

PLANNING BOARD

AGENDA

FEBRUARY 6, 2012

8:00 P.M.

(No new cases will be heard after 10:30 p.m. and
no additional testimony will be taken after 11:00 p.m.)

TIME:

1. Call to Order – Notice of Meeting Announcement

2. Flag Salute

3. Roll Call

*Mrs. Rankin, Mr. Rizzo, Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard,
Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. Croteau, Mr. LoPrete, Mr.
Ransome, Mr. Koenig, Mr. Huelsebusch, Mrs. Como*

4. Minutes of January 3, 2012 Reorganization Meeting

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5. Secretary's Report

6. OLD BUSINESS:

There is no Old Business to come before the Board.

7. NEW BUSINESS:

a. **Status of Highlands Conformance**

Discussion by the Planning Board with Township Planner, Chuck
McGroarty

MOTION TO _____

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*Mrs. Rankin, Mr. Rizzo, Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard,
Mr. Matthews, Mr. Brantner, Mr. Croteau, Mr. LoPrete, Mr. Ransome*

8. Public Hearing

9. Adjournment

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TIME

PLANNING BOARD
MINUTES
FEBRUARY 6, 2012
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Rob Rizzo, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete, Mr. Steve Ransome, Mrs. Maureen D. Como, Secretary

Absent: Mr. Ed Mainardi, Jr. and Messrs. Koenig and Huelsebusch were excused from attending the meeting.

MINUTES:

The minutes of the January 3, 2012 Reorganization meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Bucceri, and so carried. Mrs. Rankin abstained.

SECRETARY'S REPORT:

The secretary had no report for the Board, but congratulations were extended to Mrs. Roller for receiving State certification as a licensed planner.

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

a. **Status of Highlands Conformance**

Discussion by the Planning Board with Township Planner, Chuck McGroarty

A *draft* copy of the Township of Boonton Highlands Preservation Area Master Plan Element, dated November 2011, had been forwarded to the Planning Board members and was discussed with the Township Planner, Chuck McGroarty. Mr. McGroarty presented a colored rendering, which depicted the Highlands Preservation area, as well as existing community; existing community – environmentally constrained; lake community; and protection zone.

Mr. McGroarty informed the Board that a public advertised meeting is required, the Highlands Council will issue a preliminary plan conformance, there could be possible changes, and other ordinances will have to be adopted. The Highlands has an Environmental Resource Inventory, which will also require adoption, but will stand side by side with Boonton Township's ERI. The Highlands will also require Boonton Township to adopt a "checklist" ordinance for possible development in the preservation area. Prior to adoption of the "checklist", the Engineer and Attorney must review.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:45 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,

Approved _____

Maureen D. Como
Secretary

PLANNING BOARD

AGENDA




REVISED

JUNE 4, 2012

8:00 P.M.

(No new cases will be heard after 10:30 p.m. and
no additional testimony will be taken after 11:00 p.m.)

TIME:

1. Call to Order – Notice of Meeting Announcement
2. Flag Salute
3. Roll Call
Mrs. Rankin, Mr. Rizzo, Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. LoPrete, Mr. Ransome, Mr. Koenig, Mr. Huelsebusch, Mrs. Como
4. Minutes of May 7, 2012
1 **2**
5. Secretary's Report
The secretary informed the Board members of the following:
 -  **Proof of service is in order for the Boerstoel application.**
 -  **A letter of resignation was received from Wayne Croteau.**
 -  **The Boonton Township Diversity Survey included in your packet is due back to me today.**
6. OLD BUSINESS:
 - a. **Eric Goetz – PB001/12 – CARRIED FROM THE 3/5/12 MEETING – EXPIRES 6/25/12**
36 Kincaid Road
Block 20801 Lot 11
R-261 Zone
C-1 variance request from the terms of Section 102-172F and 102-136 and Schedule “E” so as to permit the construction of a 40’ x 26’ attached garage
MOTION TO APPROVE/DENY/CARRY
1 **2**
Mr. Shepard, Mr. Mainardi, Mr. Brantner, Mr. Quade
7. NEW BUSINESS:
 - a. **Albert Boerstoel – PB004/12**
245 Powerville Road
Block 40301 Lot 18
R-30 Zone
C-2 variance request from the terms of Section 102-172F and Section 102-136 and Schedule E so as to permit the re-construction of the roof structure over the existing single story section of the residence (left side as viewed from front of house)

