

Planning/Zoning Board

2014 MEETING MINUTES

SBBNJ

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**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET
SO. BOUND BROOK, NJ 08880**

January 08, 2014

The Planning/Zoning Board met on Tuesday, January 08, 2014 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:30 PM by Paul Kaminsky with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

The following members were sworn in

John Rockwell - Class IV - 4 year term (on phone)

Terry Warrelmann - Class IV - 3 year term - Completion of G. Mastroserio's terms

Jeffrey Williams - Alternate - 1 Year Term

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	p
Bruce Blumethal	P	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	p	(Alt II)	
John Elter	p		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	P	William Willard, Board Attorney	
John Rockwell	A	Tom Herits, Board Engineer	p

Mayor takes chair and asks for nominations for chairman

- John Rockwell was appointed as chairman PK TW

Chair takes his seat

Chair asks for appointment of vice chair

- Paul Kaminsky was appointed as Vice Chairman TW DA

Appointments for the following were made:

- Board Attorney - Difranco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum

- Board Engineer/Planner - Maser Consulting
- Board Secretary - Carol A. Rice
- Official Newspaper - Courier News/Star Ledger

Opened to public

Closed to public

Approval of Minutes

A motion was made to approve the minutes of July 10, 2013 by Mayor Ormosi, seconded by Terry Warrelman and approved by all.

A motion was made to approve the minutes of November 13, 2013 by Dennis Allenovitch, seconded by Mayor Ormosi, and approved by all.

NEW BUSINESS

None

COMMITTEE REPORTS

MAYOR ORMOSI

Quick Check - will be opening on January 21, 2014

Someone is looking at the property next to it.

He will check on who should be shoveling the walkway on the bridge.

COUNCILMEMBER BLUMENTHAL

Nothing to report

ENGINEER

Landmark wants to come in with changes to the plans - He believes they will be going to a townhouse situation and will eliminate under parking provide garage

Improvements - replaced sanitary sewer from Madison to VanSyckle

BOARD ATTORNEY William Willard

November 13, 2013 letter from GI Holdings regarding Lots 3, Block 1

They are planning lot line adjustments for the tow path. GI/NJDP went before state housing commission and was approved. We need to take no action. This action is so tow path will be on NJDEP property. Quit Claim Deed will be pages 18-21

ADJOURNMENT

A motion was made to adjourn by Bruce Bluemthal, seconded by Terry Warrelman, and approved by all.

Meeting Closed at 8:15 PM

Submitted by:

Carol A. Rice

Secretary

FEBRUARY 12, 2014

DUE TO THE LACK OF APPLICATIONS TO PROCESS THE PLANNING/ZONING BOARD MEETING SCHEDULED ON FEBRUARY 12, 2014 AT 7:30 PM HAS BEEN CANCELLED.

WE WILL CONDUCT REGULAR BUSINESS ON MARCH 12, 2014 AT 7:30 PM.

THANK YOU
CAROL A. RICE
SECRETARY

March 12, 2014

DUE TO THE LACK OF APPLICATIONS TO PROCESS THE PLANNING/ZONING BOARD MEETING SCHEDULED ON March 12, 2014 AT 7:30 PM HAS BEEN CANCELLED.

WE WILL CONDUCT REGULAR BUSINESS April 09, 2014 AT 7:30 PM.

THANK YOU
CAROL A. RICE
SECRETARY

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

April 09, 2014

The Planning/Zoning Board met on Tuesday, April 09, 2014 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:30 PM by John Rockwell ,with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	P
Bruce Blumethal	p	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	p	(Alt II)	
John Elter	L/P		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	P	Steve Kunzman, Board Attorney	p
John Rockwell	p	Tom Herits, Board Engineer	P

Applications

Application 353 - Hoydis - Bulk Variance

210 Elizabeth Street

Block 20, Lot 7

Mr. Hoydis - applicant sworn in

Mr. Hoydis testified as follows:

- He planned to put a porch on front of his house to replace the existing porch.
- He would like to enclose the porch on three sides.
- It will not be a part of the interior.
- Enclosure is in the same place as the existing porch.

Tom Herits, Board Engineer stated that there is an existing condition that the current house is within the 25 feet property. He is not going any further toward the street. Steps will be moved to the end of the porch.

