

METUCHEN PLANNING BOARD

MINUTES

JUNE 15, 2006

The meeting was called to order at 8:04 p.m. by the Chairman, Eric Erickson, who read the statement in accordance with the Open Public Meeting Act.

Present:	Jack Belowich	Kenneth O'Brien
	Eric Erickson, Chr.	Catherine Totin, Councilmember
	Martin Jessen	Carlos Rodrigues, Planner
	David Labrecque	William Doyle, Attorney
	Deanna Manzo, Vice Chr.	David Hoder, Engineer
	Edmund O'Brien, Mayor	Fany Ayala, Zoning Official
Absent:	Ellen Clarkson	John Leazer, Alt. II
	Roseann Misrahi, Alt. I	Sharon Hollis, Secretary

RESOLUTIONS:

Andrew & Liliana – TRC – Applicant is seeking minor site plan approval (design waiver) to construct an addition on a corner lot.

276 Grove Avenue

Block 126

Lot 6.1

Mr. Belowich read the recommendation. After a brief discussion, a motion was made by Mr. Belowich, seconded by Councilmember Totin. Roll call vote taken. Motion carried unanimously.

NEW BUSINESS:

Keith & Stacy Harnis – Applicant is seeking minor site plan approval (design waiver) to construct a new garage.

26 Home Street

Block 184

Lot 61

Richard Mongelli, attorney, explained the application.

Keith Harmis was sworn in by Mr. Doyle. Three (3) color photographs of the site depicting the old garage were marked for identification as exhibits A1 thru A3 and nine (9) color photographs of the site including the newly constructed garage were marked for identification as exhibits A4 thru A-13 by Mr. Doyle.

Mr. Harmis stated the old garage was in very poor shape and was built without a foundation. There are other non-conforming garages located in the neighborhood. The new one car garage has concrete footings, vinyl siding, rolling garage door and electricity and is presently only used for storage. A new concrete driveway was constructed. Mr. Harmis acknowledged that he should have gotten a building permit to demolish the garage and construction permits prior to building the new garage.

Mr. Mongelli added that the applicant made an error by not obtaining prior approvals and did receive a violation notice with a fine from the Building Department.

Ms. Ayala stated the paperwork was submitted but when the zoning permit was denied because of a 1.9' setback from the property line the applicant went ahead and constructed the garage anyway. The Building Department has not inspected the garage because everything is on hold until prior approvals are obtained.

There was a brief discussion regarding the survey. Mr. Mongelli stated the applicant will submit a revised survey showing the new driveway and will submit the new open space and lot coverage calculations for the professionals to review.

Mr. Hoder requested the applicant provide a new leader and gutter on the north side of the garage so that water will flow down the driveway into the street and not toward adjacent properties. If there is a problem after the leader and gutter is installed then a curb should be constructed, but only if necessary. A new site plan should be submitted to reflect the change.

The public portion was opened.

Since no one came forward the public portion was closed.

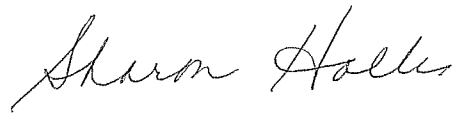
Conditions of approval:

- Amend the survey to show the correct block & lot for the premises, the new driveway as well as open space and lot coverage calculations.
- Provide a new leader and gutter from the north side of the garage.
- Provide a curb on the north side of the existing concrete driveway if there is a problem with water flowing down the driveway to the street.

After a brief discussion, a motion was made by Mr. Jessen, seconded by Ms. Manzo. Roll call vote taken. Motion carried unanimously.

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sharon Hollis".

Sharon Hollis
Planning Board Secretary