

THESE MINUTES HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE AT THE
NEXT REGULAR MEETING OF THE BOARD

MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD

OF THE BOROUGH OF METUCHEN HELD FEBRUARY 2, 1978

The meeting was called to order by Chairman James Conlon, who read the opening statement attached. On roll call those present were Messrs. Conlon, Owen, Pozycki and Terwilliger and Mrs. Yarrow. The new members, Steven Pozycki and Ruth Yarrow, were sworn in by Jerald D. Baranoff, Esq., representing the Board's attorney, Mr. Sills.

Mr. Conlon indicated that Mrs. Patricia Lagay had submitted her resignation due to her appointment to the Borough Council, and a resignation had also been received from Mr. Allan Johnson. The Chairman welcomed the new members of the Board.

Mr. Owen moved that the minutes of the January 5 and January 19 meetings of the Board be approved as submitted, which motion was duly seconded and unanimously carried, with Messrs. Terwilliger and Pozycki and Mrs. Yarrow abstaining, as they had not attended said meetings.

Mr. Conlon also indicated that he had received a communication concerning the possible vacation of a portion of High Street and that said matter should be placed on the agenda for the work session of the Board scheduled for February 16, 1978.

Subdivision Committee

Application of Lawrence M. Cifrodelli

The Secretary read a letter from the applicant indicating his consent to an extension of time within which the Board could act in the matter, such extension to be through March 2, 1978. Mr. Owen moved that the Board carry the matter to March 2, 1978 in reliance upon the applicant's consent to extension of time, which motion was seconded by Mrs. Yarrow and unanimously carried.

Site Plan Committee

Application of Chris A. Nelson

A stenographic transcript was taken of the proceedings, and the same is incorporated by reference and made a part hereof. After presentation of the applicant's case, the chairman formulated a form of resolution, to be prepared by the applicant's attorney, James B. Convery, Esq. The resolution approved the site plan, subject to the conditions that: (a) the extermination of wildlife in buildings to be removed; (b) drainage under the sidewalk from the roof drains; (c) reducing parking spaces to eight; (d) reducing the height of the fence to four feet; (e) providing five-foot buffer planting of shrubbery; (f) relocating the light and shielding same from adjacent property; (g) retaining the grass area to the southwest of the property to remain in a natural state so that it is available for additional parking if it proves necessary; (g) submission of a revised site plan evidencing all of the foregoing. The resolution was moved by Mr. Owen, seconded by Mr. Terwilliger and unanimously carried on roll call vote.

Application of John and Lillian Polakowski

The applicant was represented by James B. Convery, Esq., who submitted the requisite Affidavit of Service and Affidavit of Publication. The Secretary read a letter from the Middlesex County Planning Board exempting the matter from further review by that board. Mr. Convery stated that the matter was classified as a minor subdivision at the January meeting of the Board.

Mr. Conlon indicated that the applicant was not increasing the existing non-conformity, that the insufficient side yard already is existent upon the premises. In response to questions from Mr. Convery, Mr. John Polakowski, duly sworn, testified that Lots 9 and 10 were situated totally in an M zone and lots 7 and 8 were used for totally residential purposes. The witness further stated that he was subdividing along existing lot lines. Mr. Polakowski, in answer to questions from his and the Board's attorneys, described the structures in the neighborhood along Central Avenue and Liberty Street. He further stated that there is a fence and gate along the rear of the residential structure and that the lots 9 and 10 were used for his business and for not residential purpose whatsoever. He stated that the tenant in the residence was on a month-to-month basis, with no written lease in effect. Mr. Convery indicated that his client's hardship was due to the location of the premises within two zones and the pre-existing non-conformity. He stated his belief that the proposed subdivision would not be detrimental to the neighborhood nor to the public good.

In response to Mr. Owen's question, Mr. Polakowski stated that the driveway could not be moved, as the garage is attached to the premises. Thereupon, Mr. Wernik moved that the subdivision and variance be granted, which motion was seconded by Mr. Pozycki and on roll call vote unanimously carried.

Resolution of Joan Eosso application

Mr. Conlon read the form of resolution which had been reviewed by counsel to the Board. On motion duly made and seconded Mr. Wernik and Mr. Conlon voted aye, with the other members of the Board present abstaining, as they had not heard the matter. Mr. Baranoff requested the secretary to advise the attorney for Mrs. Eosso that the resolution was carried by a 2-0 vote but that if he wished a more definitive vote of the Board, the resolution could be placed on the agenda for the February 16 work session meeting.

There being no further business to come before the meeting, the same was duly adjourned.

Respectfully submitted,



EILEEN M. ROBINSON, Secretary
Metuchen Planning Board

"Pursuant to the requirements of the Open Public Meetings Act, known as Chapter 231 of the Public Laws of New Jersey 1975, approved October 21, 1975, effective January 19, 1976:

BE ADVISED that adequate notice of this meeting was provided in that:

(1) At the Annual Reorganization Meeting of March 3, 1977, this Board did post and has maintained posted on the bulletin board in Borough Hall a schedule of the regular meetings and work session or agenda meetings to be held from March 3, 1977 to March 2, 1978. Said schedule contains the location of each meeting to the extent known and the time and date of each meeting.

(2) The aforesaid schedule was mailed to the following newspapers:

The Daily Home News, New Brunswick, New Jersey
The News Tribune, Woodbridge, New Jersey
The Sunday Sentinel, East Brunswick, New Jersey

(3) The aforesaid schedule has been filed with the clerk of the municipality.

(4) All of the procedures were completed within seven days following the annual reorganization meeting."