MOTION TO APPROVE/DENY/CARRY

1 2

Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. LoPrete, Mr. Ransome

b. Highlands Plan Conformance

Resolution

MOTION TO MOVE INTO EXECUTIVE SESSION

1 2

Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. LoPrete, Mr. Ransome

MOTION TO COME OUT OF EXECUTIVE SESSION

1 2

Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. LoPrete, Mr. Ransome

MOTION TO APPROVE/DENY/CARRY

1 2

Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. LoPrete, Mr. Ransome

8. Public Hearing

9. Adjournment

1 2

TIME:

PLANNING BOARD
MINUTES
JUNE 4, 2012
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute we held.

ROLL CALL:

Present: Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Jeff LoPrete, Mr. Steve Ransome, Michael Sullivan, Attorney (for Attorney Koenig); Mrs. Maureen D. Como, Secretary

Absent: Mrs. Rankin and Messrs. Rizzo, Shepard, Brantner and Huelsebusch (excused)

MINUTES:

The minutes of the May 7, 2012 meeting were approved as presented, on motion by Mrs. Roller, seconded by Mr. Bucceri, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ Proof of service was in order for the Boerstael application.
- ✦ A letter of resignation was received from Wayne Croteau who moved out of Boonton Township.
- ✦ The Boonton Township Diversity Survey, which was included in the Board's packet, was due back to the secretary by the June 4th meeting.
- ✦ A letter of withdrawal was received from the Micheli's/Ciottariello's regarding their minor subdivision/lot line adjustment.

OLD BUSINESS:

- a. **Eric Goetz – PB001/12 – CARRIED FROM THE 3/5/12 MEETING – EXPIRES 6/25/12**
36 Kincaid Road
Block 20801 Lot 11
R-261 Zone

C-1 variance request from the terms of Section 102-172F and 102-136 and Schedule "E" so as to permit the construction of a 40' x 26' attached garage

Chairman Ransome explained to Mr. Goetz that there were only 2 eligible Board members to vote on his application, therefore, Mr. Goetz requested that his application be carried to the July 9th meeting. Mr. Goetz also consented to an extension of his application. Vice-Chairman Quade made that motion, seconded by Mr. Mainardi, and so carried. The secretary was requested to forward consent to continuance form to Mr. Goetz.

NEW BUSINESS:

- a. **Albert Boerstael – PB004/12**
245 Powerville Road
Block 40301 Lot 18
R-30 Zone

C-2 variance request from the terms of Section 102-172F and Section 102-136 and Schedule E so as to permit the reconstruction of the roof structure over the existing single story section of the residence (left side as viewed from front of house)

Albert Boerstael, applicant, and Walter Poniken, builder, proceeded to the presentation table to discuss the variance application.

The applicant is requesting a front yard setback of 23.4' and the requirement in the R-30 Zone is 60'. The applicant is proposing the reconstruction of the roof structure over an existing single story so as to provide additional second floor closet space. The

setback measured to the new construction is 24.4'. The Board deemed the applicant had satisfied the positive and negative criteria for the front yard setback.

Chairman Ransome opened the application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome requested a motion on the application. Vice-Chairman Quade made a motion to approve the variance for a front yard setback of 24.4', seconded by Mrs. Roller, and carried on a roll call vote of 6-0.

b. **Highlands Plan Conformance Resolution**

The members held a brief discussion regarding the Planning Board resolution where the Board will take no action to conform to the Highlands Regional Master Plan in the Preservation Area unless and until the Highlands Council resolves how property owners located within the Preservation Area shall be compensated for the loss of the use of their lands.

Chairman Ransome requested a motion on the resolution. Mr. Mainardi made a motion to adopt the resolution as presented, seconded by Mr. Matthews, and carried on a roll call vote of 5-0. Mr. Bucceri and Mrs. Roller abstained.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:45 p.m., on motion by Vice-Chairman Quade, seconded by Mrs. Roller, and so carried.

Respectfully submitted,

Approved _____

Maureen D. Como
Planning Board Secretary

PLANNING BOARD

A G E N D A

MARCH 5, 2012

8:00 P.M.

