

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 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 15, 2014, commencing at 7:00 PM at St. Mary's Coptic Community Center, 9 David St., South River, NJ.

Present were, Mr. Anthony, Mr. Beck, Mr. Butewicz, Mr. Clancy, Mr. Eppinger, Mr. Evanovich, Ms. Farren, Mr. Frost and Councilman Guindi.

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

Absent were Mr. Davis and Ms. Urbanik.

The minutes from March 18, 2014 were approved on a motion by Mr. Clancy with a second by Mr. Butewicz, all present approved.

There were no Resolutions or anything for Completeness.

PUBLIC HEARING(S):

1. 2013-10 Andre, Edward, 29 Terry Ave., for Virginia St., Block 143, Lots 3.1, 4, 5, 6 & 7, major subdivision to build two homes. Mr. McGann spoke on behalf of the Applicant, stating that they need waivers for the width and the right of way. He introduced the engineer Mr. John Buletza, who gave his qualifications to the Board and was accepted. He presented to the Board the layout of the site. On A-1 of the plans he explained that the total intermediate wet lands make one of the building 150' wide and 170' deep, both lots meet all the bulk requirements. The total width of the driveway will be 14' wide and come from Muravski Court going uphill. They would connect with water and sewer main they would connect with Muravski The reason why we have a narrow driveway is that it is a municipal right of way paved with no curb or sidewalk proposed. The homes are close to each other because of the wet lands. They had wanted to put the homes at the top of the hill, but that did not work out. The end of the road will be a hammer head turn and they will revise this so that two vehicles in an emergency would be able to pass each other. The road will have a crown and have grass swells and a small culvert into the wet lands. Mr. Buletza was asked if there is a steep slopes and he said yes and that he will do a plan showing all of them. They are proposing a basement in the homes. He was asked where the closest fire hydrant is located. The closest fire hydrant is on the corner of Albourne and Virginia, which makes it within 200' to the center of the nearest home. There is one at the bottom of Muravski Court which is 200 to 360'. They have the NJDEP report which was received on July 16, 2013 and was marked as A1 in evidence and is three pages long. They are going to have two different types of buffer. They are encroaching a little on the side of the driveway, and they will go to the state for the permits that they will need. Mr. Buletza spoke about the traffic on the road with is not a lot and two way traffic will be tight, with one person having to stop. The wet lands take over the lower parts of the lots. They would work with the professionals about removing dead or dying trees and the applicant is agreeable to the deed requirements. Mr. Barlow talked about the road is not being vacated and if it would be it would eliminate the frontage. The roadway is 14' the swales that you are proposing who would be in charge of them, would it be the Borough.

The homes would have two car garages and where is the retaining wall proposed, also how long is the road being built. The Board was informed that it would be 380 foot lone and that if there is a fire the hoses would have to go through the woods. The Board was asked how long the fire truck was and how wide it is. Councilman Guindi let the Applicant know that it was 10' wide. Mr. Clancy made a motion to have Mr. Bignell and Mr. Koch's report be made a part of the minutes. The reports are from April 10 and March 7, 2014, with a second from Mr. Eppinger. Mr. Andre was going to give testimony and was sworn in by Mr. Barlow. Mr. Andre said that he was the contract owner of the property and that he would like to build two homes on the property. One of the homes would be his for him and his growing family. Does he realize that the NJDEP will probably put restriction on the wet lands. He said that he realizes this and has experience building with restrictions. Mr. Koch asked what is your intention with the Mayor and Council, asking them to vacate the Street, he said that he will no longer be seeking the vacation of the street. The Planners report has asked to revisit the roadway, consider the width of the road up to 18'. They would like the steep slope analysis. DEP will you be giving arch designs, also soil test, revisit the fire hydrant, calculation for the sewer.

Mr. Bletcher testified that in 2011 this was a vacant piece of property that meets all bulk requirements, he also went over what outside permits are needed which includes Middlesex County, Freehold, Soil and NJDEP. He reminded the Board that this is a preliminary subdivision only. Mr. Eppinger asked where it touches Albourne do the Board and Professional agree exactly where the access is, and will the swells be on both sides of the road. The Borough would be responsible for five hundred feet. Mr. Clancy informed the Board that the Borough has smaller trucks where they are able to push the snow to the side. Ms. Farren said that the current foot print shows a steep decline, and limit the road to 10% up to the houses. Mr. Buletza said that the circle needs a little more area right now it has a 40' radius and that a hammer head is a rectangular size.