Opened to public

Closed to public

A motion was made to approve application 353 by John Elder, seconded by Dennis Allenovitch and approved by all

Mayor Tomas Ormosi	Y	Terry Warrelman	Y
Bruce Blumethal	Y	Jeffrey Williams (Alt I)	Y
Dennis Allenovitch	Y	Paul Kaminsky	Y
John Elter	Y	John Rockwell	Y
Harold Kildow	Y		

Application 331-Concept - Landmark SBB

153 Main Street

Block 74, Lot 1

Ron Shamanowitz, representing the applicant testified as follows:

- This is an informal review
- Previous approval made in 2002 for 36 apartments and use variance.
- Modified in 2008 to 22 units that were duplex with two car garages and closed in parking.

The concept they are presenting is as follows:

- Would like to change the architecture

- I will remain 22 units which will be true town houses
- Two car garage common driveway isle that will be opened.
- Garages will be in rear
- It will consist of 2 -11 unit buildings
 - 11 Johnson Street
 - 11 South side of property
- Possibility of connecting on Main to make it appear as one building

Presented the following into evidence:

- A-1 Zoning Comparison & Requirements

Comparison of 2008 and the proposed project

- Plans are very similar except instead of one building there will be two buildings
- There will be an open area for parking
- Obtaining financing will be easier
- Access is from front doors
- Entrance for common drive is in same location as previously approved
- Reviewed Mr. Herits report
- There will be a homeowners association that will maintain the common areas
- No basements. Garage level is the lowest level.
- There are entrances in the garage.

They will address all issues and suggestions addressed in the board engineers report in regard to site plan.

There was discussion on making Johnson Street a two way street. Applicant will check with the county and pursue if necessary.

There was discussion regarding fire safety. All buildings will be contain a sprinkler system

John Elter - Questioned the parking with no basements.

- There are currently 21 visitor spaces without the garages.

The applicant will do some research into the following areas.

- They will look at some area for storage.
- Second floor overhang over the garage
- Balcony will be 9 feet from the ground. They will work on allowing the fire vehicles access.

- Site plan will go to the fire marshal for review.

As this was an informal review, there was not vote taken.

Opened to public

Closed to public

Approval of Minutes

A motion was made to approve the minutes of January 08, 2014 by Terry Warrelman, seconded by Bruce Blumenthal and approved by all.

COMMITTEE REPORTS

MAYOR ORMOSI

- Battle of Bound Brook is this weekend
- Little League Parade also this weekend

COUNCILMEMBER BLUMENTHAL

- Nothing to report

ENGINEER

- Family Dollar will be presenting their application shortly
- Generator for Municipal building has been purchases
- Waiting to hear about grant for street works
- Application for DEP Transportation Alternative Program has been submitted - want to put a walk way on the east side of the bridge (Queens/Canal)

BOARD ATTORNEY

ADJOURNMENT

A motion was made to adjourn by Bruce Blumenthal, seconded by John Elter, and approved by all.

Meeting Closed at 8:30 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

May 14, 2014

The Planning/Zoning Board met on Wednesday, May 14, 2014 At the Robert Morris, 122 Madison Avenue (Gymnasium), South Bound Brook, NJ. The meeting was opened at 7:00 PM by John Rockwell, with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	P
Bruce Blumethal	p	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	p	(Alt II)	
John Elter	A		
Harold Kildow	p	Carol Rice, Secretary	P
Paul Kaminsky	p	Paul Rizzo, Board Attorney	p
John Rockwell	p	Tom Herits, Board Engineer	P

Approval of Resolutions

Resolution 2014-353 - Hoydis - Bulk Variance

210 Elizabeth Street

Block 20, Lot 7

A motion was made to approve resolution 2014-353 as written by Paul Kaminsky, seconded by Dennis Allenovitch, and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Bruce Blumethal	Y	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	Y
John Elter	A	Jeffrey Williams (Alt I)	Y
Harold Kildow	y		

Applications

Application 252 - Cuzzocrea - Bulk Variance

235 Charlotte Place

Block 14, Lot 19

5 foot side yard and will not extend to the end of house

Mr. & Mr Cuzzocrea, applicants were sworn

The Cuzzocrea's testified as follows:

- Stated that they were here for a variance to build a garage on his property.
- There is currently a shed that he will be tearing down.
- The garage will be in the same place of the current shed is.
- He is looking for a side yard set back. The shed is larger than the current and will be turned the other way.
- Garage will be in line with the house
- It is a one car garage

Tom Herits stated that it is an existing condition.

