

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

15 Main Street, Englishtown, NJ 07726 Office (732) 446-9235 Fax (732) 446-4979

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MEETING JULY 25, 2023 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. Application 2023-01 69 Main Street Major Subdivision 4 single family houses
6. Approval of June 27,2023 minutes
7. Public Portion-Non-agenda items
8. Adjournment of Meeting

Meeting called to order at 7:30 PM

Roll Call:

Present: Tom Reynolds, Daniel Francisco , Lauren Roth, Patsy Fierro, Kim Sabin, Jerry Leonardis, Chris DiBeniditto, Jim Mastrokalos

Absent: Arun Swami, Tom Kirkland, Deena Mann,

Also present were Dan Green Planning Board Attorney, Tom Herits Planning Board Engineer, and Celia Hecht, Planning Board Secretary.

Sunshine Statement was read, moment of silence observed and the Pledge of Allegiance said.

Public Portion: no one spoke

Application 2023-01 69 North Main Major Subdivision- 4 Single Family Homes- Paul Impellizeri

Peter Licata, from the law firm Sonnenblick, Mehr & Licata, is representing Mr. Impellizeri. John Ploskanka, engineer, is called to testify. He is sworn in, and his credentials are accepted.

There will be four buildings on the lot, and there will be a new street. There will be no variances needed. They paid \$7,000.00 to the Borough of Englishtown, to gain access to their property. They met with WMUA, because the access road will cross the sewer line. They met with a company that the WMUA approved of and they will have the sewer line lined, so the life of the pipe will be extended. There will be HOA to take care of the retention basin and a 6 foot fence, that will serve as a buffer along West Dey St. They will comply with all of our engineer's suggestions. They spoke with the fire department, and the street is wide enough for the fire department to gain access. If need be, they can also access from Main St. Shade trees will also line West Dey Street to act as a buffer. Light poles will be 10 feet away from the neighbors driveways, and will be shielded, so not to disturb the neighbors.

Richard Bainlardi-16 West Dey St.

The new road will wrap around our house. It will not be safe for my children to play in our yard. There is too much traffic on West Dey St. and this will add to it. There will be at least 8 cars plus delivery trucks going in and out. There goes our privacy. Fire engines will not be able to make the turns and it becomes a safety hazard.

D. Lambertson 6 West Dey St.

Traffic on West Dey St. is unsafe, and this will make it worse.

Nicole Bainlardi 16 West Dey St.

Just wants to repeat what her husband said. Kids have to get on the school bus on West Dey St. and it's not safe. The access road is a violation of her privacy,

Adriana Scalici 19 West Dey St.

It's a safety issue

Jessie Heubel 65 Main St.

The road is being built by the builder and the town will take it over. With the raised elevation, will I have to worry about a flood zone?

Sue Sumeki 17 West Dey St.

Flooding is a major concern here. There is also a concern for the children's safety at the school bus stop.

Angel Scalici 19 West Dey St.

She said that she is here 1 year, and the town is in need of sidewalks.

Kathy Bien 7 Main St.

Spoke about how the town is changing and not for the better.

Luke Stelmaszek 8 West Dey St.

Talks about cleaning out the retention basins and they are a mess. Also says when they have to plow snow, there will be no room to plow curb to curb.

Peter Lacita

Regarding the retention basin, it is built in accordance with DEP requirements and the law. It has the latest designs.

Regarding the sewer lines, everything was approved by the WMUA

John Rey Licensed Engineer and Traffic Engineer is sworn in and his credentials accepted
This is the most compatible land use. This is as good as it gets. During peak flow on West Dey St.- when kids are going to school. The development should add 4 vehicles.

Motion to grant approval: Daniel Francisco:

Second: Lauren Roth

Ayes: Francisco, Roth, Leonardis, Mastrokalis, Sabin, DiBeniditto,

Nays: Reynolds

Absent: Swami, Kirkland, Mann

Abstain: Fierro

Motion to Approve June 27, 2023 Minutes

Motion: Lauren Roth
Second: Mayor Reynolds

Ayes: Reynolds, Fierro, Roth, DiBenidetto,
Nays: none
Abstain: Mastrokalos, Francisco, Sabin, Leonardis
Absent: Mann, Swami, Kirkland

Motion to adjourn 8:35 PM.

Motion: Mayor Reynolds
Second: Jim Mastrokalos

Unanimous