

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.

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A meeting of the Planning Board was held on July 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, Councilman Guindi, Ms. Meloni, Mr. Rachel and Ms. Urbanik.

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

The minutes of June 15, 2010 were moved on a motion by Ms. Meloni with a second by Ms. Urbanik all present approved.

There were no resolutions.

COMPLETENESS:

2010-2 Santos, Daniel, 20 Rose St., Block 29, Lot 7, subdivision and build a new home. Mr. Santos was present and the Board took this application on for completeness. Ms. Urbanik made a motion that the reports of CME and Bignell be made a part of the meeting with a second by Mr. Beck all present approved. The Application was moved for a public hearing to be held on August 17, 2010 on a motion by Ms. Urbanik with a second by Ms. Meloni, all present approved.

2010-3 Lima, Paulo & Jaira, 28 Virginia St., Block 112, Lot 3 & 10, minor subdivision with variance for lot area and lot width. Mr. Thomas Roselli, said that he was there to speak on behalf of the Applicant. Mr. Koch informed the Board that the Engineer's office declared this Application complete, as to the June 11, 2010 report. The escrow has been paid up to date. Mr. Bletcher said that as long as part 1, 2, 4 & 6 are done before the next meeting that the Application should be deemed complete. Ms. Urbanik made a motion to have a public hearing on this Application at the August 17, 2010 meeting with a second by Mr. Beck, all present approved.

PUBLIC HEARING:

2010-4 Pata, Camilo & Nina, 62 Caroline Drive, Block 363, Lot 5 & 6, minor subdivision with variance for lot width and area. Mr. Michael Paige spoke on behalf of the Applicant, stating that they were seeking a minor subdivision and a bulk variance for lot width and area. Revision have been made to the plans, and they will present three witnesses. The first witness was Mr. Camilo Pata and he explained that he was under contract to purchase a part of the lot and to construct a single family home with a two car garage with a two car driveway. On the plans is the proposed location, but it might be moved.

Walter Hopkins, 630 Herman Rd., Jackson, NJ is with the engineering firm, who prepared the plans. There is an existing home on the corner and they will reestablish the lot line, the home will be a ranch style, with a two car garage, and drainage will go out to the Street. He has reviewed the Professionals reports and agrees with everything. Mr. Koch said that by map or deed will be fine to establish the line. They are not sure whether the home will be one or two story as of yet.

John Leoncavallo, 388 Washington Rd., Sayreville, NJ, the Planner for the Applicant, was vouched for by Mr. Koch. He talked about the way the neighborhood is designed, and that it is very nice. The lot was subdivided, but when all non conforming lots had to merge, it became one lot. They are seeking a C1 or C2 hardship variance. They will be putting up a single family home, some trees and will follow the uniform construction code when building. Councilman Guindi had to leave the dias (7:35 PM), he had another event he needed to attend. Mr. Bletcher

had a few Planning Comments: Provide Street trees, comply with tree replacement and they have agreed to provide the footprint to the Planner. Ms. Meloni asked if the frontage would be 75' or minus on this property. Mr. Leoncavallo said that most of the lots are either 70 or 75' wide. Mr. Evanovich asked if all the residents within 200' have been notified and Ms. Hermstedt answered yes they were. Mr. Pata is aware that he has to come back to the Board if he changes the house.

The meeting was opened to the public.

Ms. Szabo 62 Caroline Drive, spoke on behalf of the Applicant and said she was in favor of doing this subdivision. Ms. Urbanik made a motion to close to the public with a second by Ms. Meloni, all present approved.

Ms. Urbanik made a motion to approve with approval from the Professionals, with a second by Mr. Frost, all present approved.

CORRESPONDENCE:

The correspondence regarding Latosh was received and filed on a motion by Ms. Urbanik with a second by Mr. Beck all present approved.

BILLS:

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

OPEN TO THE PUBLIC:

The meeting was open to the public, hearing none it was closed on a motion by Ms. Urbanik with a second by Mr. Beck, all present approved.

COMMENTS:

Mr. Bletcher spoke on the Master Plan and said they were working on the maps, which take time. Ms. Meloni said we are always voting on contingency approvals more so this year than last. Ms. Buffalino said that they would have a short sub-committee meeting after next months meeting.

The meeting was adjourned on a motion by Ms. Meloni with a second by Ms. Urbanik, all present approved.

Respectfully submitted,

M. Anita Hermstedt  
Secretary to the Board