

OPEN SESSION

Hightstown Borough Planning Board Meeting October 11, 2005

Call to order

Vice-Chairman Mr. Misiura called the Planning Board meeting to order at 7:30 p.m.

Mr. Misiura read the open public meetings act.

Flag salute

Roll Call

Name	Present	Absent			
Mayor Patten	X				
Mr. Montferrat		X			
Mr. Sikorski	X				
Mr. Searing	X				
Mr. Cuddy	X				
Mr. Jurgens		X			
Mr. Pratt	X				
Mr. Stults	X				
Mr. Misiura	X				
Alternates					
Mr. Emigholz		X			
Mr. Byrne	X				

Members present: Mayor Patten, Mr. Sikorski, Mr. Searing, Mr. Cuddy, Mr. Pratt, Mr. Stults, Mr. Misiura, and Mr. Byrne.

Members absent: Mr. Montferrat, Mr. Jurgens and Mr. Emigholz.

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Approval of Agenda

A motion was made by Mr. Sikorski, seconded by Mr. Stults, to approve the agenda. Roll call vote was all in the affirmative. Motion carried.

Approval of Minutes

A motion was made by Mr. Cuddy, seconded by Mr. Searing, to approve the minutes of the September 12, 2005 Planning Board. Roll call vote was all in the affirmative. Motion carried.

Adoption of Resolutions

- A. Resolution #2005-08 – Thomas & Susan Juronics – Granting a Bulk Variance for existing conditions allowing the construction of a conforming addition to the rear of their home.**

A motion was made by Mr. Sikorski, seconded by Mr. Cuddy to adopt Resolution #2005-08. Roll call vote was all in the affirmative. Motion carried.

Public Hearings

- A. Application #2005-09 - St. Anthony of Padua, 251 Franklin Street, Block 27, Lots 12.01, 27, 31, 34-37, 46 & 48 - Preliminary & Final Site Plan Waiver with Bulk Variances for existing conditions, for the construction of a 4,041 square foot addition to the existing church.**

Mr. Misiura recused himself and passed the chair over to Mr. Stults for this Application. Richard O'Connor appeared on behalf of the church seeking four bulk variances that relate to existing conditions. The applicant submitted a revised page 3 of the site plan, now showing a 10x20' shed, which will be used for temporary storing purposes, and to be removed once construction is complete. Father O'Donnell explained that the church needs gathering space, as well as two more bathrooms to accommodate 800 members. Mr. William T. Wentzien, church's engineer, explained his proposal to the Board, pointing out that in his opinion, the addition will not substantially impair the intent of the Zoning Ordinance. Mr. Pratt suggested parking bumpers so that cars don't overhang or interfere with the pedestrian walkway. He also mentioned that there should be signage, or heavy rumble strips at the point where the pedestrians exit the safe haven of the pedestrian walkway into the driving aisles. Carmela Roberts mentioned that her report did not include one of the additional approvals required, explaining that the applicant also has to send the site plans to the

Mercer County Board. She recommended that bumpers be added to the parking lot as well as a defined walkway.

Mr. Vincent S. Riggi, church's architect, designed the proposed addition and described it as a reception, hospitality & bathroom area of approximately 13'-14' high, which will blend in nicely with the existing structure.

A letter from the Environmental Commission was given to the applicant recommending trees be added to the parking lot of St. Anthony's Church.

A motion was made by Mr. Sikorski, seconded by Mayor Patten to approve the application, with the condition that they provide a landscape plan & that the parking lot decision will be submitted to Carmela Roberts for her review. Roll call vote was all in the affirmative with the exception of Mr. Misiura who recused. Motion carried.

B. Application #2005-10 - Back Porch Associates - Block 47.01, Lot 26, 315 Second Avenue - Minor Subdivision with Bulk Variances for a 3 lot minor subdivision with existing dwelling on proposed lot 26.01, and two new single-family dwellings on proposed lots 26.02 and 26.03. Bulk variance being sought for proposed lots 26.02 and 26.03 where 50' is required, and 20.08 is proposed.

Mr. Daniel Doran, engineer & planner presented his proposal. The applicant plans to obtain sewer & sanitary services from the adjacent school & would also like the option to utilize the services out of 2nd Avenue, if easement cannot be obtained through the Board of Education. The applicant is requesting two variances: 1- The width of the lot, to be split in half, having a common driveway that would service both lots. 2- Front yard & depth set back to 205' for proposed lot 26.01 & 211' for proposed lot 26.03.

The majority of the Board members expressed their concern about allowing flag lots in the Borough. Carmela pointed that there are a number of shared driveways in the Borough, and that what is uncommon are the flag lots. Mr. Sullivan presented his proposed elevation, which consisted of two, four bedroom, colonial houses. Mr. Jack Delog, area resident pointed some negative aspects of the proposal, indicating that it was hazardous for various reasons.

A letter from the Environmental Commission was given to the applicant recommending denial of this application.

A motion was made by Mr. Pratt, seconded by Mr. Cuddy to deny this application. Roll call vote was all in the affirmative with the exception of Mayor Patten who voted in favor. Motion carried.

C. Application 2005-11 - Robert and Margaret Turco - Block 53, lot 20, 202 East Ward Street - Preliminary and Final Major Subdivision with

Bulk Variances - Application to create four new single-family residential lots.

Mr. Misiura pointed out that on Carmela Roberts's report this application was considered incomplete, which is why the Board decided not to rule on it at the moment. According to Ms. Roberts, three of the four proposed lots do not have street frontage and a number of technical items are not complete. Many easements for water, sanitary sewer, storm water, retaining wall etc. would be needed. Frank Brennan, Mr. & Mrs. Turco's attorney, mentioned that his clients are in favor of making this a private road, and establishing a homeowner's association. The Board decided to see a project overview and to make its final decision in November's meeting. Ms. Lorelei Totten walked the Board through the subdivision plan. Mr. Turco presented the Board with elevation plans for the four houses.

Informal Presentation

A. Randy Gottesman of Community Grants will lead a discussion regarding Housing Elements Fair Share Plan.

Mr. Gottesman was not present at the meeting. He prepared a draft for the Board members to review. This will go in the agenda next month. The Board members are to study the document to discuss it in November's meeting.

Discussions

A. Discussion regarding change in sign ordinance to allow "sandwich" signs in the commercial and highway districts.

Changes were made to Chapter 29-3 to indicate that portable signs permits are to be renewed yearly and these renewals may be denied or revoked based on the assessment of compliance with the Ordinance or other findings or if the "sandwich sign" is determined to be unsafe. The applicant will not gain long-term rights with a yearly permit.

The maker section of portable signs, item J, Chapter 29-18, to reflect that they will be 6'sq. feet , 3' in height and 2' in width.

Chapter 29-5, Prohibited Signs, will now allow the Code Official to deny a sign if it constitutes a hazard to pedestrians or the traveling public by obstructing access, vision, etc, or otherwise constitute a safety hazard.

A motion was made by Mr. Sikorski, seconded by Mr. Pratt, to approve the amendment of Ordinance 2002-13. Roll call vote was all in the affirmative. Motion carried.

Adjournment

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Katherine Peniche