

**BOROUGH OF GLEN GARDNER
PLANNING BOARD MINUTES
JUNE 8, 2010**

Chairman **Tom Grochowicz** called the regular scheduled meeting of the Glen Gardner Planning Board to order at 7:35 pm. The meeting was duly noticed.

MEMBERS PRESENT: **Tom Grochowicz, Mark Hall, Georgeann Hitzel, Mayor Stanley Kovach, Joe Tapp. Note: Meg Cox present via telephonic equipment 7:50-8:05.**

MEMBERS ABSENT: **Shawn Damboise, Carol Morton.**

OTHERS PRESENT: **Attorney William Shurts, Russell & Jean Kling, George Tatariw, Freeholder Walton.**

A motion to approve the minutes of the May 11, 2010 meeting was made by **Hitzel** and seconded by **Hall. Vote: Ayes: Hall, Hitzel, Kovach. Abstain: Grochowicz, Tapp. Absent for Vote: Cox. No nays. Motion carried.**

Freeholder Walton came by to inform the Board that the Hunterdon County Planning Board is accepting nominations for the 2010 Planning & Design Awards until September 1, 2010. He gave Secretary nomination forms & fliers.

CORRESPONDENCE:

NJ Planner May/June 2010: For Board's Information.

OLD BUSINESS:

Variance, Block 9, Lot 10, 138 Main Street, Owner: Meyers. Mr. Meyers submitted two letters addressing the conditions of Resolution 2010-02: Must demonstrate application is a proper subject for a "permit by rule" acc. to DEP standards and confirmation of an exemption from the NJ Highlands. These submissions were reviewed and approved by Engineer Peter McCabe. Mr. McCabe stated he will submit a letter stating conditions satisfactory.

Use Variance Application, Block 9, Lot 25, 5 Glenn Avenue, Owners: Mary Stine & Barbara Mittleman. Board member Meg Cox was present at this time (7:50 pm) via telephonic equipment. Mayor Kovach was excused since this application is for a use variance.

Issue of Completeness: An updated survey was provided at tonight's meeting. Items #17 & 34 in the "D" variance checklist are not applicable. Peter McCabe stated that the submission requirements have been satisfied. A motion was made by **Grochowicz** and

seconded by **Hitzel** to deem the application complete. **Vote: Ayes: Cox, Grochowicz, Hall, Hitzel, Tapp. No nays. Motion carried.**

Attorney Shurts swore in Mary Frances Stine of 5 Glenn Avenue, Glen Gardner, NJ. Attorney Shurts stated that the notices were reviewed and found satisfactory at a prior meeting (April 2010) and that this matter had been adjourned until now. He advised Applicant that 5 affirmative votes are needed. Mr. McCabe explained that the Applicant is proposing to enclose an existing concrete patio w/roof and build a living space, deck and add a new shed. The property is located in the Commercial Office Zone and a residential use is not permitted; this would be an expansion of a non-conforming use. Mr. McCabe stated in his review letter dated March 31, 2010 that the property is located adjacent to the VR-3 District which allows residential use, it seems appropriate to use the bulk standards for the VR-3 zone. The only bulk variance that may be required is for the shed, which must be a minimum of 5 feet from any property line. There will only be a slight increase in impervious coverage and amount is allowed. Ms. Stine said the shed will be at least 5 feet from any property line. Chairman Grochowicz stated that the Board is familiar with the Applicant's plans and process she must go through since the property is in the commercial zone.

Attorney Shurts asked Ms. Stine questions relating to the negative and positive criteria. Ms. Stine stated that her house is located in a primarily residential area, what she is proposing is consistent with what is already there and will not cause any detriment to the area.

No comments from the public were offered.

A motion was made by **Hitzel** and seconded by **Tapp** to approve the use variance with the condition that the Applicant submit a revised plan showing the shed 5 feet from the property line. **Vote: Ayes: Cox, Grochowicz, Hall, Hitzel, Tapp. No nays. Motion carried.**

Attorney Shurts stated that the resolution will be ready in one month however the Board gave Ms. Stine permission to proceed before it is memorialized.

Contact with Meg Cox ended following this motion. Mayor Kovach returned to the Board. Chairman Grochowicz excused himself from the next application as he is a property owner within 200 feet and Mark Hall stepped in as Acting Chairman.

NEW BUSINESS

Variance Application Block 6, Lot 2, 18 Hampton Road, Russell & Jean Kling. Mr. & Mrs. Kling appeared before the Board to request a variance for a 24'x36' garage they constructed on their property in violation of the 25 foot side yard setback. Mr. Kling obtained the proper permits and upon obtaining an as built survey, which was requested by Code Enforcement, it was discovered that the building is only 17.5 feet from the side property line.

Issue of Completeness: Peter McCabe, Van Cleef Engineering prepared a review letter dated June 4, 2010 and a survey was submitted by the Applicant, prepared by Eldon Allen on 11/23/09. In regards to completeness the Board discussed the checklist items for a "C" bulk variance application. In Peter McCabe's letter he notes the checklist items which have been satisfied and waivers which the Applicant has requested. Following a discussion of these items the Board agreed Checklist Items #16, 17, 18, 34, 35, 36, 39 & 40 could be waived. Also Items #6 & 12 on page 2 can be waived however Items #2, 11, 15 & 33 must be provided prior to the public hearing. Mr. McCabe also noted that the front yard setbacks for the garage shown on the survey are to the deed property line and should be shown from the right of way. He stated that the 25 foot front yard setback requirement will be met: however this should be addressed on the survey.

A motion was made by **Hall** and seconded by **Hitzel** to grant the Applicant's request for the following waivers listed in Peter McCabe's review letter dated June 4, 2010: Items #16, 17, 18, 34, 35, 36, 39 & 40. **Vote: Ayes: Hall, Hitzel, Kovach, Tapp. No nays. Motion carried.**

A motion was made by **Hall** and seconded by **Hitzel** to grant waivers #6 & 12 and to grant a temporary waiver for checklist items #2, 11, 15 & 33 with requirement that information be submitted prior to public hearing. **Vote: Ayes: Hall, Hitzel, Kovach, Tapp. No nays. Motion carried.**

COMMENTS FROM THE PUBLIC: None

As there was no further business to come before the Board, a motion to adjourn was made by **Hall** and seconded by **Hitzel** at 8:45 pm. **Vote: All Ayes.**

Judy Bass, Board Secretary