

MINUTES OF THE PLANNING BOARD MEETING
Thursday February 25, 2016

Present:

Chairman Tom Freeman
Vice Chair Larry Lonergan
Councilman Alex Roman
Mr. Paul Mathewson
Mr. Jim Helb, Township Engineer
Mr. Jim Kirby
Mr. Victor Lugo (Alternate #1)
Mr. Al DeOld (Alternate #2)
Mr. Greg Mascera, Planning Board Attorney
Bambi Dawn Fiorito, Planning Board Clerk

Notice of Meeting

Chairman Freeman called the meeting to order at 7:30 p.m. and asked the attendees to rise for the Pledge of Allegiance.

Minutes

Town Engineer, Jim Helb requested the minutes from the January 28, 2016 meeting be amended to reflect the updated Conditions of Approval and Findings of Fact found within Resolution #16-02. Board Attorney Greg Mascera suggested to attach the resolution to the minutes. Mr. Lugo made the motion to approve the minutes. Mr. Helb seconded the motion and the Board voted to approve the minutes, to be amended.

Memorialization of Resolutions

Resolution #16-02 Appointment of the Planning Board Secretary: Bambi Dawn J. Fiorito, After a discussion about the term "Clerk" and "Secretary," the Board unanimously voted to approve the resolution.

Resolution #16-01 PB-16-01 Verona Board of Education/Verona High School, Preliminary and Final Site Plan approval to Refurbish Upper and Lower Fields with Synthetic Turf, installation of sports lighting, scoreboard, fencing and other site improvements, 151 Fairview Avenue, Block 72, Lot 106. Mr. Mascera stated that there were revisions to the final resolution to reflect changes to the variances requested and the conditions of approval.

A motion to approve the resolution, as amended, was made by Vice Chairman Lonergan. With a second by Mr. Lugo, the Board voted unanimously to approve the resolution, as modified.

Public Hearing

Minor Subdivision, 11 Durrell Street, Block 72, Lots 11 and 16. The application was deemed complete. The applicant Michael Auteri was sworn under oath. Mr. Auteri stated that he is requesting approval of a minor subdivision in order to expand his rear yard to create more outdoor usable space. He is looking to purchase a portion of his neighbor's property in order to do so. Bonita Galantino is on 226 Grove Avenue agreed to sell a portion of her property as indicated on the plan prepared by Michael Pronesti of Pronesti Surveying Inc.

The Board asked if the neighbors had any objections. Mr. Auteri stated there were none.

Mr. Auteri stated that there would be an increase from 6000 square feet to 7380 square feet, adding 1380 square feet to bring his lot closer to the minimum lot size of 8400 square feet for his zone. After the subdivision, the neighbor's property would be left with 20,385 square feet.

Mr. Auteri stated there were no revisions to the submitted plans.

Mr. Mascera reviewed the application and noted that there is the side yard setback of 5.8 feet where 8 feet is required and a combined side yard of 14.1 feet where 18 feet is required. Mr. Auteri stated this subdivision would not diminish those violations as the lot would be expanded in the rear of the property. There are no plans for construction on his property.

The Board asked about the increase in the lot size, the use of the new land, the change in elevation and the possible detriments to the surrounding properties.

Mr. Mascera stated a variance will be required for the undersized lot of 7380 square feet whereas 8400 square feet is required. He further stated that the subdivision would bring the undersized lot closer to conformity.

The public portion was closed.

The Board discussed the application. Councilman Roman made a motion to approve the application. With a second from Board Member DeOld, the Board voted unanimously to approve the application with a condition to seek County approval as the property is located on a county road.

Mr. Mascera explained the next step in the process.

New Business

Discussion of Consistency Determination of the Zoning Ordinance #3-16: Steep Slopes Regulation Councilman Roman stated there the Council had made no changes to the ordinance as presented by the Board. Councilman Roman then reviewed the Council's findings.

Mr. Mascera reviewed the process for the Determination of Consistency with the Master Plan.

The public portion was closed.

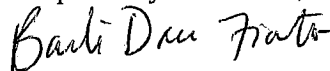
Vice Chairman Lonergan made a motion to find Ordinance #3-16 to be consistent with the Master Plan. Board Member DeOld seconded the motion and the Board voted unanimously with the Motion.

Mr. Mascera stated that a Redevelopment Plan for the Annin, Car Wash and Verona Inn sites will be on the next agenda. Materials will be distributed prior to the next meeting.

Adjourn

After a motion made by Board Member Kirby, Vice Chair Lonergan seconded it and there was a unanimous vote to adjourn at 8:05pm.

Respectfully submitted,



Bambi Dawn Fiorito
Planning Board Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4805.