

Meeting was called to order at 6:30 a.m. by Mr. Agliata
Pledge to the flag

Roll Call:

Present: Mr. Agliata, Councilman Diaz, Mr. Brown, Mr. VanWoeart, Mr. Dupont, Ms. Walker- Skinner, Mrs. Bialowarczuk, Mr. Jardim, Esq., Ms. Curran

Absent: Ms. Guiliano, Mrs. Weissman Mr. Janjua, Mrs. Bialowarczuk, Pastor Torres

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.
Minutes approved from August 29, 2018.

Memorialized Resolution:

PB-18-011 Borough of Carteret

Hilltop II Redevelopment Area Assessment

Hearing:

PB-18-11 Sukhdev S. Saran

2 Pierce Street

Block: 4601 Lot: 5

Subdivision

Present: John Spoganetz, Esq., Attorney; Adnan Khan, Engineer; Jose Gennaro, Planner and Architect; Sukhdev Saran, Applicant

All representatives sworn in and accepted by present board members. Upon opening of the meeting Mr. Spoganetz presented an email letter of objection from Richard Platt's attorney that was sent at 5:45 p.m. September 19, 2018. Richard Platt, residing on 2 Pierce Street, represented by (via email) Daniel Marchese, Esq. stated inadequate 10-day notice, lack of information of notice, and the meeting should not be held on Yom Kippur. Upon Mr. Jardim's review he stated that the letter on behalf of Platt's Attorney held no valid argument and all noticing and scheduling was adequate in regards to the MLUL guidelines.

Mr. Spoganetz provides overview the board case for the present board members. Mr. Khan explains the single family home located on Block 4601 lot 5 is requesting a subdivision of two conforming area lots to build one single family homes on each. Mr. Spoganetz explains the irregular shape of the lot requires requested variances for the subdivision. Mr. Khan stated the proposed houses would face Pierce Street each having a two-car garage. The height variance requested for each proposed house will be 2ft on one house and 10 inches on the other.

Mr. Spoganetz referenced the Engineering report from Mr. DuPont. Mr. Khan agreed to perform a percolation test. Mr. DuPont stated that drywells do not perform well within the Borough due to the clay and dry soil and explained the testing needs to be tested immediately if approved.

Mr. DuPont addressed the board as well as Mr. Khan that the application for the subdivision does not make lot size and the corner lot depth needs an additional variance on the Coolidge side.

Mr. Gennaro stated the two houses are the same architecturally; a mirror image of one another. 33,000 sq. feet of living space with typical amenities such as: kitchen, family room, bathrooms, living quarters and bedrooms. The basement has two access points: within the house and through the garage. The projected height of the basement was 8ft, Councilman Diaz asked for 6'11 to prevent partition walls being installed to avoid illegal tenants. Mr. Saran stated the reason for the garage entrance to the basement is to prevent getting the house dirty after his day at work so he can comfortably change.

The Board requested if the height could be lowered to avoid the variance, Mr. Gennaro stated that with his architecture plan the pitch roof was not able to be modified substantially as well as stated his need to keep the height of basement windows for light. The Board made a comment that most houses in the area are ranch style.

From a planning standpoint the Borough has a zoning ordinance identifies site, size and setback, Mr. DuPont asked for Mr. Gennaro to explain the substantial benefits the Borough would receive if this subdivision was granted recognized by MLUL standard.

Mr. Spoganetz spoke with the applicant and agreed to remove the outside entrance to the basement.

Motion to open to the public was made and seconded. Resident from 5 Pierce Street voiced concern of the plans involving the two car driveways and space between the homes.

Mr. Jardim provided an overview of the application and the variances requested by the applicant.

Motion was made to deny by Mr. Agliata and seconded by Ms. Walker-Skinner and carried with a voice vote of six. No one opposed.

Motion to adjourn by Mr. Agliata and seconded by Mr. Brown, meeting adjourned at 8:00 p.m.

Next Regular Meeting Wednesday, October 17 2018

Respectfully Submitted
Lauren S. Curran
Clerk, Planning Board