A motion to approve application 252 was made by Paul Kaminsky, seconded by Bruce Blumenthal, and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Bruce Blumethal	Y	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	Y
John Elter	A	Jeffrey Williams (Alt I)	Y
Harold Kildow	Y		

Application 254 - Family Dollar/M&M - Bulk Variance/Major Site Plan Prelim/Final

45 Main Street

Block 57.02 Lot 1.02

Damien Del Duca LLC representing the applicant

Site is located on Main Street next to Quick Chek

Mr. DelDuca testified as follows:

- Family Dollar has been in business for 50 years with approximately 8000 locations in country
- Applicants want to construct a free standing building.
- Site is in a redevelopment area and this is the final piece to be developed in this area
- Here for Preliminary and Final Site Plan approval
- Here under redevelopment plan approved in 2012.
- Redevelopment committee has approved the plan that has been submitted

Require some relieve:

- Driveway easement shared with the credit union
- Access through Quick Check and on lot 1.03 currently owned by the borough
- Primary parking in the front. Some in the rear, mostly for employees
- Loading berth and side yard is the relief that they are requesting. It is not a permitted use
- Width of the sidewalk will only be 4 feet, 5 feet is required
- Signage - Monument sign is not allowed
- Wall signs - one proposed - Letter height will be 32", 18" is allowed
- Sign size will be 75 square feet, allowed 30 square feet
- Glazing will be 40%, required 60%

They meet all other requirements of the redevelopment plan.

They have read and agree with the review letters submitted by Tom Herits, Board Engineer and Darlene Green, Board Planner

Tom Herits - spoke with Mr. Lang regarding his report and they were able to discuss and agree on all points in the report

Opened to public

Meeting Closed to public

Dave Fischer, sworn in

Matsel and Mumford

Mr. Fischer stated the following:

- They have now fulfilled their commitment to the borough.
- This is the last portions of the project.
- They have worked with the redevelopment committee to find an alternative to their original plan.
- They have developed 3 lots - Quick Chek, this lot and a small parcel that is for borough use

Timothy P. White, Sworn in

Regional Director of Boos (applicant)

Mr. White testified as follows:

- Mr. White explained the relationship between Boos and Family Dollar
- Company has developed 150+ stores
- Has been involved with the development of this site.
- Explained the history of company
- They are building free standing because they feel they could provide a better shopping experience
- Store Hours 9:00 AM - 10:00 PM, 7 days a weeks
- Peak hours - 2Pm-7PM
- 8-10ft 3-10 pt employees (ft - 2-4 at any one time)
- Parking Spaces - will work well,
- Delivery truck - 1x week tractor trailer - between 9:00 AM - 6:00 PM
- He feels there is nothing that will create any noise, glare, vibration, or heat odor
- The monument sign is smaller then what they would us as a prototype. They have decided on this design as a compromise
- He has met with the redevelopment committee and the council.

- This is the plan that was discussed with the redevelopment committee

The board questioned the break in the building regarding the sides and back

- They normally do not have a break in the whole building
- Back is facing the landscaping for Canal Crossing
- He will calculate costs to add the break to side and the back

Open to public

Closed to public

Jason Lange, Civil Engineer sworn in

Dynamic Engineering

Presented his credentials and was accepted as a professional

Mr. Lange testified as follows:

A-2 - Site Plan

- Prepared the plans
- He is familiar with the site
- Block 57.02 lot 1.02
- Redeveloping a 27,000 square feet lot.

A-1 - Site Plan

- Proposing 8,495 square foot building
- Proposing 24 parking spaces
- There is an existing drainage easement - 48" pipe that they will encroach upon approximately 18" They propose to rewrite that easement.
- Trash enclosure anything in that easement will have to be removed at Family Dollar's expense should any problems arise.
- Lighting Landscaping
- Same lights as quick check - Free standing and on building - LED they will be $\frac{1}{2}$ candle
- Lighting levels at Canal Crossing are zero at property line
- Only lights on at night will be the pole mounted lights after store closes.
- Loading area on north side.
- Tractor trailer will circulate the site. They will turn on to Washington to Quick Check to rear of site and pull to side at loading door then exit on to Main Street.
- Trucks will be there for approximately 2 hours, nothing will be there overnight.

