

## PLANNING BOARD

Minutes of  
July 13, 2011

Present:

Mr. Ciarlariello  
Mayor Giordano  
Mr. Hollod  
Mr. Kreder  
Mrs. Kreder  
Mr. Mitchell  
Mr. Righetti  
Mr. Tevlin  
Chairman Fagan

Absent:

Mr. Branam  
Mr. Stabile

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

The meeting was called to order by Chairman Fagan at 7:10PM. The compliance statement was read, pledge of allegiance and roll call was taken.

SD-11-001 - Watchung Hills at North Plainfield, 641 Somerset Street, 14-lot subdivision is proposed. Brian Chewcaskie, the applicant's attorney detailed the application. The houses will predominantly line Grove Street. There will be 12 lots plus 1 existing corner lot and 1 large house allocated to be age restricted.

Brian Shortino, Burtin Engineering, Glen Rock, a planner and civil engineer, an expert witness, was sworn in. He explained their plans for the subdivision. He described the current property. The corner lot is 99.77' x 140'. The proposed 12 lots will be 53.6' x 140'. The current corner house conforms to the Borough ordinance, as do the new lots. He described the storm water drain.

Mr. Schwartz questioned the maintenance of the property. Mr. Chewcaskie said there will be a homeowners association. There are no retaining walls. Mr. Chewcaskie said they are planning on filing a site plan in the fall. There currently are no sidewalks on Grove Street; they are on the new site plan. Mr. Tevlin asked how the lots would be separated during construction. The area will be fenced during construction for safety. When the houses are finished there will be a fence along the back of the property.

Open to the public for questions.

Resident at 114 Ridge Avenue, said his street was recently paved, he believes there is

a 5-year moratorium on heavy construction. Mr. Testa said they are obligated to leave the property in the same state that they found it. Mr. Chewcaskie said they will not be using that road during construction.

Barbara Habib, 73 Mountain Avenue, asked if there would be more construction after the 12 houses are built, Mr. Shortino said they expect to address the age restricted housing next year. Mr. Shortino explained how the homeowners association operates.

Mr. Robert McNerney, Glen Rock, builder, was sworn in. He explained the details of the houses. The houses will be 2-story colonial-style, 2,457 sf with a 1 car attached garage; 3 bedrooms, 2 ½ baths, laundry room, 1,119 sf upstairs; family room, living room, dining room, kitchen, 1,338 sf downstairs. The prices will range. The houses will attract first-time homebuyers. The prices are estimated to be between \$300,000 and \$325,000.

Mr. Hollod asked if the styles will differ. He was told though they're all colonials, they will differ with roof lines and exterior aesthetics.

The project will be called Stony Brook at North Plainfield. Mr. Schwartz asked when the entire retention system would need to be completed. Mr. Testa's associate said it should be done after the first house is built. It takes approximately 3 months to build one house. The barn and the storage house will be demolished shortly.

Open to the public for questions.

Barbara Habib, 73 Mountain Avenue, questioned the interior.

Mrs. Rhinehardt asked if the houses will be modular; she was told they would not be modular. She also questioned the lot size. Sidewalks will be 4' wide.

No comments from the public.

Mr. Chewcaskie summarized. Mr. Schwartz read the conditions. Mr. Tevlin moved to accept the application, Mr. Righetti seconded to approve with conditions, unanimous approval.

Resolution to retain Art Bernard to update the Master Plan; Mr. Schwartz read the resolution. Mr. Righetti moved to accept the resolution, Mayor Giordano seconded, unanimous approval.

Mr. Hollod reported the Borough Council took the first step to fund the Master Plan.

The meeting adjourned at 8:42PM.