

PLANNING BOARD MEETING

Meeting Minutes

May 5, 2022

MEMBERS PRESENT:

William Barker, Chairman
Robert Musgnug
Christopher Chesner
Dave Zipin
Henry Balikov
Lisa Petrillo
Kevin Aberant
Joseph Maguire
Naoji Moriuchi, Arrived at 7:20pm

STAFF PRESENT:

Patricia Muscella, Alternate Planning Board Secretary
Matthew Wieliczko, Board Attorney
Mackenzi Kelly, Recording Secretary

ABSENT: Melissa Arcaro Burns, William Wesolowski,

Mr. Barker called the meeting to order at 7:00 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.

Mr. Wieliczko stated Mr. Moriuchi will be the alternate when he arrives.

Minutes:

March 3, 2022

Will be continued to the next meeting per Mr. Barker

April 7, 2022

Mr. Chesner made a motion to approve the April 7, 2022 minutes seconded by Mr. Aberant. A roll call vote of the Board members was unanimous in favor with all eligible to vote.

Resolutions:

PB#2022-11, Christine Vesaki, 621 Garwood Road, Block 7000 Lot 12, Minor Subdivision with Variances. Mr. Maguire made a motion to approve Resolution PB#2022-11, seconded by Mr. Aberant. A roll call vote of the Board members was unanimous in favor with all eligible to vote.

Mr. Wieliczko asked Mr. Chesner and Mr. Zipin to recuse themselves due to their personal relationships with applicant PB#2022-14.

New Business:

PB#2022-14, Infinity 8 Revocable Trust & Estate of John Ravikio, Sr., 7 & 8 Deer Rest Road, Block 5705 Lots 20 & 21, Minor Subdivision- Lot Line Adjustment

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Mr. Wieliczko stated the applicant is here for a lot line adjustment, transferring 1,331 square feet to lot 21 from lot 20. There are single-family dwellings on each lot with no proposed improvements.

Joseph Benny from Benny and Benny is representing the applicant.

Witnesses:

Jay Sims from Consulting Engineer Services

Professionals:

Anthony Lopez

Mr. Sims stated his background; he has been a Professional Engineer since 2003 and has been licensed since 2007. He was accepted as an expert witness. He stated there was a draft error on the original subdivision plan on Lot 21. It was built with a 10-foot side yard setback when it should have been built with a 15 foot side yard setback. They are proposing to fix this by moving the lot line, so the house conforms to the setback ordinances. Both lots will still conform. There is a fence on Lot 20 that is on the new lot line. They will have a proper corner marker put in.

Mr. Benny stated they agree to all the call outs in the review letters as well as the tax assessor's requirement of escrow funds for tax map revisions. They prefer to file the subdivision by deed; Mr. Lopez from ERI has no objection.

Exhibit A1

Lot Line Adjustment minor subdivision plan dated 2/22/2022.

Mr. Benny stated in the engineer's report there is an aerial view of the area in question that is helpful.

Professional Review Letters

Mr. Anthony stated the applicant has agreed to address their comments. He has no further comments.

Board Questions:

Mr. Balikov inquired if the wetlands on Lot 20 are currently there. Mr. Benny stated the wetlands are sited as being part of the LOI.

Mr. Maguire inquired about the existing fence on the purposed lot line. After the lot line adjustment, it will be a conforming lot. Mr. Wieliczko wanted to clarify the purpose of this adjustment was to make both lots conforming including the side yard setbacks. Mr. Benny stated yes.

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Public Comment: None

Mr. Wieliczko summarized the application. He stated the applicant has agreed to the waivers recommended in ERI's letter regarding soil testing and proof of preservation and restoration of vegetation. The applicant has also agreed to the conditions in the ERI letter stating they will file the subdivision by deed and escrow funds for updating the tax maps. Mr. Aberant made a motion to approve the application with conditions and waivers, seconded by Mr. Musgnug. The roll call of the board was unanimous with those eligible to vote.

Mr. Moriuchi entered the meeting for the second application.

Mr. Barker welcomed back Mr. Zipin and Mr. Chesner for this application.

PB#2022-15, Richard Britton & Norbert McGettigan, 120 Mount Laurel Road & 224 Quakerbridge Court, Block 4900 Lots 40 & 63, Minor Subdivision-Lot Line Adjustment

Witnesses:

Mr. McGettigan

Professionals:

Anthony Lopez

Mr. Wieliczko stated ERI has identified a non-conforming preexisting condition as well as several waivers and a tax assessor's memo dated 3/28/2022.

Mr. McGettigan stated he is here tonight representing both him and Richard Britton. They have agreed to satisfy and comply with all recommendations in the ERI letter, as well as posting escrow funds for the tax map revision. They agree that the block and lots should remain the same.

Mr. Wieliczko stated ERI recommends the following waivers:

1. Soil testing
There are existing dwellings on both lots and no new development is involved.
2. Current LOI
There are no new improvements on either lots.
3. Chapter 160 proof of compliance for preservation and restoration of existing vegetation since there are existing dwellings and no new improvements are being proposed.

The Applicant agrees with all waivers.

Mr. Wieliczko stated there has always been about 30 to 40 feet going into Mr. McGettigan's yard and part of Mr. Britton's yard comes into his. Mr. Britton has allowed them to leave

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their shed on his property. They both want to even out the lot line. Mr. Britton hired the architect and helped submit the application. Mr. Britton is traveling this week so he is here representing the both of them. The applicant agreed to a survey in which they will present an application to the county since Mt. Laurel Rd is a county road.

Professional Review Letters

Mr. Lopez stated the applicant has agreed to address the remaining comments in the letter. He reminded the applicant to refer to Number 8 in their letter referring to a possible right of way dedication or easement to the county may be required. He stated upon review of the provided plan the applicant will not require any variances. Mr. Wieliczko identified a variance of a preexisting condition; there is a side yard setback for lot 40 of 10.18 feet. Mr. Lopez agreed and he asked the board if they would agree and recognize the preexisting condition.

Public Comments: None

Mr. Wieliczko stated the applicant is here for minor subdivision with lot line adjustment. They are neighbors looking to adjust lot line between their houses. There are 3 waivers recommended by ERI and have been acknowledged and confirmed. They are also aware of the identified preexisting side yard setback on lot 40. The applicant acknowledges they need approval from Burlington County. The applicant agrees with all call outs and recommendations in the ERI letter and escrowing funds for tax map revisions. Mr. Aberant made a motion to approve the application with waivers and conditions noted by Mr. Wieliczko seconded by, Mr. Zipin. The roll call of the board was unanimous with those eligible to vote.

Public Comments: None

ADJOURNMENT

Mr. Barker stated the next meeting would be 6/2/2022.

Mr. Aberant stated the Planning Board would be having the preliminary investigation hearing of the Pulverizing Site.

Mr. Barker stated there will be two meeting in June one on 6/2/2022 and one on 6/30/2022.

Mr. Moriuchi will be absent for the June 30th meeting. Ms. Muscella will reach out to everyone to see his or her availability on the 30th.

A motion to adjourn was made by Mr. Chesner and seconded by Mr. Aberant. The meeting was adjourned at 7:33 PM.

Next Meeting: 6/2/2022 at 7:00 pm