A-3 - Site Plan

- Shows quick check they
- Same fence as quick check to end of their property. They will do same with landscaping as quick check for consistency
- In front they will do brick and fencing as quick check
- Credit Union - access easement to be shared with credit union. Nothing will be moved. They will repave.

Nicholas Verderese - Civil engineer

Dynamic Traffic

Mr. Verderese presented his credentials and was accepted as a professional.

Mr. Verderese testified as follows:

- Spoke with county traffic engineer and driveway is what was anticipated when Quick Check was developed. The county stated he had no concerns.
- Family Dollar only generates approximately 30 cars during peak hours.
- This should not create any impact on the traffic system.
- Circulation, in his opinion is safe and meets the parking ordinance.
- Any truck that comes while Quick Check is delivering will have to wait.
- There is enough room for them to wait off street

John Rockwell, Board Chairman questioned how turning to the loading zone being 33 feet will affect the tractors.

- If necessary they will have to pull up and back up for proper placement.

John Rockwell question Mr. Lange regarding the encroachment of easement

- There is a 48" pipe with 20 feet easement.
- Tom Herits feels that where the building encroaches on the easement is not that great. The applicant will be responsible for moving of things should work need to be done in that easement. Pipe is 8-9 feet from the building
- No landscaping or lighting will be on the pipe

Darlene Green - burme is about 2 feet - fence is 8 feet board on board

If you were on Dekalb Avenue you would not see the rear of the building

Building mounting lights would be turned off at approx 11:00 PM

Open to public

John Elter - is attending the meeting as a resident and not a board member.

Questioned the landscaping along the rear fence. Would they be willing to continue landscaping to be the same as Quick Chek. How is the drainage affected?

- Matching trees and fence will be placed along Dekalb Avenue and inside there will be shrubs.
- They will get an approval from DNR Commission - they have met with them regarding their drainage improvements.

Closed to public

Creigh Rahenamp - Professional Planner

Mr. Rahenamp presented his credentials and was accepted as a professional

Testified as follows:

In his opinion regarding the deviations

- Glazing requirement - Windows they have 40% not 60%
 - 60% of façade - closest to sidewalk - makes for interesting and inviting for patrons
- Signage
- 30 square feet is what is allowed - Set back can be up to 110 feet
 - Proposed 75 square feet sign
 - Signage on store is proportioned to the building - it is larger than what is allowed, however it is smaller than the store prototype.
 - Monument sign - because the building is set back and credit union. Shows presence and is better for traffic safety. Would be permitted if they were set back further.
 - Proposal is consistent with Quick Chek.
 - Loading - has been addressed previously
 - Lighting for the monument sign - it is internally light. Smaller than Quick Cheks.
 - Deliveries one truck per week except for Federal Express/Coke/Pepsie/Post Office

Meeting open to public

John Elter

Is there an option to have the monument sign not illuminated? Will monument be out at night?

- They will be out at 11:00 PM

Meeting Closed to public

Mr. White testified regarding the continuations on the building façade.

- They will continue the façade on the Quick Chek side. But not in the rear due to the fencing and landscaping.
- Location of mechanicals (HVAC) - Quick Check side in the rear - they will screen with black chain link fence and will put some greenery around it.
- The building will have cameras.

Mr. DeDuca summarized

Meeting opened to public

Meeting closed to public

Mr. Rizzo, Board Attorney reviewed the conditions:

- Extension of the architectural façade to the south side of building
- They will install black chain link fence with shrubs around the HVAC Units
- They will supply evidence of the cross-access easement between lots 1.01 and 1.02 to allow tractor trailer traffic as needed by the applicant and that the easement has been filed with the county.
- They will comply to the Board Engineers and Board Planners reports
- They will obtain approvals from any government agencies that are necessary.

A motion was made to approve application 354 with conditions by Terry Warrelmann, seconded by Harold Kildow and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Bruce Blumethal	Y	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	Y
John Elter	A	Jeffrey Williams (Alt I)	Y
Harold Kildow	Y		

Approval of Minutes

A motion was made to approve the minutes of April 09, 2014 by Terry Warrelman, seconded by Bruce Bluemthal and approved by all.

COMMITTEE REPORTS

MAYOR ORMOSI

Breach in canal

COUNCILMEMBER BLUMENTHAL

Noting to report

ENGINEER

Robert Morris School PTA will be installing an electronic sign - at entrance of the school.

BOARD ATTORNEY

Nothing to report

ADJOURNMENT

A motion was made to adjourn by Bruce Blumenthal, seconded by Harold Kildow, and approved by all.

