

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

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

Chairperson

LIZ CANARIO

Vice Chairperson

WAYNE KRAWIEC

Secretary

CELIA HECHT

Board Attorney

DANIEL H. GREEN, ESQ.

Borough Engineer

THOMAS HERITS, P.E.P.P., P.L.S

Board Members

MAYOR THOMAS REYNOLDS

RUDY RUCKER

WAYNE KRAWIEC

LIZ CANARIO

JOYCE STIPPLE

PAUL ROBILOTTI

RON MEDEIROS

JERRY LEONARDIS

KATHY BIEN

HARVEY KLEIN

January 25, 2011

7:30 p.m.

Reorganization and first 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. Meeting called to order
2. Swearing in of re-appointed and new members:

Thomas Reynolds, Class 1 Official	1 year term expires 12/31/11
Wayne Krawiec, Class II Official	1 year term expires 12/31/11
Rudy Rucker, Council Rep.	1 year term expires 12/31/11
Harvey Klein Class IV Public	4 year term expires 12/31/14
3. Roll Call
4. Reading of the sunshine statement.
5. Moment of silent prayer and salute to the flag.
6. Public Portion- Agenda Items Only
7. Re-organization Resolutions:

2011-01 - Election of Chairperson and Vice-Chairperson
2011-02 Appointing Board Attorney and approval of Contract-Oath of Office

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2011-03 - Appointing Board Engineer and approval of contract-Oath of Office
2011-04 - Appointing Secretary-Oath of Office
2011-05 - Designating official newspapers
2011-06 - Establishing meeting dates for 2011

8. Stamford Square- Site Plan Amendment- Continued from December 14, 2010 meeting
9. 21 Tennent Ave. Michael Carmichael- Use Variance
10. Approval of December 14, 2010 Minutes
11. Public Portion- Non-agenda Items
12. Adjournment of Meeting

Meeting was called to order at 7:32 PM

Daniel Green swears in, Rudy Rucker, Wayne Krawiec and Harvey Klein.

Roll Call:

Present: Rucker, Canario, Medeiros, Robilotti, Krawiec, Bien, Klein

Absent: Stipple, Reynolds, Leonardis

Sunshine Statement was read by Board Attorney.

There was a moment of silence and salute to the flag.

Public Portion

No one came forward

RESOLUTION NO. 2011-01

**RESOLUTION OF THE UNIFIED PLANNING/ZONING BOARD OF THE BOROUGH OF
ENGLISHTOWN ELECTING OFFICIALS FOR THE YEAR 2011**

NOMINATION FOR CHAIRMAN: Liz Canario

Nominated by: Rudy Rucker

Seconded by: Paul Robilotti

Roll call: Ayes: Klein, Rucker, Medeiros, Krawiec, Robilotti, Bien

Nays: None

Abstain: Canario

Absent: Stipple, Reynolds, Leonardis

NOMINATION FOR VICE-CHAIRMAN: Wayne Krawiec

Nominated by: Rudy Rucker

Seconded by: Paul Robilotti

Roll call: Ayes: Rucker, Canario, Klein, Medeiros, Robilotti, Bien

Nays: None

Abstain: Krawiec

Absent: Reynolds, Stipple, Leonardis

RESOLUTION 2010-02

**RESOLUTION OF THE UNIFIED PLANNING/ZONING BOARD OF ADJUSTMENT
OF THE BOROUGH OF ENGLISHTOWN APPOINTING. DANIEL H. GREEN
BOARD ATTORNEY FOR THE YEAR 2011**

Whereas, the Unified Planning/Zoning Board of Adjustment of the Borough Of Englishtown desires to retain an attorney to advise said board on legal matters and to perform such other legal Services as may be required by the board under and pursuant to law; and

Whereas, the Unified Planning/Zoning board of Adjustment may employ an attorney pursuant to N.J.S.A. 40:55d; and

Whereas, funds are available for this purpose; and

Whereas, the local public contracts law, N.J.S.A. 40A:11-20 et. Seq., requires that notice of a passage of the resolution of appointment be publicly advertised when professional services are engaged without competitive bidding.

Now, therefore, be it resolved by the Unified Planning/Zoning Board of Adjustment of the Borough Of Englishtown as follows:

1. That Daniel H. Green Esq., is appointed attorney for the term commencing January 26, 2011, and ending December 31, 2011.
2. That this appointment is made without competitive bidding because the appointment is of a member of a recognized profession, licensed and regulated by the state of New Jersey.
3. That the Chairperson and Secretary of the Board are authorized to execute a contract between and Board and the Attorney.
4. That the administrator of the board does the following:
 - a. Cause notice of the passage of this resolution to be published within 10 days of its passage in an official newspaper of the municipality.

- b. File a copy of this resolution, as well as a copy of the written contract between the board and attorney with the Clerk of the Borough of Englishtown.

Be it further resolved that this resolution be approved pending a receipt of contract referring to budgetary limitation from, Daniel H. Green, Esquire.

