

**Planning Board
October 23, 2019**

Meeting: Planning Board

Date: October 23, 2019

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

Member	Present	Absent
Chairman Dugan	X	
Vice Chair Porrini	X	
Mayor Kauffman	X	
Twp. Mgr. Danson	X	
Justin Bennett	X	
Angelo Spinelli		X
Heather Talarico		X
Robert Wilt	X	
Dep. Mayor Claire Volpe	x	
Frank Troso	X	

V. New Business:

1. 10 w. Main St. Block 126.01 Lot 3; Kevin Brown; P-19-12

Zone: Business Development (BD)

Existing Use: Office

Application: Site Plan Waiver, Training Facility for Office/Finance Staff

Applicant Kevin Brown was sworn in by Solicitor Boraske.

Mr. Brown testified that he is an Independent Broker for Primerica financial Services and has outgrown his business in his own home. He is looking for office space with the operating hours of 8-5 Monday thru Friday and Sat Am. He is also looking to hold training sessions on this property on Tuesday Evenings and Sat Mornings for 4-7 attendees. Parking for these attendees will be in the Municipal Lot behind the property.

Open To The Public for Comments. No comments. Closed Public Portion

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John J. Cantwell, Township Engineer questioned about exterior improvements and signage. None were to be made.

Close to General Discussion

Motion To Approve; Vice chair Porrini, second by Mayor Kauffman

All Approve

2. 102 S Fellowship Rd (CR610)- Block 98 Lot 8; John Latwinas, Jr. P-19-10

Zone: Residential-2

Existing Use: Single Family Home

Application: Subdivide one lot into two lots.

Applicant John Latwinas, Jr. is sworn in by Solicitor Boraske.

Applicant is seeking a minor Subdivison with no variances or waivers, All set back requirements are met.

John J. Cantwell, Township Engineer's report had several areas of concern. As part of a submission checklist, all adjoining property owners must be listed on the application. This was omitted simply because there is not a waiver required for this application. Secondly, the sidewalk on the Fellowship Rd side needs repair. This was completed prior to this evenings meeting as testified by the applicant. Thirdly, there is a "curb and sidewalk" requirement as per Township Resolution to all newly developed properties. It was determined by The Board that Mr. Latwinas will not be developing the property himself, instead selling the second lot. So this will be added to the Deed Restriction Language. There is also a parking pad that straddles the proposed new lot, that will have to be removed or relocated. Mr. Latwinas testified that this was already done. Much discussion followed about drainage, downspout direction and an addition of a shallow swail that would improve drainage on the proposed lot. Additional requirements for the new owner would be Tree Planting along the street Line. There will also have to be concrete monuments placed to determine property lines. Mr. Latwinas testified that there are no environmental hazards on the lots.

Sewer Service was the biggest obstacle with Mr. Latwinas opting to run approximately 175 feet of 4 inch line to Fellowship Rd to hook into the existing line there, since there seems to be no sewer service on Center Ave. (The address

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of the new proposed lot). Booth Mechanical will be performing this service and a Performance Guarantee will be need to assure the existing road be returned to it's current state. There will also be a \$4200.00 sewer connection fee that will be paid by Mr. Latwinas.

Open To The Public for Comments. No Comments. Public Comments Closed

Board Discussion: Submission Checklist

Motion to Waive made by Vice Chairman Porrini, Second by Mr. Frank Troso, All Approve

Motion To Approve Subdivision made by Mayor Charles Kauffman, second by Mr. Frank Troso, All Approve

VI. Old Business: None

VII. Minutes October 23, 2019

Motion To Approve Minutes made by Vice Chairman Porrini, second by Mr. Robert Wilt, All Approve

VIII. Reports

Solicitor: Resolutions

2019-PB-13 Morris Ave. Block 82 Lot 9, Aerocoat source LLC

Motion To Approve Made by Township Manager Danson, Second by Mr. Frank Troso, All Approve

Motion To Adjourn: Made by Mayor Kauffman, Second by Mr Frank Troso, All Approve

Next Meeting is December 18, 2019 If you are unable to attend, please call Kevin Rijs at (856)779-9610 X 151. Thank You

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