

PLANNING BOARD SPECIAL MEETING

Meeting Minutes

June 17, 2021

MEMBERS PRESENT:

William Barker, Chairman
Robert Musnug
Christopher Chesner
Dave Zipin
Henry Balikov
Jeffrey Dey
Steve Pazienza

STAFF PRESENT:

Nancy Jamanow, PP, Planning Board Secretary
Jeff Catalano, Board Attorney
Mackenzi Kelly, Recording Secretary

Mr. Barker called the meeting to order at 7:01 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above.

ABSENT: Thomas Merchel, Dianne Walker, Melissa Acaro Burns, Ryan Vander Wielen

Mr. Barker stated the two alternates would be voting tonight.

New Business

PB#2021- 27 LMC Properties, Inc., Borton Landing Road, Block 7401 Lots 1&2, Minor Subdivision

Chairperson Barker stated this application did not require public notification. The applicant can sub divide the land without any waivers or variances.

Ms. Anne Cantwell is the applicant's Attorney, from Sherman, Silverstein, Kohl, Rose & Podolsky. She stated this is a by-rite minor subdivision application with no variances. It is for the creation of two new lots and a lot line adjustment out of the existing lots 1 and 2 block 7401.

Mr. Catalano swore the Witness and the Board's Professionals in.

Witnesses:

Robert Stout

Professionals:

Michelle Taylor
Chris Noll

Robert Stout is the applicant's Professional Engineer. Mr. Stout is a Licensed Professional and Land Surveyor. He is also the Managing member of Stout Caldwell Engineer, Mansfield Township's Planning Board Engineer, as well as the Lockheed Martin's Engineer.

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Mr. Stout stated on the west side of the property is Borton Landing Rd. The property Lot 1 faces on that and to the north on Hartford Rd. To right of property is Centerton Rd property across directly across from the Csed's facility. They are doing a lot line adjustment. Existing Lot 1 is 21.8 acres and Lot 2 is 72.6 acres.

Lot 1.02 is proposed and is 12.5 acres and fronts on Borton Landing Rd. The remaining is 81.98 acres that will be lot 2.01. This is their proposal. There is no development at this time. They are in agreement with all the review letters and comments.

Ms. Cantwell made a clarification in ERI's review letter provision 9 they confirmed the indication there was a right away dedication, the applicant has agreed to an easement.

Conditions of Approval stated by Mr. Catalano:

1. Applicant to submit closure reports for the lots and easements.
2. Applicant agreed to provide easements in a manner acceptable to the Board's professionals, including an easement along Borton Landing Rd.
3. Applicant agreed to coordinate with the county in the potential right away of the northern boundary of Hartford Rd.
4. Applicant agreed to submit revised legal description in a manner acceptable to the Board's professionals.
5. Applicant agreed to submit revised plans contained in the 6.14.2021 ERI review letter in a manner acceptable to the Board's professionals.
6. Applicant agreed to escrow funds for tax maps revision.

Mr. Noll stated on comment 9 the easements are acceptable for the ordinance but the easement areas, cannot be included in the bulk area of lot or setbacks etc.

Also, comments 10, 11, 12 submissions of LOI, tree removal, soil testing, tree plan. Since there is no development proposed these requirements are deferred to the site plan application.

Board questions: No

Mr. Catalano stated this is a minor subdivision; Lockheed Martin does have the right to subdivide their land. This is a by right application. He stated this board does not have any basis in law to deny this application.

Mr. Zipin made a motion to open public comment, seconded by Mr. Chesner to open public comment.

Public Comment:

Vince Carita 718 Bentley Court

He stated he was here Monday night for the Council meeting. He wanted to know what the next step was in this process on the proposed swap and the agreement with Judge Dowel.

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Mr. Catalona stated your question has to do with future development or use of this land, which is not before the board today. The issue before the board today is a lot line adjustment. If any development or plans come into play; that would come before the board. At that time, the application would have to follow a bunch of requirements such as notifying the public. At that time, the public will be able to make comments.

Mr. Zipin stated in light of the technical issues on Monday night, there will be a special meeting next Thursday to discuss the land swap and possibly someone from the Navy can come to address some issues.

Mr. Zipin made a motion to approve PB#2021- 27 as presented, with conditions, seconded by Mr. Musgnug. The roll call of the vote was unanimous in favor

Resolution #2021-28; A resolution recommending to Township Council adoption of Ordinance No.20-2021 amending Chapter 180 entitled "Zoning" to Rezone Block 7401 Lot 1.02 to AMF-6 Zoning District and Rezone Block 7401 Lot 3 to BP-2 Zoning District. Resolution also recommends amending Chapter 180-33.7 AMF-6 to accommodate for the proposed Affordable Housing at Block 7401 Lot 1.02.

Mrs. Taylor reviewed her letter dated 6.14.2021. She stated they reviewed the ordinance as well as the plan survey and minor subdivision. Overall, she stated this ordinance is consistent with the Master Plan.

Board Professionals: none

Mr. Zipin made a motion to open public comment, seconded by Mr. Chesner to open public comment.

Public Comment: None

Board Questions: None

Mr. Zipin made a motion seconded by Mr. Musgnug to approve resolution #2021-28 is consistent with the Master Plan. The roll call of the vote was unanimous in favor.

Chairman Barker stated two Planning Board members are stepping down, Mrs. Walker and Mr. Vander Wielen.

Mr. Barker stated he would not be at the next meeting on July 1, 2021, so the board needs to nominate a new Vice Chair tonight.

Chairman Barker nominated Mr. Rob Musgnug for Vice Chairman, seconded by Mr. Chesner. The roll call vote was unanimous in favor.

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Mr. Zipin made a motion to open public comment, seconded by Mr. Chesner to open public comment.

Public Comment: none

ADJOURNMENT

Mr. Barker stated the next meeting would be 07/1/2021. A motion to adjourn was made by Mr. Zipin and seconded by Mr. Chesner. The meeting was adjourned at 7:27 PM.

Next Meeting: 07/1/2021 at 7:00 pm