

Somerville Planning Board Minutes

Wednesday September 10, 2008

The meeting of the Planning Board of the Borough of Somerville was called to order by Chairman Bernard Navatto at 7:00 PM in the Council Chambers Police Headquarters Building, 24 South Bridge Street, Somerville, NJ 08876.

Chairman Navatto read the required Sunshine Law Statement & Municipal Land Use Law pertaining to the Public Hearings.

Board Members Present: Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Brian Gallagher, Wayne Harmer, Andrea Adair, Larry Cleveland, Milt Peabody, Richard Goldsmith

Professional Present: Eric Wasser; Board Attorney, Michael Cole; Planner & Engineer, Frank Vuoso; Dept. of community Development

Public Present: 1

Board members & public participated in the Pledge of allegiance to the Flag.

Chairman Navatto opened the meeting to the public for items not on the Agenda.

Being no public comment Chairman Navatto closed the meeting to the public

Approval of Minutes August 27, 2008

A motion by Mr. Sullivan, seconded by Mr. Peabody to approve the minutes of June 25, 2008

Ayes: Approved by all eligible

Approval of ARB for September 8, 2008

Hilda Grashler, 50 W. Main St. Signs & awnings for TD Bank

Wayne Kalwaytis, 20 Division St. Waynes Wash World, Rooftop Screening of Exhaust Ducts

A motion by Ms Rosinski, seconded by Mr. Peabody to approve the ARB applications

Ayes: Approved by all eligible

Approval of Resolution

MEHAA, LLC

44 Veterans Memorial Drive

Block 61 Lot 6 & 7

Case 2008-004P

Major Site Plan w/Waivers & Variance

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A motion by Mr. Decker, seconded by Mr. Sullivan to approve the Resolution for MEHAA, LLC

Ayes:

Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Wayne Harmer, Andrea Adair, Larry Cleveland, Milt Peabody, Richard Goldsmith

Somerset County Regional Center Strategic Master Plan

Mr. Cole gave the Broad an update & refresher on what has been done. We are the only member of the regional center who has not done this. Bridgewater & Raritan went w/the Hyer Gruel Plan. By entering into this it helps us to obtain more grant money, and it doesn't hurt to have this designation. We pay \$20,000.00 to belong but get \$40,000.00 or more back.

A motion by Dr. Goldsmith, seconded by Mr. Decker to adopt the plan

Ayes:

Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Wayne Harmer, Andrea Adair, Larry Cleveland, Milt Peabody, Richard Goldsmith

.Chairman Navatto adjourned the meeting at 8:15 PM

AUDIO

**Somerville Planning Board Minutes
Wednesday September 24, 2008**

The meeting of the Planning Board of the Borough of Somerville was called to order by Chairman Bernard Navatto at 7:00 PM in the Council Chambers Police Headquarters Building, 24 South Bridge Street, Somerville, NJ 08876.

Chairman Navatto read the required Sunshine Law Statement & Municipal Land Use Law pertaining to the Public Hearings.

Board Members Present: Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Brian Gallagher, Andrea Adair, Larry Cleveland, Milt Peabody (arrived 7:30PM), Richard Goldsmith

Absent: Wayne Harmer

Professional Present: Eric Wasser; Board Attorney, Michael Cole; Planner & Engineer, Frank Vuoso; Dept. of community Development

Public Present: 8

Board members & public participated in the Pledge of allegiance to the Flag.

Chairman Navatto opened the meeting to the public for items not on the Agenda.

Being no public comment Chairman Navatto closed the meeting to the public

Approval of Minutes September 10, 2008

A motion by Mr. Sullivan, seconded by Ms. Adair to approve the minutes of September 10, 2008

Ayes: Approved by all eligible

Approval of Waiver

**Ruggeri
63 West Min Street
Block 118 Lot 9
Case 2008-012P**

A motion by Mr. Gallagher, seconded by Ms. Rosinski to approve the waiver.

Ayes: Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Brian Gallagher, Andrea Adair, Larry Cleveland, Richard Goldsmith

Mr. Decker polled ARB members to approve the changes to the dumpster enclosure. Unanimous by ARB members

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Approval of Resolution

Somerset County Regional Center Strategic Master Plan

A motion by Mr. Gallagher, seconded by Mr. Sullivan to approve the Resolution

Ayes:

Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Andrea Adair, Larry Cleveland, Brian Gallagher, Milt Peabody, Richard Goldsmith

Land Use & Development Applications

**C & S Mountain Avenue
165 Mountain Avenue
Block 153 Lot 4
Case 2008-006P
Minor Subdivision**

Present: Geoffrey Soriano; attorney for the applicant, Craig Stires; engineer for the applicant, Debbie Feldman & Melissa Lapper applicants' children. Applicant seeks to sub-divide property on 165 Mountain Ave to create a new lot fronting on Prospect Drive. Driveway and walkway located near proposed subdivision line are proposed to be removed; this area is in the rear of the lot. The sub-division will be filled by deed; set markers will be placed in the rear of the property. Utilities: sewer to Mt. Ave house comes in off Mt. Ave; sewer for Prospect Drive comes in off Prospect Drive. Title search was not done; any easements will be obtained as needed. Drainage & utilities will be provided as needed. Applicant will comply w/Mr. Coles report

Kelly MacNamara 50 Prospect St...what is the property zoned (R-1)

A motion by Mr. Sullivan, seconded by Ms. Rosinski to approve the application

Ayes: Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Andrea Adair, Larry Cleveland, Richard Goldsmith

**Brentwood/Post
890 Highway 22 East
Block 149 Lot 3
Case # 2008-010P
Site Plan C Variance**

Present: Geoffrey D. Soriano; attorney for the applicant, George Folk; engineer, Steve Massari; owner of the property. Applicant received prior approval to permit Friendly's Restaurant and office space. The office (adjacent to Friendly's) space is 1815 sq.ft. but they only occupy 281 sq.ft. They seek to use the remaining 1534 sq. ft. for a physical

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Therapy facility. Hours of operation are 7:00AM to 6:00PM. Applicant is seeking a parking variance for two parking spaces. Traffic report from Dolan & Dean, Parking spaces provided 142; demand for 94, parking lot is only 66% full at any given time

Steve Massari (owner) was sworn in: all employees park closest to 22 hwy. A motion by Mr. Gallagher, seconded by Mr. Decker to approve the application

Ayes: Bernard Navatto, Dennis Sullivan, Deirdre Rosinski, Phil Decker, Andrea Adair, Larry Cleveland, Richard Goldsmith

The Historic Preservation Plan Element prepared by Saltel Consultants
The Board wants to include a Historic Element in the Master Plan. In the Element recommendations were made, the question do we want to include all of them. This will be discussed at the October 22, 2008 meeting.

Chairman Navatto adjourned the meeting at 8:15 PM

AUDIO