

Minutes of the Planning Board Public Meeting of Wednesday, October 21, 2015

Present are Mayor Tagliarini, Mr. Brady, Mr. Awofolaju, Mr. Hirsch, Mr. Mirabal, Councilwoman Montone, Mr. Shenton, Mrs. Williams.

Also present are Michael Leckstein, Esq., Leckstein & Leckstein, and Anthony Abbonizio, T&M Associates.

Absent are Mrs. Sims, who continues her leave of absence, Mr. Vena and Mr. Vinci

Mr. Hirsch moves to accept the minutes of the September 16, 2015 Public Meeting, seconded by Mrs. Williams, and on voice vote all members agree.

Memorialization of Resolution **SP 15-506/Highview Homes at Aberdeen, LLC, Applicant: Highview Homes at Aberdeen, LLC, Development Name: Plaza Station, Atlantic Avenue/Harrison Avenue, Block 259, Lots 1-8, Block 263, Lot 2, Preliminary and Final Major Site Plan and Minor Site Plan** application by designated redeveloper to permit construction of a mixed use development, consisting of approximately 228 multifamily residential apartment units, approximately 1,400 sq. ft. clubhouse, and approximately 8,000 sq. ft. of commercial retail lease area. The property is subject to the Redevelopment Plan entitled ***Overlay Redevelopment Plan Ordinance Provisions for Section II of the Train Station Redevelopment Area***. Design waivers requested for parking, a de minimus exception from residential site improvement standards (RSIS) requiring 433 vehicular parking spaces where 362 are proposed; Stormwater, a de minimus exception from RSIS that requires stormwater detention where none is proposed, and Lighting, a waiver from the Ordinance requiring an average of 0.5 foot candles where as an average of 0.9 foot candles are proposed, was read into the record by Mr. Leckstein. Councilwoman Montone moves to memorialize, seconded by Mr. Hirsch.

Yes: Mayor Tagliarini, Mr. Brady, Mr. Hirsch, Mr. Mirabal, Councilwoman Montone, Mr. Shenton, Mrs. Williams

No: None

Abstain: None

Note that Mr. Awofolaju is ineligible to vote on this memorialization.

New Business, **SD15-300/Estate of A&C Devino, Applicant and Property Owner: Estate of A&C Devino, c/o Thomas Devino, 210 Springlawn Avenue, Block 134, Lot 2, Minor Subdivision with Variances** request to divide existing Lot 2 into two (2) single family residential lots, with existing structures to remain on each lot. Variances required for proposed Side Yard Setback, 10 ft. required, 9.2 ft. existing and proposed; Minimum Front Yard Setback 35 ft. required, 31.7 ft. and 25 ft. existing and proposed; Distance to Other Building, 10 ft. required, 6.7 ft. existing and proposed; Minimum Floor Area, 1,300 sq. ft. required, 636 sq. ft. existing and proposed, on property located in the R100 single family residential zone.

Salvatore Alfieri, Esq., attorney for the applicant, says the applicant is the estate of Devino, this is a subdivision to carve an existing lot that has two homes on it into two separate lots.

Thomas Devino is sworn in by Mr. Leckstein and states he lives in Howell, NJ. Under questioning by Mr. Alfieri, Mr. Devino states he and his brother are coexecutors of the estate. The estate is the owner of the property, and there are two homes on the property. The house closest to Route 516 is probably more than 69 years old; the house behind it is probably more than 50 years old, having been built in the 50's. The houses are essentially the same as when

built. He had the oil tank removed from the house closest to Route 516, and has all the paper work for same. The other house is serviced by gas. Both houses have water and sewer. He is simply asking the Board to draw a lot line to separate the two houses onto their own lots. The houses are on the Borough of Matawan sewer and septic have been removed. Mr. Alfieri says his engineer will testify when the Township of Aberdeen runs the sewer lines, these properties will have to disconnect from Matawan and connect to Aberdeen, paying all fees, except to Bayshore Regional (BRSA), since he is already hooked into them. Mayor Tagliarini agrees.. Mr. Devino says he attended a meeting in the Municipal Building regarding sewers in his area, held by CME Associates.

Daniel Dorn, who has offices in South Brunswick, NJ, and is a licensed professional engineer in the State of New Jersey, is sworn in by Mr. Leckstein. Under questioning by Mr. Alfieri, Mr. Dorn says he prepared the subdivision plan. The site is approximately  $\frac{3}{4}$ 's of an acre in size, on the north side is New Brunswick Avenue and the south is Springlawn and the west is Anna Avenue. There are two existing homes on the site. He has drawn a subdivision line to create two individual lots for each home. The applicant has agreed to remove the shed that is off the property.

Mr. Dorn has reviewed the CME report and agrees to all conditions. Mr. Alfieri says all existing conditions will remain because they are not building new. Mr. Dorn says the creation of the subdivision does not create any new bulk variances. The property is in the R100 zone, and the location of the existing structures and size are what create the bulk variances existing.. The new lot line does not exacerbate

Mr. Brady asks on the southern house, where the sewer lateral comes out, will it cross the new lot line. Mr. Dorn says it comes close, but comes out the back of the house, runs along Anna and runs along the edge of the pavement to New Brunswick to the sanitary sewer across on the north side.. They created a small easement in that area if anything happens to that lateral to enable work to be done. Mr. Brady confirms it does go out to the street prior to the new lot line. When the sewer line comes down Anna the applicant will abandon that line and bring it over to the sanitary sewer of the Township.

Answering Mr. Mirbal as to the purpose of the subdivision; Mr. Dorn says to create two new lots, one lot for each of the existing homes. Mr. Alfieri says they can sell one of the homes if the subdivision is approved rather than have to sell the entire parcel.

Answering Mr. Shenton about the size of the proposed lots, Mr. Dorn says the lots meet or exceed the requirements of the R100 zone; both are over the 10,000 sq. ft. minimum lot area required.

Answering Mr. Abbonizio, Mr. Dorn says proposed Lot 2.01 will be connected to Aberdeen's sewer when the time comes.

Councilwoman Montone moves to grant the subdivision, seconded by Mr. Hirsch.

Yes: Mayor Tagliarini, Mr. Brady, Mr. Awofolaju, Mr. Hirsch, Mr. Mirabal, Councilwoman Montone, Mr. Shenton, Mrs. Williams

No: None

Abstain: None

Note that **SD15-301/Ellen Homes, Inc., Applicant and Property Owner: Ellen Homes, Inc., 287 Cliffwood Avenue, Block 183, Lot 7, Minor subdivision with Variances**, has been removed from the agenda and will be sent to the Zoning Board.

Meeting adjourned.