Mr. Beck opened the meeting to the public.

Mr. Leon Markowski of 106 Albourne St. asked what is the reason why you have to connect the water in a loop and was told it was for the water quality.

Mr. Mohan Iqbal of 20 Alexander Court asked how much of a distance is the road and was told 60' wide, and who will be maintaining the wet lands, and was told that they will be seeking a verification line into the right of way. The trees will be kept.

Mr. Tioumbelekechieff of 2 Muravski Court is very concerned about the properties. His major concern is the road, he receives a lot of water, and he does not want any more.

Mr. Henry Trzeciak, of 23 Brenning Place also talked abut the application where Virginia St. ends.

Being as there was no one else who wanted to be heard this session was closed on a motion by Mr. Clancy with a second by Mr. Eppinger, all present approved.

Mr. Eppinger left at 8:40.

Mr. Beck questioned why this road was never put through in the first place.

Mr. Clancy made a motion to carry over this application to the May 20th meeting with a second by Ms. Farren, all present approved. Ms. Hermstedt informed the Attorney that the next meeting will be back at the High School.

2014-1 Big Apple Academy, Inc. 14 Old Bridge Turnpike, Block 219, Lot 1.8, to run a day care center at the premise.

Mr. Toto is the acting Attorney for the Applicant being that it is Passover Mr. Heilman could not attend. He informed the Board that this is a minor site plan, with conforming conditional use. They will be using an office as a day care center there will be a 6' fence and a recreational area. The plan was marked as exhibit A1. What they are seeking is a conditional use in a R 100 single family area. Mr. Toto introduce Judy Thaw of 19 Cambridge Road, Freehold, NJ. Stating that she is employed as the director for the day care and that she has been qualified for 20 years by the State of New Jersey. She stated that Big Apple Academy and Pre School is right now located at 152 Summerhill Road in East Brunswick and that they would like to expand their center, that right now they have a waiting list.. She informed the Board that at least 55 student would be coming to this site. Before they go to the State the site must be approved by the Municipality first. The children attending will be from the age of infants to thirteen years of age, the hours of operation will be from Monday to Friday from 6:30 AM to 6:30 PM. The door will be secured and the parents have to finger printed in order to have their child attend. The only affair that will be held in when their children graduate from Kindergarten. Security for the recreational area will not be used for the weekends they will have a third party monitor. Mr. Tom Skirable, Ramapo NJ described the engineering plans, stating that everything is on site, except for the recreational area, and that is the only improvement which will be made on site. The recreational area will remain a lawn area. The report from April 11, 2014 from Mr. Bletcher was moved by Councilman Guindi to be made a part of the minutes with a second by Mr. Clancy, all present approved. They will be restriping the whole parking lot and trash will be screened by signs or a façade Ms. Farren asked about the signs which are there, will they remain and was told yes they will with their name entered on it.

Ms. Campbell, 12 Maple St., East Brunswick, NJ was introduced to the Board and explained how the play area is used. There will be at least three people with the class at the time. It is very safe to get to the play area there is no parking lot to cross and they walk right to it.

Mr. Shaw Moronski of West Wood, NJ the Planner for the Applicant said that he visited the site at least twelve times and talked about how the children would be dropped off. They park go in with the child and come right back out it takes a total of 10 to 15 minutes. He stated that the building meets all the bulk conditions requesting a waiver on parking. He stated that they meet each conditional use the first in ingress and egress to the building, he stated there are seven spaces reserved for drop off, he stated that the nursery school shall be licensed by the State and that the building is appropriately designed.

The Application was open to the public having none it was closed on a motion by Mr. Clancy with a second by Councilman Guindi.

Mr. Butewicz moved to approve the application with all the stipulations with a second by Councilman Guindi, all present approved.

Mr. Beck opened the meeting to the public having none it was closed on a motion by Mr. Clancy with a second by Councilman Guindi.

COMMENTS:

Mr. Beck thanked Councilman Guindi for getting us a meeting room and to thank the Church personnel.

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The Bill for the Home News was moved for payment on a motion by Mr. Clancy with a second by Councilman Guindi, all present approved.

The meeting was adjourned on a motion by Mr. Clancy with a second by Councilman Guindi.

Respectfully submitted,

M. Anita Hermstedt, Secretary