

PLUMSTED TOWNSHIP LAND USE BOARD

February 7, 2017

A regular meeting of the Plumsted Township Land Use Board was held on Tuesday, February 7, 2017 at 7:30 p.m. in the Municipal Building with the following members present:

<u>AB</u> Douglas Hallock, Chairman	<u>X</u> Eric Sorchik
<u>X</u> Michael McGuire	<u>X</u> Jack Trotta, Mayor
<u>X</u> Wendy Galloway	<u>X</u> Dominick Cuzzo, Alt #1
<u>AB</u> Ronald Dancer	<u> </u> , , Alt #2
<u>X</u> Robert Minter	<u>X</u> , Robert Bowen, Alt #3
<u>X</u> Robert Hardy, Vice Chairman	<u>X</u> (late) , John Neyenhouse, Alt #4
<u> </u> (Mayor's Designee)	<u>X</u> John Mallon, Engineer
<u>X</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 July 5, 2016 was made by Mr. Bowen and seconded by Ms. Galloway, passing unanimously with Mayor Trotta abstaining. A motion to approve and accept the meeting minutes of August 2, 2016 was made by Mr. Bowen and seconded by Mr. McGuire, passing unanimously with Mayor Trotta abstaining.

Vice Chairman Hardy asked for approvals of Resolutions next.

RESOLUTIONS:

The following Resolutions were read and adopted.

2016-11

RESOLUTION GRANTING VARIANCE RELIEF, BLOCK 47, LOT 14.41, ERIK JACOBSEN

2016-12

RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH BULK VARIANCE RELIEF, BLOCK 13, LOT 17, NEW JERSEY AMERICAN WATER

2016-14

RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, BLOCK 41, LOT 4.03, SUNRISE SANCTUARY PARTNERS

Old Business:

None

New Business:**Wall-Ground Mount Solar, Block 40.01/Lot 3**

Mr. Mallon read his review letter for ground mounted solar panels on Lawrence Drive in Cream Ridge section of Plumsted Township. The applicant must be represented by counsel or have the homeowner present since the solar company, as the applicant, is a corporation. Mr. Jim Alberts and Thomas Chen, representatives of Aston Solar Inc., were the only parties present and the application had to be carried to the next meeting on March 7, 2017 with no further noticing.

MDR Developers-Lot Area/Lot Width Variance, Block 72, Lot 39 & 40

Mr. Mallon read over his review letter for the property located at the intersection of Kuzyk Road and Postal Road in Cream Ridge. The applicant is asking for Variance relief to build a single family dwelling by combining two lots 39 & 40. Proposed is a 3 bedroom, single family dwelling with an attached garage. This application requires a lot area variance, a lot frontage variance and a lot width variance. A waiver for curb and sidewalk with no contribution.

The applicant, MDR Developers, and his attorney were present. Mr. Jeff Melcer was sworn in and testified about the development plan for a single family dwelling. He presented a document, A-1, an existing plan done by Mr. Melcer to show the wooded area and proposed location of the new house. A-2 is the frontal elevation of the proposed house. Mr. Mallon stated there is room for an accessory structure of some sort to be built in the future on the lot and did not want to restrict the homeowner to have to come back in for a variance for such a request. The lot will be left wooded for now. Ms. Galloway asked to make certain that if the homeowner wanted to put an addition of a family room, they would have enough room within the setbacks. The plan shows they do have that option. Barbara Buniak from 4 Winns Realty was sworn as a witness to verify the placement of the front of the house to face Kuzyk Road because it is a much bigger road than Postal. The placement of the house will also be on the highest point for the best drainage.

No comments from the public were taken. Chairman asked for a motion to approve the application with three variances and a waiver for curb and sidewalk. Applicant will follow recommendations in Mr. Mallon's approval letter, will include site triangle and consolidation of lots. A motion was made by Mr. Sorchik and seconded by Mr. Riccardi followed by a unanimous vote of approval.

The applicant's attorney requested to have the Resolution memorialized this evening. He is aware that it is not customary but the reasoning is the homeowner has a contract to purchase the house since September and the timeline has been held up because of the pending resolution of the variance issue. The sooner the Resolution is adopted, the sooner the applicant can get the building permit and construction can start. Mr. McGuckin asked if the Board is amenable to this request he proposes the Resolution 2017-02, granting the subject property including lot area variance, a frontage variance and a lot width variance, granting a waiver with respect to the installation of curbs and sidewalks, a condition will be a consolidation of the lots, compliance with Mr. Mallon's review letter and a site triangle easement. Vice Chairman Hardy asked for a motion to

approve Resolution 2017-02. Mr. Sorchik made the motion with Ms. Galloway seconding. A roll call vote of all ayes was taken.

No matters from the public.

No new matters from the Board.

No further discussion

Vice Chairman Hardy 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