

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2004-7, WITH THE
REQUEST OF THE HOME NEWS AND TRIBUNE AND THE
SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS
ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES
OF THIS MEETING.

A meeting of the Planning Board was held on April 20, 2010, commencing at 7:00 PM in the Criminal Justice Building, 61 Main St., South River, NJ.

Present were: Mr. Anthony, Mr. Beck, Ms. Buffalino Mr. Clancy, Mr. Evanovich Ms. Farren, Mr. Frost, Ms. Meloni, Mr. Rachael and Ms. Urbanik.

Also present were Mr. Barlow, Attorney, Mr. Koch, Engineer and Mr. Bletcher the Planner.

Absent was Councilman Guindi.

The minutes from February 16, 2010 were approved on a motion by Ms. Urbanik with a second by Ms. Meloni, all present approved.

PUBLIC HEARING:

2010-1 Latosh, Sergey and Ala, subdivide existing lot into two lots and blocks at 526 Old Bridge Turnpike, Mr. Clarkin spoke on behalf of the Applicant. Mr. Clarkin stated that this was a minor sub-division at the intersection of Old Bridge Turnpike and Gazi Ave., that the property in an R75 zone with 75 square feet frontage and the lot is double the size of other lots in the area. He stated that they need two bulk variances one is for lot area and the other is for lot width. They are going to demolish the garage, which is non conforming. They will comply with all items listed in CME's report. Our engineer is Michael Marinelli 261 Cleveland Ave., Highland Park, NJ, listed his qualifications. He presented plans which were marked as A1, dated November 25, 2009. He talked about the variances required for lot width and area. Ms. Urbanik requested on a motion to put both CME's and Bignell reports as part of the minutes with a second by Mr. Beck, all present approved. Mr. Clarkin along with Mr. Mrinelli went over CME's report, and told the Board what they will adhere. They will get a water boring to see whether or not they will have a cellar. Mr. Frost asked about the size of the existing properties in the area, it was stated that sixteen (16) out of thirty (30) lots were smaller. Mr. Beck questioned what is the structure going to look like. Mr. Clarkin stated that they did not make a final decision as of yet.

Mr. Clarkin introduced the planner who was Mr. Anjelo J. Valetutto. 94 Green St., Woodbridge, Mr. Koch spoke on behalf of the Planner stating that he was qualified. Mr. Valetutto said that he visited the site by Google and in person, stating that it is primarily residential. He said that there is no reason to deny the variance for the property. It was questioned whether this property would look out of place in the area? and he said that no it would not that there are homes with just fifty (50) feet along Old Bridge Turnpike, Rubin has sixty-four (64) feet wide and that there are six (6) lots that are less. The Board does not want a home that is to big for the lot. Mr. Valetutto also stated that the closest home is 17' away. There is sufficient off street parking. Mr. Clancy questioned how close the house is on Gazi, and was told it was twenty (20) feet between the two houses. Mr. Frost asked whether there were any other two- story, four bedroom homes in the neighborhood. He was told that there were mostly ranches and cape cods. The new home will be for the Applicant and the existing home will be sold. Ms. Farren asked about the comparison of the undersized lots, whether they were done under a different zoning ordinance? Ms. Buffalino opened the meeting to the public, hearing none the Application was closed to the public on a motion by Ms. Urbanik, with a second by Ms. Meloni. Mr. Meloni question whether they would be able to put a fence up between the two properties and was told that there was enough space to put a fence, if need be. Ms. Urbanik made a motion to approve this Application with a second by Mr. Beck, roll call vote to follow.

Mr. Beck yes
Ms. Buffalino yes

Mr. Clancy		no
Ms. Farren		no
Mr. Frost		no
Mr. Rachael	yes	
Ms. Urbanik	yes	
Ms. Meloni		no
Mr. Evanovich	yes	

So moved!

CORRESPONDENCE:

The letter from CME and the Freehold Soil Conservation District were received and filed on a motion by Mr. Clancy with a second by Ms. Urbanik all present approved.

BILLS:

The bills were ordered paid on a motion by Ms. Urbanik with a second by Ms. Meloni all present approved.

The meeting was open to the public, a Ms. Jennifer Oberon of 44 Philip St., spoke about the cutting down of the trees in front of her home, which she said acts as a sound barrier. She was told to go down to the Office at 48 Washington St., and speak to Glen, who is the Code Enforcement Officer and speak to him about this problem. Hearing no one else this portion of the meeting was closed on a motion by Ms. Urbanik with a second by Ms. Meloni, all present approved.

COMMENTS:

Ms. Farren questioned who was responsible to paint parking lines. She also question when the Board would be receiving the draft of the Master Plan. Mr. Bletcher said that it would be soon.

Mr. Evanovich questioned the sub-division stating that people could say they did it why can't I, and he was told that every application is different.

Ms. Buffalino thanked everyone for coming, and the meeting was adjourned on a motion by Mr. Clancy with a second by Ms. Urbanik all present approved.

Respectfully submitted,

M. Anita Hermstedt
Secretary to the Board