

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

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Vice Chairperson

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THOMAS KIRKLAND

MEETING

May 24, 2016

7:30 p.m.

Regular meeting of the Unified Planning/Zoning Board of the Borough of Englishtown, held in the municipal building, 15 Main Street, Englishtown, New Jersey 07726.

1. Reading of the sunshine statement.
2. Meeting called to order and roll call
3. Moment of silent prayer and salute to the flag.
4. Public Portion- Agenda Items Only
5. Memorializing Resolution for Application 2016-001 29 Park Ave. Rick's Saddle Shop Sign Variance
6. Application 2016-002 Arch Home Builders-23 Hamilton St. 3 bulk variances - front fence height
Side and rear setbacks for a deck
7. Approval of March 24, 2016 minutes
8. Public Portion-Non-agenda items
9. Adjournment of Meeting

Meeting call to order at 7:30 PM

Sunshine statement was said, moment of silence was observed, and the pledge of allegiance was said.

Roll Call

Present: Klein, Medeiros, Reynolds, C. Robilotti, P. Robilotti, Leonardis, Bien, Kirkland

Absent: Krawiec, Canario

Also present was Jackie Ross, filling in for Dan Green, Board Attorney, Tom Herits, Board Engineer, and Celia Hecht Board Secretary

Public Portion Agenda Items Only

No one spoke

Memorializing Resolution For Application 2016-001 Rick's Saddle Shop-Sign Varance

Ayes: Klein, C. Robilotti, P. Robilotti, Reynolds, Leonardis, Bien,

Nays: none

Abstains: Mederios, Kirkland

Absent: Krawiec, Canario

Application 2016-002 Arch Home Builders-23 Hamilton St. 3 Bulk Variances-Front fence height, side and rear setback for deck

John Ploskonka-Engineer, Maria Louisa Tamara Cencintis-Prospective Buyer and Martin Rosaik owner of Arch Builders were sworn in.

Marked as Exhibit A Survey of the property with the proposed deck and fence marked

Mr. Ploskonka testified about the location of the fence, and deck. The side yard they have 4.12 and they need 15. The rear yard they have 11.72 and they need 25. Front fence is suppose to be 3 feet high and they need 4 feet high. The deck will be 32 inches high and there will be a railing around it. It will be accessible from the home and stairs in the yard.

Mrs. Cencintis testifies that she wants a four foot fence in the front, because she has a special needs son, and the higher fence will be safer for him. She also wants a deck, instead of a patio, so she can keep and eye on her sons. She also wants rear and side setbacks extended, so the boys have more room to play.

Tom Herits says the fence will not be in anyone's line of vision while driving, and that it will be against the neighbors garage.

Mr. Rosiak testifies about the location of the fence and the stairs from the deck to the yard. He also stated that the would be moving the air conditioning unit to accommodate the deck.

Paul Robiulotti questions about the setback of the front fence. The new plan is 4 feet off the curb line. Tom Herits looked up the guild lines, and it is supposed to be 8 feet from the curb line.

The Board Attorney determines, that they need a fourth variance for front yard setback. We can vote on the three bulk variances tonight. They will have to come back next month for the fourth variance.

**Application 2016-002 Arch Home Builders-23 Hamilton St. 3 Bulk Variances-
Front fence height, side and rear setback for deck**

Motion: Ron Medeiros

Second: Harvey Klein

Ayes: Klein, Medeiros, Reynolds, C. Robilotti, P. Robilotti, Leonardis, Bien, Kirkland

Nays: none

Abstain: none

Absent: Krawiec, Canario

Motions to Approve March 22, 2016 Minuets

Unanimous

Motion to adjourn 8:40 PM

Unanimous

June 28, 2016



Approved

Planning Board Secretary