Meeting Closed at 9:09 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

June 11, 2014

The Planning/Zoning Board met on Wednesday, June 11, 2014 at the New Borough Hall, 12 Main Street South Bound Brook, NJ. The meeting was opened at 7:32 PM by John Rockwell ,with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	A
Bruce Blumethal	P	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	P	(Alt II)	
John Elter	A		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	A	William Robertson, Board Attorney	P
John Rockwell	P	Tom Herits, Board Engineer	P

APPLICATION 355 - Krajnyk - Certificate of Non-Conforming Use

116.5 Cedar Street

Block 35 Lot 31.01

John Sullivan, Esq. representing the applicant

Vastola, Falckelman, and Sullivan, Middlesex, NJ

Mr. Sullivan testified as follows:

- Described the property as being a two family dwelling and is a single family zone
- Built in 1930
- Has been a duplex since at least 1967
- Applicant has owned the home since 1980 and has used it as a two family.
- Applicant is selling home

Jaroslawa Krajnyk, applicant - sworn in

- Stated she is the owner and has owned the property since 1980
- Property was a two family when she purchased and has used it that way ever since.
- All units have separate utilities Electric/Gas/Water
- There is an apartment on the first and floor
- Parking for the property is in rear for approximately 5 vehicles
-

Presented the following into evidence:

- A-1 Deed dated 1980
- A-2 picture of the home exterior
 - Entrance is in the front and on the side
- A-3 picture of foyer showing the stairs
 - Door to left downstairs
 - Door upstairs for second floor.
- A-5 - Electrical Panels
- A-6 - Electric meters
- A-7/8 - Outside/inside gas meters
- A-9 - Hot water heaters
- A-10/11 - Furnaces
- A-12/13 - Printouts showing two separate sewer bills

Property tax records.

- A-14 - dated 1967 - two family
- A-15 - No date - two family dwelling
- A-16 - June 3 1992 - Duplex
- A-17 - March 20 2008 - Two family

There is only crawl space and basement is not finished.

She will accept a condition that the attic and basement can not be used as attic space.

Meeting opened to public

Maggie Finelle

112 Cedar Street, South Bound Brook

- The property is a mess.
- There is a lot of garbage all over.
- She feels that it has affected the value of their house.

After much discussion regarding the condition of the property, John Rockwell informed Ms. Finelle that this is not a board issue and she should contact the Code Enforcement Office.

Meeting closed to public

Mr. Robertson summarized the ordinance. explaining that there should be a continuation of the use based on the evidence presented.

A motion was made to approve application 355 with the conditions that the basement and attic cannot be used as living space by Dennis Allenovitch, seconded by Bruce Blumenthal, and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	A
Bruce Blumethal	Y	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	A
John Elter	A	Jeffrey Williams (Alt I)	Y
Harold Kildow	A		

Resolution 2014-352 - Cuzzocrea - Bulk Variance

235 Charlotte Place

Block 14, Lot 19

A motion was made to approve resolution 2014-352 by Dennis Allenovitch, seconded by Mayor Ormosi, and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	A
Bruce Blumethal	Y	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	A
John Elter	A	Jeffrey Williams (Alt I)	Y

Harold Kildow	A		
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Resolution 2014 -354 - Family Dollar

It has come to the board's attention that there is an outstanding issue regarding the cross- access easement with Quick Check.

Attorney for Family Dollar was supposed to appear and was not here.

It was the feeling of the board to hold over to next month to approve this resolution in order to get more information.

COMMITTEE REPORTS

MAYOR ORMOSI

- Purchasing a property on Barber Blvd. to be used for open space.

COUNCILMEMBER BLUMENTHAL

- Nothing to report

ENGINEER

- Grant for walk way on east side of Queens Bridge. Historic component pedestrian component.
- Outside dining at South Side is starting
- They are working on getting generator for municipal building.

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Bruce Blumenthal, seconded by Dennis Allenovitch, and approved by all.

