Chairman Nargiso brought the Regular Meeting for March 21, 2013 to order followed by a Pledge to the Flag. Chairman Nargiso noted that this meeting meets the requirements of the Sunshine Law Requirements having been duly advertised and posted at Borough Hall.

ROLL CALL:

Present: Donnelly, Gennari, Sulski, Hauck, Alviene, Brown, Grygus, Finelli, Calvi, Fox, Nargiso

Absent: None

**CASES TO BE HEARD:**

SD13-45 WAYNE JOHNSON

 19 ADALIST AVENUE

 BLOCK 92 LOT 3

Paul Califf, Esq. appear on behalf of the applicant

Oath Given:

Mark Palus – professional Engineer

Wayne Johnson contract purchaser of the property

Mr. Califf stated this application is for a three lot subdivision conforming with no variances; all the lots are regulation size. The proposed buildings will conform with all the setbacks and all bulk requirements. The plan is to remove the existing structures which include an old house, chicken coop and various other structures on the property. Completely clear the property and construct three new houses. The idea is to improve the property from what is existing now in full conformance with the ordinance.

Mark Palus accepted as an expert witness by motion

Mr. Palus testified to the following:

* Property location – 19 Adalist Avenue
* Description of existing conditions
* Property is located in the R3 Single Family Zone
* Bulk requirement of 10, 250 square foot lot area
* Lot 3 will be broken into three parcels, lots 3.03, 3.04 and lot 3.05
* Each lot meets all of the bulk requirements
* Lot 3.03 will be 16,878 square feet; lot 3.04 will be 14,853 square feet and lot 3.05 is 14,049 square feet
* Each lot will be a single family home
* Existing utilities
* Drainage issues are from an existing property located on Route 23
* Swale will be placed in the rear of each of the homes that would traverse the property from south to north, collect the water in an inlet, pipe it down to a new manhole out in the right of way, than tie that manhole to the storm inlet in Adalist.
* Impervious surface – seepage pits will be installed
* 20 foot driveways – to accommodate 2 vehicles
* Waiver from RSIS requirements for the sidewalks

Board questioned the witness on various aspects of his testimony

Public portion opened by motion

Lorrie Artinian – Adalist Avenue

Questions regarding drainage and removal of trees

Public portion closed by motion

Public portion opened for comments

Wally Fuller – 14 Adalist Avenue – stated that he is pleased with the application and is happy that the current conditions will be corrected.

Public portion closed for comments

Motion to approve the application with the following:

* Correction of drainage as per the Board’s Engineer and updating the final plans
* Compliance with the Board Engineer’s letter of March 12, 2013
* Modification of the driveways to two car width
* Creation of drainage easements to be approved by the Board’s Engineer and Attorney

Motion: Brown

Second: Fox

Voted Aye: Donnelly, Sulski, Hauck, Alviene, Brown, Finelli, Calvi, Fox, Nargiso

Voted Nay: None

**APPROVAL OF MINUTES - February 21, 2013**

Motion: Brown

Second: Fox

Voted Aye: Donnelly, Sulski, Hauck, Alviene, Brown, Finelli, Calvi, Fox, Nargiso

Voted Nay: None

**APPROVAL OF VOUCHERS**

Motion: Brown

Second: Finelli

Voted Aye: Donnelly, Sulski, Hauck, Alviene, Brown, Finelli, Calvi, Fox, Nargiso

Voted Nay: None

Board discussion – Quick Chek- litigation

Motion to Adjourn:

Motion: Brown

Second: Donnelly

All Ayes

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 Chairman – Planning Board

ATTEST:

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 Secretary – Planning Board

ADOPTED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_