

Planning Board

Minutes

Meeting May 25, 2011

Meeting was called to order at 6:38 PM by Mr. Singh.

Roll Call:

Present

Mr. Croson

Mr. Neibert

Mr. Chima

Mr. Singh

Mr. Agliata

Mr. Ortiz

Ms. Weissman

Mr. Greenberg

Mayor Reiman

Mr. Clarkin

Mr. DuPont

Ms. Keratt

Absent

Excused

Mr. Musi

Mr. Diaz

Mr. D'Onofrio

Mr. Clarkin read the Open Public Meeting Notice.

Pledge to the Flag.

Approval of the minutes from meetings held April 27, 2011.

Hearing:

Review:

Proposed Zoning Amendments to Chapter 160 of the Borough Land Development Book.

Mr. Andrew Janiw, Professional Planner from Beacon Planning and Consulting Services, L.L.C., was sworn in to testify. Mr. Janiw explained in detail certain modifications to the Land Development Book, Chapter 160, of the Borough Code relating to the development of fuel filling stations, both existing and new, and making certain revisions to the existing flood plain regulations and the Bulk Schedule relating to combined side yard setbacks in the R-50 and R-25 development zones. The Board reviewed the changes. Motion was made and 2nd to open to the public. No public present. Motion was made and 2nd to approve the changes. Approved. Mr. Clarkin had the resolutions prepared if the changes were approved. The resolutions were memorialized.

Review:

Amendments to The Redevelopment Plan for The Middlesex Avenue Redevelopment Area.

Mr. Janiw again explained the amendments to the Middlesex Avenue Redevelopment Plan which include additional uses in detail. Motion was made and 2nd to open to the public. No public present. A resolution was prepared if the amendments were approved. Mr. Clarkin will correct the draft for the permanent file. Motion was made to approve. All in favor. The resolution was memorialized.

Review:

First Amendment to Chrome Waterfront Redevelopment Plan

Mr. Janiw again presented the Board with a copy of the amendments to the Chrome Waterfront Redevelopment Plan. He explained in detail and the amendments to the plan are generally consistent with and certainly not inconsistent with any of the goals and objectives of the Borough of Carteret Master Plan. Motion was made and 2nd to open to the public. No public present. A resolution was prepared if the amendments were approved. Motion was made and 2nd to approve the amendments. All in favor. Resolution was memorialized.

Mr. Croson was appointed acting secretary until Mr. Musi can return to his post. All in favor

B-11-004	S&G Real Estate Holdings, LLC 43 Washington Ave. (B 220 L 2&3)	Sub Division/Site Plan Deviations Redevelopment Plan
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Applicant is seeking approval for a sub division, "D" variance and deviations of the Washington Avenue Redevelopment Plan.

Mr. Singh recused himself from this application. Mr. John Iacona, attorney for the applicant. The applicant is proposing to re-subdivide Lots 2 and 3 to create Lots 2.01, 2.02 and Lot 3.01. The applicant proposes to construct a three story medical/office building on Lot 2.02. Lot 2.01 will be utilized for a driveway and parking lot. Lot 3.01 will include an access easement for the traffic circulation of Lot 2.01, and the remainder of the Lot will remain unimproved. Numerous other site improvements are also proposed including the construction of parking areas, landscaping and lighting. This property is located within the Washington Avenue Redevelopment District. The Architect for the applicant was sworn in to testify. He described in detail the plans for the construction of the building. He submitted pictures of the floor plan. The applicant's engineer, Mr. Angelo Valetutto was sworn in to testify. There was a mistake on the agenda the applicant does not need a "D" variance. Mr. Valetutto, engineer for the applicant, went over the Letter from Mr. DuPont dated May 20, 2011 and the applicant agrees with the items mentioned. He explained in detail the outside areas adjacent to the building. Motion was made to open to the public. No public present. Motion was made and 2nd to approve this application with conditions. Approved.

PB-11-003	Butter Construction Inc. 120 Linden St. (B 178 L 17.1,17&18)	"D" Variance/Sub Division Flood Zone
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Applicant is seeking a "D" Variance and a sub division in a flood zone. **CARRIED**

There was discussion on proposed improvements for Iport 12 which consisted of parking spaces for the northern building and a sidewalk. Motion was made and 2nd to approve these improvements. All in favor.

Motion to adjourn.

NEXT REGULAR PLANNING BOARD MEETING WEDNESDAY, JUNE 29, 2011

Respectfully submitted
Mary Jane Keratt
Clerk, Planning Board

Cc: Board Members
Borough Clerk / Construction
1 CD on File