Meeting Closed at 8:20 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

July 09, 2014

The Planning/Zoning Board met on Wednesday, July 09, 2014 at the New Borough Hall, 12 Main Street South Bound Brook, NJ. The meeting was opened at 7:33 PM by Vice Chair, Paul Kaminsky, with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	A
Bruce Blumethal	P	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	P	(Alt II)	
John Elter	A		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	P	William Robertson, Board Attorney	P
John Rockwell	A	Tom Herits, Board Engineer	P

Resolution 2014 -354 - Family Dollar/M&M - Bulk Variance/Site Plan Prelim/Final

45 Main Street

Block 52.01, Lot 1.02

William Robertson, Board Attorney, went over the cross-access easement. He suggested that we revise the resolution (page 2 #4 Findings and Conclusions) added as follows:

Applicant shall submit revised easement description to eliminate de minimis building encroachment to governing body and shall be responsible for all associated costs including recording fees.

Damian Delduca, Esq. representing the applicant explained issues regarding the cross-access easement. He stated that it is a recorded access agreement and access is permitted. Most

deliveries will be small truck with goods, and tractor trailers would be 1 time weekly. They will submit an amended easement.

A motion was made to approve resolution 2014-355 as amendmended by Bruce Blumenthal, seconded by Dennis Allenovitch, and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Bruce Blumethal	Y	John Rockwell	A
Dennis Allenovitch	Y	Terry Warrelman	A
John Elter	A	Jeffrey Williams (Alt I)	Y
Harold Kildow	A		

**Resolution 2014-355 - Krajnyk - Certificate of Non-Conforming Use
116.5 Cedar Street
Block 35 Lot 31.01**

A motion was made to approve resolution 2014-355 by Mayor Ormosi, seconded by Bruce Blumenthal, and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Bruce Blumethal	Y	John Rockwell	A
Dennis Allenovitch	Y	Terry Warrelman	A
John Elter	A	Jeffrey Williams (Alt I)	Y
Harold Kildow	A		

COMMITTEE REPORTS
MAYOR ORMOSI

- Nothing to report.

COUNCILMEMBER BLUMENTHAL

- Nothing to report

ENGINEER

- Outside dining at South Side is starting

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Bruce Blumenthal, seconded by Mayor Ormosi, and approved by all.

Meeting Closed at 8:10 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

August 13, 2014

The Planning/Zoning Board met on Wednesday, August 13, 2014 at the New Borough Hall, 12 Main Street South Bound Brook, NJ. The meeting was opened at 7:33 PM by Chairman, John Rockwell, with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	p
Bruce Blumethal	A	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	P	(Alt II)	
John Elter	A		
Paul Kaminsky	A	Carol Rice, Secretary	P
Harold Kildow	A	William Robertson, Board Attorney	P
John Rockwell	p	Tom Herits, Board Engineer	P

Application 356 - Certificate of Non-Conforming Use

Estate of Maude Gaddis c/o Robert Ferguson

32 Canal Street

Block 61 , Lot 6

Mr. Steven Polinsky, Esq. - Representing the applicant

Mr. Polinsky testified as follows:

- Property is located in a R-2 zone which permits single family dwellings.
- Purchased by Maude and Isaiah Gaddis in 1942 and has continuously been used as a two family dwelling since 1943.
- Maude Gaddis died in 1960, and the property is still owned by the descendants.

Mr. Polinsky called the following witness to testify.

Vivian Lynn - Granddaughter of Mrs. Gaddis.

- Familiar with the property
- Has been used as a two family from 1943 until present

Michael Gronsky, Jr.

- Familiar with property
- Has been used as a two family from 1943 until present

Presented the following into evidence

- A-1 - Plot plan of location of property and floor plans of the dwelling
- Property record cards from the borough
 - Dated prior to 1967
 - Dated 1967
 - Dated 1980
 - Dated 1993
 - Dated 2005
- A2/3 - Photos of the property
 - Separate entrances
 - Separate Utilities
 - Separate Furnaces
 - Separate Hot Water Heaters

Meeting opened to public

Meeting closed to public

A motion was made to approve application 356 by Terry Warrelman, seconded by Dennis Allenovitch and approved by all.

Mayor Tomas Ormosi	Y	Harold Kildow	A
Bruce Blumethal	A	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	Y
John Elter	A	Jeffrey Williams (Alt I)	Y

Paul Kaminsky	A		
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COMMITTEE REPORTS

MAYOR ORMOSI

- Family Dollar is ready to start
- Had a meeting with G-1 Holdings to discuss redeveloping the property
- Black Belt - wants to sell but has problems with the in ground tanks

COUNCILMEMBER BLUMENTHAL

- Nothing to report

ENGINEER

- Waiting for answers on DOT applications

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Terry Warrelman, seconded by Mayor Ormosi, and approved by all.

