

MINUTES OF THE
REGULAR MEETING
OF THE PLANNING BOARD
JANUARY 5, 2016

THE REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON JANUARY 5, 2016, IN THE MANVILLE MUNICIPAL COURTROOM, 325 NORTH MAIN STREET, MANVILLE, NEW JERSEY AT 6:30 P.M.

CHAIRMAN KURT KAGAN PRESIDED

Chairman Kagan called the Regular Meeting to order at 6:30 p.m., and the secretary announced that proper notice had been given by the posting of the Regular Meeting notice and by transmitting the notice of the meeting to the Courier News and the Star Ledger.

SALUTE TO THE FLAG

Everyone present participated in the Salute to the Flag.

ROLL CALL :

CHAIRMAN KURT KAGAN, Present
VICE CHAIRMAN GLEN JERZAK, Present
MAYOR RICHARD M. ONDERKO, Present
GEORGE KELMAN, Present
COUNCILWOMAN DAYNA CAMACHO, Present
DONALD QUICK, Present
JOE BARILLA, Present
FRANK JUREWICZ, Alt. #1, Present
STEVE RODZINAK, Alt. #2, Present
DONALD K. MOORE, ESQ., BOARD ATTORNEY, Present

REORGANIZATION

A discussion was held about whether the Board would reorganize. Mayor Onderko stated that he would like to hold off on the reorganization until after the holdover.

APPROVAL OF 2016 CALENDAR

It was noted that May 2nd fell on a Monday, and therefore it should be changed to Tuesday, May 3rd. The secretary stated that the calendar will be changed.

APPROVAL OF MINUTES

Chairman Kagan requested approval of the minutes of the Regular Meeting of October 4, 2015.

All present were in favor.

At this point, Chairman Kagan suggested a recess in order to wait for the Applicant to arrive.

There was a recess from 6:35 p.m. to 6:37 p.m.

Chairperson Kagan called the meeting back to order at 6:37 p.m.

APPLICATION

A/ Application #PB-16-01 - Kontos, Georgeos
Minor Subdivision; Bulk Variance
Block 68, Lots 54-61; 50 North 14th Avenue

Attorney Moore swore in the Applicant and the Engineer.

Eve Kontos, 44 North 19th Avenue

Herbert Lauterwald, 18 Hamilton Street, Bound Brook - gave his curriculum vitae, which was accepted by the Board.

Eve Kontos stated that she and her husband George have not yet purchased the subject property, but have been allowed by the owner to apply for the subdivision.

Mr. Lauterwald explained that the property is 158 x 100, and his client wishes to subdivide the property into 2 lots, which will be 79 x 100 each. He stated that the property is in the S-100 zone and will require variances for lot area and lot width on each lot. He stated that the Applicants plan to construct a single-family, two-story home on the new lot. He explained that there are several undersized lots in the 200-foot radius of the property.

Eve Kontos presented a map, which Attorney Moore marked as Exhibit A-1, which depicted the area tax map with conforming and non-conforming properties indicated by color. She explained that there are 10 non-conforming (lot size) properties and 16 conforming (lot size) properties. The subject property is included in the 16 conforming. She also stated that there are two other lots that are non-conforming just outside the 200-foot radius.

Eve Kontos also stated that the proposed dwelling will meet all zoning regulations.

Attorney Moore asked if there were existing curbs and sidewalks.

Mr. Lauterwald stated that there are curbs.

Attorney Moore noted the following conditions for the Resolution:

- Sidewalks
- Driveways paved and drained to street
- Roof leaders drained to street
- COAH requirements

Mr. Lauterwald indicated that the plot grading plan will be supplied to the building department. He stated that the existing structure is a 1 ½ story cape cod, and they are proposing a 2-story colonial-type dwelling.

George Kelman asked if any plans were in place to improve the existing structure.

Eve Kontos stated that they would not be purchasing that structure or the property on which it is located.

Board members had questions regarding parking, a fence or hedges, water run off to the back of the property.

Mr. Lauterwald indicated that there would be one parking space available in the garage, and one in the driveway, as well as two on the street. He also stated that all drainage will be piped to the street.

Eve Kontos stated that they would most likely fence the property.

Attorney Moore asked about the sizes of structures in the area.

Mr. Lauterwald stated that it was varied with a mix of 1-story 1 ½-story and 2-story structures.

Chairman Kagan opened the public portion.

Lou Fischer, 34 North 14th Avenue - asked about the variances on the application.

Mr. Lauterwald stated they were for lot area and width.

Mr. Fischer also stated that he worried about the new house fitting in with the neighborhood.

Mr. Laurterwald stated that the Applicants would be sure to build a house consistent with the neighborhood.

Chris Cialdella, 35 North 13th Avenue - asked about the tree on the property, and whether the Applicants planned to keep it.

Eve Kontos stated that as long as the tree doesn't interfere with the driveway or fence, they will keep it.

When no one else wished to comment, Chairman Kagan closed the public portion.

When Board members had no further questions, Chairman Kagan requested a motion to either approve or deny the application, with the conditions stated by Attorney Moore.

George Kelman, seconded by Don Quick, made a motion to approve the application with conditions.

ROLL CALL: AYES: BARILLA, CAMACHO, JERZAK, KAGAN, KELMAN,
ONDERKO, QUICK

OFFICIAL REPORTS

Chairman Kagan noted that the report for 2015 is included in the packet.

COMMENTS BY BOARD MEMBERS

Frank Jurewicz noted that new flood maps and a new County zone plan were in the works and could be available by the end of this year.

When no one else wished to comment, Chairman Kagan requested a motion to adjourn the meeting.

Frank Jurewicz, seconded by George Kelman, made a motion to adjourn the meeting.

All present were in favor.

The meeting was adjourned at 7:02 p.m.

ATTEST: _____
Nancy Kagan, Secretary