

PLUMSTED TOWNSHIP LAND USE BOARD
May 3, 2016

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, May 3, 2016 at 7:30 p.m. in the Municipal Building with the following members present:

<u> X </u> Walter Bronson, Chairman	<u> AB </u> Eric Sorchik
<u> X </u> Michael McGuire	<u> X </u> Jack Trotta, Mayor
<u> X </u> Wendy Galloway	<u> AB </u> Dominick Cuzzo, Alt #1
<u> X </u> Ronald Dancer	<u> X </u> , David Leutwyler, Alt #2
<u> X </u> Douglas Hallock, Vice Chairman	<u> X </u> , Robert Bowen, Alt #3
<u> X </u> Robert Hardy	<u> X </u> , John Neyenhouse, Alt #4
<u> AB </u> Vincent Lotito (Designee)	<u> X </u> John Mallon, Engineer
<u> AB </u> Glenn Riccardi	<u> X </u> Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve and accept the meeting minutes of March 1, 2016 was made by Ms. Galloway and seconded by Mr. Leutwyler, passing unanimously with Mr. Hallock, Mr. Hardy, Mr. Bowen and Mr. Neyenhouse abstaining.

RESOLUTIONS:

2016-03 Trinity Solar, 200 Longswamp. Resolution was tabled to next meeting.

Old Business:

WaWa has not submitted any new information and will not be heard. WaWa was carried to this meeting without any additional noticing. Mr. McGuckin suggested dismissing the application without prejudice for failure to prosecute the matter. If they want to come back they will have to re-notice. Concerns regarding traffic patterns and safe access and egress to the site may be looked at further by the County. Mr. Mallon will contact the County Engineer to discuss ways to control the safety issues. A motion to dismiss the application without prejudice for failure to prosecute was made by Mayor Trotta and seconded by Ms. Galloway. Passing unanimously.

Greenbriar-Crosswicks Creek application is being carried to the June 21st meeting due to extensive comments by the professionals. A technical review committee will sit down with the applicant and their professionals tentatively Tuesday, May 10th at 6 pm. to work out some of the items that are most concerning to this Board. No further noticing needed.

New Business:

Riccardi-Highbridge Road Minor Subdivision with Variances; Block 73, Lot11:

Mr. Mallon read his review letter for a Minor subdivision with variances on Block 73, Lot 11 off Highbridge Road and Bright Road. Applicant proposes two lots. Proposed lot 11.06 will contain 30,000 sq. ft. with 120 ft. of frontage on Highbridge Rd. The remaining lot 11.05, will function as a flag lot with 30 ft. of frontage on Highbridge Road for access to the upland area of the property. The applicant is requesting variances for minimum lot area for lot 11.06. The applicant is

proposing a 30,000 sq. ft. lot to keep the property in character with the neighborhood. Glenn Riccardi, the applicant, stated the reason lot 11.06 is smaller than the required 40,000 sq. ft. is mainly because he does not want to go into the wetlands and down the road if the lot is sold it would be better to have a defined lot line without a wetlands easement on the property. The lot is also 20' wider than the existing lots along Highbridge Road. Variance #3 for the 20' side yard set-back; Mr Riccardi wants to push the house away from the adjoining property. Which will create a buffer zone and allow for a side entry garage, use the same driveway for a turn around with only one curb cut onto the County roadway instead of having two driveways.

Department of Environmental Protection was on site last year and did a historical survey of the site and have no other concerns. There will be two minor crossings for the driveway. Concerning the frontage on Bright Road; it is 234' of frontage however, it is a floodway. It is inaccessible, there's a bridge and drops down 12'-15' into a swamp, stream corridor. It is useless property but it is part of the parcel. Mr. Riccardi submitted four photos taken that morning, marking them A-1 thru A-4 supporting these facts. On the opposite side of the road from Mr. Riccardi's frontage there is a meandering asphalt pathway or macadam which stops just before the bridge. If Mr. Riccardi elects to make a contribution the sidewalk fund, the calculation would be for the small lot which would be 75% of 120'. Or the applicant can install the curb.

Soil boring waiver; being there is sufficient land accessible to increase the lot size if needed after a perk test to determine the septic design at the time of applying for permits. The lot size and rear line to be kept consistent with the neighbors and in case the property is sold at a later date will keep the buyers out of the wetlands.

Mr. Neyenhouse asked about the shade tree objections. Mr. Riccardi stated he will be removing the undesirable trees like gum and replacing with a decorative tree. Mr. Mallon said that 2 trees are needed for the front lot. Two inch in caliper on lot 11.06.

Mr. Riccardi agreed to Mr. Mallon's checklist for plat details. Adding the address on the map and adding markers along the back of the new lot. The existing lot is already mapped out.

Discussion was opened to the public. Seeing none the discussion was closed. A motion was compiled by Mr. McGuckin for the Minor Subdivision. Mr. Leutwyler made the motion to approve, Mr. Neyenhouse seconded the motion. A unanimous vote of approval was given.

Chairman Bronson asked if there was any further business to be brought before the board. Being none, a motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,

Joan Gruca