Meeting Closed at 8:22 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

September 10, 2014

The Planning/Zoning Board met on Wednesday, September 10, 2014 at the New Borough Hall, 12 Main Street South Bound Brook, NJ. The meeting was opened at 7:30 PM by Chairman, John Rockwell, with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	p
Bruce Blumethal	A	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	P	(Alt II)	
John Elter	A		
Paul Kaminsky	P	Carol Rice, Secretary	P
Harold Kildow	A	William Robertson, Board Attorney	P
John Rockwell	P	Tom Herits, Board Engineer	P

Application 357 - Minor Subdivision

Tunison Home Improvements, Inc.

34 Armstrong Street

Block 18, Lot 18

Due to improper notification, this application will be held on October 8, 2014.

The applicant will send out new notification.

Resolution 356 - Certificate of Non-Conforming Use

Estate of Maude Gaddis c/o Robert Ferguson

32 Canal Street

Block 61, Lot 6

A motion was made to approve resolution 2014-356 by Terry Warrelman, seconded by Dennis Allenovitch and approved by all.

Mayor Tomas Ormosi	Y	Harold Kildow	A
Bruce Blumethal	A	John Rockwell	Y
Dennis Allenovitch	Y	Terry Warrelman	Y
John Elter	A	Jeffrey Williams (Alt I)	Y
Paul Kaminsky	NV		

COMMITTEE REPORTS

MAYOR ORMOSI

- Family Dollar has applied for permits. Council is concerned about the takeover by Dollar General. It should not have any effect on the project.
- There is going to be a job fair at the school in October.
- A tax abatement for Family Dollar has been voted on by council

COUNCILMEMBER BLUMENTHAL

- Nothing to report

ENGINEER

- Working on walkway over bridge through Transportation Alternative Project
- Has submitted applications to DOT for road repair around town
- They are working on obtaining more driver feedback signs
- There is another meeting with G-1 Holdings next week regarding the Research Building
- Redevelopment committee is looking at Jimmy's old place.

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Mayor Ormosi, seconded by Terry Warrelman, and approved by all.

Meeting Closed at 7:54 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

October 08, 2014

The Planning/Zoning Board met on Wednesday, October 08, 2014 at the New Borough Hall, 12 Main Street South Bound Brook, NJ. The meeting was opened at 7:30 PM by Chairman, John Rockwell, with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	P
Bruce Blumethal	A	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	A	(Alt II)	
John Elter	P		
Paul Kaminsky	P	Carol Rice, Secretary	P
Harold Kildow	A	William Robertson, Board Attorney	P
John Rockwell	P	Tom Herits, Board Engineer	P

Application 357 - Minor Subdivision

Tunison Home Improvements, Inc.

34 Armstrong Street

Block 18, Lot 18

Larry Vastola, Esq. - Representing applicant

Mr. Vastola stated the following:

- This application is minor subdivision
- Consisting of two lots
- Currently has one two family and will construct another two family on the new lot
- No variances are required

Mr. Robertson, Board Attorney disclosed to applicant that Paul Kaminsky lives in a dwelling that is located within the two hundred feet. He has not ownership in the property.

Applicant had not objections to Mr. Kaminsky voting on this application

Mr. Steven Parker - Parker Engineering

Presented his credentials and was accepted as a professional.

Using the Plans submitted

Mr. Parker testified as follows:

- He was responsible for preparation of plans
- Described property
 - Located on Armstrong Street
 - Property is currently 15,245 square feet
 - Presently has a two family
 - Property is located in an R-3 zone which permits single and two family dwellings and requires minimum lot are of 5,000 square feet
- Applicant will subdivide existing lot 18 into two new residential building lots
 - Lot 18.01 - 7,800 square feet
 - Lot 18.02 - 7,500 square feet
- All lots conform
- No variances are required
- Sheet #3 shows current home and the proposed home

Regarding Tom Herits report dated September 02, 2014

The applicant has received the report and is prepared to comply.