(No new cases will be heard after 10:30 p.m. and
no additional testimony will be taken after 11:00 p.m.)

TIME:

1. Call to Order – Notice of Meeting Announcement

2. Flag Salute

3. Roll Call

***Mrs. Rankin, Mr. Rizzo, Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard,
Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. Croteau, Mr. LoPrete, Mr.
Ransome, Mr. Sullivan for Mr. Koenig, Mr. Huelsebusch, Mrs. Como***

4. Minutes of February 6, 2012 Meeting

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5. Secretary's Report

The secretary informed the Board members of the following:

✚ Proof of service is in order for the Goetz application.

6. OLD BUSINESS:

a. **Status of Highlands Conformance**

Comments from Board regarding discussion from the February 6th
meeting

7. NEW BUSINESS:

a. **Eric Goetz – PB001/12**

36 Kincaid Road

Block 20801 Lot 11

R-261 Zone

**C-1 variance request from the terms of Section 102-172F and 102-136 and
Schedule "E" so as to permit the construction of a 40' x 26' attached
garage**

MOTION TO APPROVE/DENY/CARRY

1 **2**

Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. Croteau, Mr. LoPrete

8. Public Hearing

9. Adjournment

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TIME:

PLANNING BOARD
MINUTES
MARCH 5, 2012
8:00 P.M.

CALL TO ORDER:

Vice-Chairman Quade (acting as Chairman on behalf of Mr. Ransome) called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Ed Bucceri, Mr. Jim Shepard, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete, Mr. Ron Quade, Michael Sullivan, Attorney, Mrs. Maureen D. Como

Absent: Mrs. Rankin (excused), Mrs. Roller (sick), and Messrs. Rizzo (excused), Matthews (sick), Ransome, Koenig (sick) and Huelsebusch (excused)

MINUTES:

The minutes of the February 6, 2012 meeting were approved as presented, on motion by Mr. Shepard, seconded by Mr. Bucceri, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✚ Proof of service was in order for the Goetz application.

OLD BUSINESS:

a. **Status of Highlands Conformance**

Comments from the Board regarding discussion from the February 6th meeting

The secretary requested of the Board if they had received her email of February 27th with attachments, which they had. The secretary distributed to the Board members a colored four-map series to accompany the Highlands Master Plan Element, which also included a fifth map depicting the portion of the Township situated in the Highlands Preservation Area.

It was suggested that the Board members email the secretary any additions, deletions or concerns regarding the Highlands Master Plan Element, which will then be forwarded onto the Planner, Chuck McGroarty.

NEW BUSINESS:

- a. **Eric Goetz – PB001/012**
36 Kincaid Road
Block 20801 Lot 11
R-261 Zone

C-1 variance request from the terms of Section 102-172F and 102-136 and Schedule "E" so as to permit the construction of a 40' x 26' attached garage

Eric Goetz, applicant, proceeded to the presentation table and was sworn in by Attorney Sullivan. The applicant purchased the home in May of 2006. The existing detached garage (existing as of when the Goetz's purchased the home) encroaches on PSE&G's Roseland – Bushkill right-of-way. As stated in PSE&G's letter of January 5, 2012, PSE&G will fund the demolition and construction; existing garage must be removed by September 1, 2012. The applicant is proposing a 40' x 26' attached garage to the left side of the existing home, which will encroach on the front and side yard.

Mr. Goetz presented 5 photographs, which were marked into evidence as the following: Exhibit A-1, dated March 5, 2012 – existing garage; Exhibit A-2, dated March 5, 2012 – proposed location of new garage; Exhibit A-3, dated March 5, 2012 – front few of home from the street; Exhibit A-4, dated March 5, 2012 – front few of home; and Exhibit A-5, dated March 5, 2012 – side view showing amp service.

The Board members informed Mr. Goetz that his dimensions, which were drawn on the survey, were not accurate for the Board to make a decision. After testimony from the applicant regarding the location of the septic and well, the proposed location of the garage, and is living space proposed in the garage, the Board made a recommendation to the applicant to check with PSE&G regarding surveying the property or to check his title insurance policy.

Vice-Chairman Quade opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Mr. Goetz requested that his application be carried to the April 2nd meeting. Mr. Shepard made that motion, seconded by Mr. Brantner, and carried on a roll call vote of 6-0. Attorney Sullivan stated that the application would be carried with no further notice required or given.

