

1. CALL TO ORDER: David Knies, Chair
Amy Finkbiner, Vice-Chair
Lynne Frederick, Commissioner (Absent)
Chris Mongeau, Commissioner
Mark Niemiec, Commissioner
Geoff Rubino, Commissioner
Carroll Siquett, Commissioner

Also Present: Dan Daley, Borough Engineer
Ari Christakis, Borough Solicitor
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Chris Mongeau, seconded by Carroll Siquett and carried by a vote of 6-0, to approve the minutes of Thursday, November 16, 2017 as amended.

3. PUBLIC COMMENT:

Dave Knies informed all present that copies of the agenda are available at the front entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on any item on the agenda to bring any issues/concerns before the Planning Commission.

a) Dave Knies thanked Commissioner Finkbiner for her service on the Planning Commission and congratulated her on her election to Borough Council.

b) Kurt Leininger, 211 Channing Avenue, asked if a demolition permit may be issued to an applicant that also has an open Subdivision and Land Development Ordinance (SALDO) review. Borough Solicitor Christakis stated a demolition permit is not referenced in the SALDO, and therefore is a separate function. A demolition permit may be issued before, during, or after a SALDO review. Borough Engineer Daley stated an Erosion and Sedimentation Plan would be required if the demolition disturbed 5,000 square feet or more of land.

4. OLD BUSINESS:

a) ORDINANCE REVIEWS

No new business/updates.

b) ZONING HEARING BOARD – DETERMINATIONS

No determinations rendered by the Zoning Hearing Board since the November 16th Meeting of the Planning Commission.

5. NEW BUSINESS:

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a) 11 GRIFFITH AVENUE – SKETCH PLAN – REVIEW #2

Owner/Applicant: Joseph Willis

Application #: N/A

Lot Size: 0.6 acres

Zoned: R3a

Tax Parcel: 2 – 3 – 25

Applicant intends to subdivide the property into two (2) lots and develop two (2) single-family detached dwellings.

Joe Willis, Applicant, was present on behalf of the project.

Dave Knies asked Borough Engineer Daley to go through his review letter dated, November 30, 2017 regarding the proposed plan. Items discussed, included: 1) Required Right-of-Way for West King Street and Griffith Avenue; 2) Driveway distances for corner lot; 3) Driveway configurations; 4) Sidewalks; and 5) Necessity for the applicant to apply for variance relief from the Zoning Hearing Board.

Mark Niemiec asked what the proposed square footage of the home(s) will be. Joe Willis stated the homes will be approximately 2,600 -2,700 sq. ft. In addition, the homes will have two (2) car garages and will be built in a “Colonial” style to match the existing neighborhood on Griffith Avenue.

Chris Mongeau would like to see the new homes align with the existing homes on Griffith Avenue.

Dave Knies asked Mr. Willis if he plans to remove any of the existing shade trees. Mr. Willis stated he does not propose to remove any trees and will comply with the shade tree requirement outlined in the Ordinance. Carroll Sinquett questioned if the thirty (30) inch diameter White Oak should be removed. Mr. Willis stated that he will review the matter with his engineer.

Mark Niemiec asked Mr. Willis if he plans to install sidewalk along Griffith Avenue. Mr. Willis stated he will install the sidewalk on Griffith Avenue.

Borough Engineer Daley recommended Joe Willis have his engineer layout the sidewalk along Griffith Avenue to determine if additional square footage would have to be dedicated.

Dave Knies asked Borough Solicitor Christakis if the proposed development would comply with the proposed zoning changes, specifically lot coverage verse building coverage. Borough Solicitor Christakis stated the current plan could comply with the proposed changes, pending any waivers and/or zoning relief.

The Planning Commissioners agreed that Mr. Willis should apply for any needed relief from the Zoning Ordinance, such as lot size and Right-of-Way, by seeking a determination from the Zoning Hearing Board, prior to applying for a preliminary/final plan approval.

b) OPEN ZONING HEARING APPLICATIONS

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Dave Knies stated the Thursday, December 21, 2017 meeting of the Planning Commission will be cancelled. The next scheduled meeting is Thursday, January 4, 2018.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Mark Niemiec, and carried by a vote of 6-0, to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Neil Lovekin
Assistant Borough Manager/Secretary