Regarding page 2

4 - Other uses

- Both bulk and uses are consistent with the surrounding area

#5 - Ownership

- To be determined - Should they sell as separate units they will turn into a condo.
- This is not in the board jurisdiction

#12 - Solid Waste

- Will be located behind the house and screened in (this will be a condition)
- HVAC located in back behind houses outside

#14 - Details for water & sewer

- Will be submitted under a new plan

Applicant currently has a pending application with Somerset County Planning Board

Meeting opened to public

Karl Schuster - 30 Armstrong Street, South Bound Brook, NJ

Mr. Schuster is concerned with water runoff as the elevation of this property is higher than his yard and submitted a series of photographs

- O-1 Pictures of property showing elevation
- O-2 Property where they will be building new home
- O-3 Pictures of property with his house
- O-4 Picture of driveway

Mr. Parker stated the following:

- There is a swale along the right side of the new house that will direct the water to the rear of the property.
- A dry well system has been added to collect the runoff from the roof and direct it to the street
- There is not enough pitch to eliminate the water runoff but the storm water management system will reduce the runoff from existing condition.
- They will redirect the water from the rear roof of the new building to drain to the driveway then out to the street.

Meeting closed to public

Walter Tunison, Owner stated the following:

- They will do everything they can to prevent water runoff to neighbors
 - Down spouts in drive way to road
 - Grading to direct water to street
 - He will put down spouts to driveway, which slopes down, so water will run to street.

Conditions:

Applicant shall revise the subdivision plan to meet the Board Engineers satisfaction regarding the following:

- Identify location and screen in solid waste storage
- Identify location and screen in HVAC
- Lot 18.01 - They will redirect downspouts (rear) to drain to the street
- They will comply with all comments as stated in the Borough Engineers report
- They will obtain all necessary required permits and approvals

A motion was made to approve application 357 by Paul Kaminsky, seconded by Mayor Ormosi and approved by all.

Mayor Tomas Ormosi	Y	Harold Kildow	A
Bruce Blumethal	A	John Rockwell	Y
Dennis Allenovitch	A	Terry Warrelman	Y
John Elter	Y	Jeffrey Williams (Alt I)	Y
Paul Kaminsky	Y		

COMMITTEE REPORTS

MAYOR ORMOSI

- In discussion with GAF with regard to the redevelopment of the old research building
- Family Dollar is waiting for DNR approval
- Community Day will take place this Sunday

COUNCILMEMBER BLUMENTHAL

- Nothing to report

BOARD ENGINEER

- Looking at GAF
- Received DOT grants for Franklin and Nassau Streets

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Terry Warrelman, seconded by Mayor Ormosi, and approved by all.

Meeting Closed at 8:25 PM

Submitted by:

Carol A. Rice

Secretary

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET**

SO. BOUND BROOK, NJ 08880

November 12, 2015

The Planning/Zoning Board met on Wednesday, November 12, 2014 at the New Borough Hall, 12 Main Street South Bound Brook, NJ. The meeting was opened at 7:30 PM by Chairman, John Rockwell, with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Roll Call

Mayor Tomas Ormosi	P	Terry Warrelman	A
Bruce Blumethal	P	Jeffrey Williams (Alt I)	P
Dennis Allenovitch	A	(Alt II)	
John Elter	P		
Paul Kaminsky	P	Carol Rice, Secretary	P
Harold Kildow	A	William Robertson, Board Attorney	P
John Rockwell	P	Tom Herits, Board Engineer	P

Resolution 2014-357 - Minor Subdivision

Tunison Home Improvements, Inc.

34 Armstrong Street

Block 18, Lot 18

Mr. Robertson stated that there are two changes in the resolution that was sent to the board:

1. Changed name of Elizabethtown Water to New Jersey American Water
2. In condition #2 added the word prior

A motion was made to approve resolution 2014-357 as amended, seconded by Mayor Ormosi and approved by all.

Mayor Tomas Ormosi	Y	Harold Kildow	A
Bruce Blumethal	NV	John Rockwell	Y
Dennis Allenovitch	A	Terry Warrelman	A
John Elter	Y	Jeffrey Williams (Alt I)	Y
Paul Kaminsky	Y		

COMMITTEE REPORTS

MAYOR ORMOSI

- Veterans day ceremonies were good
- Meeting with GAF on December 12, 2014, they will inspect the building

COUNCILMEMBER BLUMENTHAL

- Family Dollar has put a sign up stating that they will be coming soon

BOARD ENGINEER

- Received DOT grants for Franklin and Nassau Streets
- Looking into driver feedback signs

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Bruce Blumenthal, seconded by Paul Kaminsky, and approved by all.

Meeting Closed at 7:47 PM

Submitted by:

Carol A. Rice

Secretary