PUBLIC HEARING:

Vice-Chairman Quade opened the public hearing. There being no one who wished to heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:34 p.m., on motion by Mr. Brantner, seconded by Mr. LoPrete, and so carried.

Respectfully submitted,

Approved _____

Maureen D. Como
Secretary

PLANNING BOARD

A G E N D A


OCTOBER 3, 2011

8:00 P.M.

(No new cases will be heard after 10:30 p.m.)

And no additional testimony will be taken after 11:00 p.m.)

TIME:

1. Call to Order – Notice of Meeting Announcement
2. Flag Salute
3. Roll Call
Mrs. Rankin, Mr. Rizzo, Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. Croteau, Mrs. LaReau, Mr. LoPrete, Mr. Ransome, Mr. Koenig, Mr. Huelsebusch, Mrs. Como
4. Minutes of August 1, 2011 (tabled from the September 7, 2011 Meeting)
1 **2**
Minutes of September 7, 2011
1 **2**
5. Secretary's Report
The secretary informed the Board members of the following:
 -  **A letter was received from the State of New Jersey, DEP, to PSE&G, regarding an agency determination of the Highlands Act – Exempt, Exemption #11, Water Quality Management Plan – Not Addressed**
6. OLD BUSINESS:

There is no Old Business to come before the Board.
7. NEW BUSINESS:
 - a. **J.K. Associates of New Jersey, LLC and Johanson Estates, LLC – PB010/11**
Rockaway Valley Road, Block 10501 Lot 1.01 Qfarm
55 Split Rock Road, Block 10501 Lot 2 Qfarm
R-261 Zone
Minor Subdivision/Lot Line Adjustment
T.C.C. Report of September 27, 2011
MOTION TO DEEM APPLICATION COMPLETE/INCOMPLETE/SCHEDULE PUBLIC HEARING FOR NOVEMBER 7, 2011
1 **2**
Mrs. Rankin, Mr. Rizzo, Mr. Bucceri, Mr. Quade, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. Croteau, Mrs. LaReau, Mr. LoPrete, Mr. Ransome
 - b. **Status of Highlands Conformance**
Discussion by the Planning Board
8. Public Hearing
9. Adjournment
1 **2** **TIME:**

PLANNING BOARD
MINUTES
OCTOBER 3, 2011
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Rob Rizzo, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau (arrived at 8:02 p.m.), Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mrs. LaReau

MINUTES:

The minutes of the August 1, 2011 meeting (tabled from the September 7th meeting) were approved as presented and amended, on motion by Vice-Chairman Quade, seconded by Mr. Bucceri, and so carried.

The minutes of the September 7, 2011 meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Mainardi, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✚ A letter was received from the State of New Jersey, DEP, to PSE&G, regarding an agency determination of the Highlands Act – Exempt, Exemption #11, Water Quality Management Plan – Not Addressed

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

a. **J.K. Associates of New Jersey, LLC and Johanson Estates, LLC – PB010/11**

Rockaway Valley Road, Block 10501 Lot 1.01 Qfarm

55 Split Rock Road, Block 10501 Lot 2 Qfarm

R-261 Zone

Minor Subdivision/Lot Line Adjustment

T.C.C. Report of September 27, 2011

Glenn Kienz, Esq. of Weiner Lesniak, counsel for the applicant and Mark Gamigliano, P.E. of Dykstra Walker, were present.

The T.C.C. Report of September 27, 2011 was discussed, specifically Checklist Item numbers 3, 12, 19, 26, 30, 31, and 32.

Chairman Ransome requested a motion of completeness, which was offered by Vice-Chairman Quade, seconded by Mr. Shepard, and carried on a roll call vote of 9-0.

b. **Status of Highlands Conformance**

Discussion by the Planning Board

Chairman Ransome informed the Board members that Chuck McGroarty, Township Planner, was scheduled to attend the October 3rd meeting. Email from Chuck McGroarty of September 20, 2011 appended to these minutes regarding his conversation with the Highlands staff.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:21 p.m., on motion by Vice-Chairman Quade, seconded by Mr. Matthews, and so carried.

Respectfully submitted,

Approved _____

Maureen D. Como
Planning Board Secretary