

PLANNING BOARD  
Minutes of  
January 13, 2010

Present:

Mr. Branan (arrived 8:35PM)  
Mr. Ciarlariello  
Mayor Giordano  
Mr. Hollod  
Mr. Kreder  
Mrs. Kreder  
Mr. Mitchell  
Mr. Righetti  
Mr. Tevlin  
Chairman Fagan

Absent:

Mr. Stabile

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey.

The reorganization meeting was called to order at 7:03PM by Mr. Schwartz. The compliance statement was read, pledge of allegiance and roll call was taken.

Mayor Giordano swore in Messrs. Fagan, Tevlin and Ciarlariello (as second alternate).

Mr. Righetti nominated Mr. Fagan as chairman, seconded by Mayor Giordano, unanimous approval.

Mayor Giordano nominated Mr. Kreder as vice chairman, seconded by Mr. Tevlin, unanimous approval.

Mayor Giordano nominated Dawn Gaebel as Board Secretary, seconded by Mr. Tevlin, unanimous approval.

Mayor Giordano nominated Maryann Thorpey as Recording Secretary, seconded by Mr. Tevlin, unanimous approval.

Mayor Giordano nominated Brian Schwartz as Board Attorney, seconded by Mr. Mitchell, unanimous approval.

The minutes of December 9, 2009, were moved by Mr. Tevlin, seconded by Mr. Kreder, unanimously approved.

SPR-09-002 - Maillaro's Realty Company, 950 Route 22, Ray Sabrini attorney for

the applicant Joanne Harrison. Mr. Sabrini reviewed what had transpired previously and he presented the amended plans. The container at the rear of the store now appears on the new site plan.

On January 7, 2010, Mr. DeRosa from the County Health Office inspected the property and approved. Mr. Sabrini said he inspected the site on January 4 and there was no odor; he visited the 3 neighbor's residences (258, 234 and 257 Cedar Street) and found no odor. Ms. Harrison spoke with Mr. DeRosa, he said in the years he has been health officer he had received only 2 complaints about Somerset Farms, one of those complaints was due to the odor. A summons was issued in 1994 regarding the storage trailer. It was suggested by Judge DeMarco an amended site plan be filed. It was filed January 15, 1994, seeking expansion of the outdoor seasonal sales of fruit, produce and related products and provision for accessory storage. In 1997 a violation was issued by the new Zoning Officer, Alan Reading. Mr. Sabrini responded on May 14, 1997 with the new site plan.

The Health Officer did not comment on the disposal of ice and water.

Open to the public for questions.

Mark Tighe, 258 Cedar Street, North Plainfield, said January 4, 2010, was a Monday and the fish store was not open. The trash was picked-up Monday morning. The inspector was there when the fish was for sale.

Deanna Demarco, 234 Cedar Street, North Plainfield, is concerned with the smell in the spring and summer.

There are plastic strips hanging in the entrance and exit (to keep the smell contained).

Mr. Sabrini summarized. Mr. Schwartz read the conditions. Mr. Tevlin moved to approved with conditions, Mr. Righetti seconded, unanimous approval.

The Board took a break at 8:10PM. The meeting resumed at 8:20PM with all present.

SD-09-002, Cheung, 129 Ridge Avenue, proposing minor subdivision, no variances. Block 119, lots 1 and 2. Daniel Lime, attorney for applicant. Mr. Gazzale, Fisk Associates, licensed professional engineer, explained the application. Two single-family dwellings are proposed. Both lots will front on Ridge Avenue, the lot is currently an asphalt parking lot. Lot 1 is 8,800sf with 80' frontage, the second lot is 7,700sf, 70' x 110'. The green area of the lots will increase by about 70%. Messrs. Gazzale and Lime reviewed Mr. Testa's letter.

PB/1/13/10/pg.3

No public present.

Mr. Schwartz read the conditions.

Mayor Giordano moved to accept the application with the conditions, seconded by Mr. Tevlin, unanimous approval.

The hearing on the Master Plan will be held January 27.

Chairman Fagan discussed sending applications, maps and back-up electronically. A hard copy would still be necessary, but it would lessen storage space. Chairman Fagan will explore further.

The meeting adjourned at 8:48PM.