responded to a question from Mr. Snieckus by stating the applicant would offset the wall and fence thereby eliminating the need for a variance for a combination of wall height and fence height.

Mr. Sherman presented Fredrick L. Voss, professional engineer with *GTS Consultants*, Freehold, NJ, to the board. Mr. Voss provided the board with his qualifications as a civil engineer and was sworn in by Mr. Gibbons.

Mr. Voss testified that his firm, GTS, had done the boundary and topographic survey and had prepared the subdivision itself. In his opinion, the proposed new site was well suited to the installation of the new dwelling. He noted that there were no environmental constraints.

Mr. Voss then addressed the comments submitted by Andrew Hipolit (Board Engineer). He responded to concerns about water flow on the driveway voiced by Mr. Kieser, Mr. Matias and Mr. Naidu and then finished addressing the engineering comments. He agreed to make compliance with Mr. Hipolit's report a condition of approval.

In response to Mr. Anderson's questions, Mr. Voss stated that there were no steep slopes on the property and that he would adjust the drywell system to ensure a good percolation rate. Mr. Voss agreed that working with the City Forester, John Linson, would be a condition of approval. Mr. Naidu expressed concern that no landscaping plan had been submitted. Ms. Balson-Alvarez suggested moving the building back 10 feet in order to preserve more trees and improve the look of the two houses from the street. Mr. Sherman indicated that Mr. Menza would address the issue.

Mr. Voss then addressed the report from Christa Anderson, Zoning Officer. He noted that the other reports also recommended the use of native species in the landscaping plan and that the applicant had planned to do so.

Mr. Voss noted that the Environmental Commission had recommended the use of permeable pavement. He stated that because it did not have a long permeability life, he did not support that recommendation.

Ian James, owner of the 160 Oak Ridge Avenue property commented that a lot of the trees on the property were so large that they were getting to the point where they might be a safety issue.

Michael Menza, principal with *Menza & Beissel Communities Inc.*, Basking Ridge, NJ, and applicant, was sworn in. He advised the board that he had been a developer for approximately 35. He discussed the materials that would be used in the house and addressed some of the landscaping concerns. Mr. Naidu reiterated his concerns about the lack of a landscaping plan.

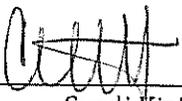
There was further discussion between the board members and Mr. Menza concerning submission of a landscaping plan, moving the house back 10 feet, location of mechanicals and materials to be used in construction of the house. Mr. Menza also discussed plans for renovating the existing house.

Mr. Sherman advised Chairman Wagenbach that he had concluded his presentation of the application. Hearing no further comments from the public, Chairman Wagenbach closed the hearing to the public.

After discussion by the board members, Chairman Wagenbach moved approval of the application with the conditions as discussed. Vice Chairman Anderson seconded. A **Roll Call Vote** was taken. The application was approved with the following vote: Aye; Vice Chairman Anderson, Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Drummond, Mr. Kieser, Mr. Matias, Mr. Naidu, Mr. Zucker, Chairman Wagenbach. None were opposed. Abstained or Not Voting; Ms. Mandelbaum, Mr. Giangiulio.

The meeting was adjourned at 10:09 p.m..

Respectfully submitted,



Cyndi Kiefer

Planning Board Secretary