Offered by: Rudy Rucker

Seconded by: Ron Medieros

Roll Call: Ayes: Klein, Rucker, Kwariec, Canario, Medeiros, Bien, Robilotti

Nays: None

Absent: Stipple, Reynolds, Leonardis

Abstain: None

RESOLUTION NO. 2011-03

RESOLUTION OF THE UNIFIED PLANNING/ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF ENGLISHTOWN APPOINTING THOMAS HERITS P.E.P.L.S. AS BOARD ENGINEER FOR THE YEAR 2011

Whereas, the Unified Planning/Zoning Board of Adjustment of the Borough Of Englishtown desires to retain an engineer to advise said board on planning and engineering matters and to perform such other professional services as may be required by the board under and pursuant to law; and

Whereas, the Unified Planning/Zoning board of Adjustment may employ an engineer pursuant to N.J.S.A. 40:55D-24 et Seq.: and

Whereas, funds are available for this purpose; and

Whereas, the local public contracts law, N.J.S.A. 11-20 et. Seq., requires that notice of a passage of the resolution of appointment be publicly advertised when professional services are engaged without competitive bidding.

Now, therefore, be it resolved by the Unified Planning/Zoning Board of Adjustment of the Borough Of Englishtown as follows:

1. That Maser Consulting PA be and the same is appointed board engineer for the term commencing January 1, 2011, and ending December 31, 2011.
2. That this appointment is made without competitive bidding because the appointment is of a member of a recognized profession, licensed and regulated by the state of New Jersey.
3. That the Chairperson and Secretary of the Board are authorized to execute a contract between and Board and the Engineer.

4. That the administrator of the board does the following:

- a. Cause notice of the passage of this resolution to be published within 10 days of its passage in an official newspaper of the municipality.
- b. File a copy of this resolution, as well as a copy of the written contract between the board and engineer with the Clerk of the Borough of Englishtown.

Offered by: Paul Robilotti

Seconded by: Harvey Klein

Roll Call: Ayes: Klein, Robilotti, Rucker, Kwawiec, Medeiros, Canario, Bien

Nays: None

Absent: Stipple, Reynolds, Leonardis

Abstain: None

RESOLUTION NO. 2011-04

RESOLUTION APPOINTING CELIA HECHT AS ADMINISTRATIVE OFFICER AND SECRETARY OF THE UNIFIED PLANNING/ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF ENGLISHTOWN

Whereas, the Unified Planning Board/ Zoning Board of Adjustment of the Borough of Englishtown continues to experience a substantial increase in applications and inquiries; and

Whereas, the additional work load continues to require the assistance and attention of a pod secretarial staff of one and an administrative officer; and

Whereas, Celia Hecht has filled the position of recording secretary since May 2007, and is familiar with procedure.

Now, therefore, be it resolved that the Unified Planning/Zoning Board of the Borough of Englishtown, does hereby appoint Celia Hecht to the position of secretary and administrative officer; and

Be it further resolved that Celia Hecht be paid at the rate set by the governing body, payable bi-weekly; and

Be it further resolved that said appointment shall be effective January 1, 2011 and shall terminate December 31, 2011; and

Be it further resolved that a copy of the above resolution be forwarded to the Englishtown Borough Clerk, Treasurer and Finance Committee Chairperson.

Offered by: Harvey Klein

Seconded by: Ron Medeiros

Roll call: Ayes: Klein, Robilotti, Rucker, Krawiec, Medeiros, Canario, Bien
Nays: None
Absent: Reynolds, Stipple, Leonardis
Abstain: None

RESOLUTION NO. 2011-05

DESIGNATING OFFICIAL NEWSPAPERS FOR THE UNIFIED PLANNING/ZONING BOARD OF THE BOROUGH OF ENGLISHTOWN

Whereas, there exists a need to designate official newspapers for the Unified Planning/Zoning Board of the Borough of Englishtown to inform the general public; and

Whereas, the “Asbury Park Press” and the “News Transcript” have been used in the past because of their likelihood of informing the general public.

Now therefore, be it resolved, by the Unified Planning/Zoning Board of the Borough of Englishtown that the “Asbury Park Press and the “News Transcript” be the official publishers of all legal notices and publications concerning the Unified Planning/Zoning Board for the year 2011.

Be it further resolved that a certified copy of the above resolution be forwarded to the Clerk of the Borough of Englishtown.

Offered by: Harvey Klein
Seconded by: Ron Medeiros

Roll Call: Ayes: Klein, Medeiros, Rucker, Krawiec, Robilotti, Canario, Bien
Nays: None
Absent: Reynolds, Stipple, Leonardis
Abstain: None

RESOLUTION 2011-06

RESOLUTION OF THE UNIFIED PLANNING/ZONING BOARD OF THE BOROUGH OF THE ENGLISHTOWN ESTABLISHING MEETING DATES FOR THE YEAR 2010

Whereas, there is a need to establish meeting dates for the year 2011; and

Whereas, prior meeting dates were scheduled on the fourth Tuesday of every month, and

Now, therefore, be it resolved that the following meeting dates, being the fourth Tuesday of every month be scheduled for the year 2011;

January 25
February 22

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March 22
April 26
May 24
June 28
July 26
August 23
September 27
October 25
November 22
December 13 (second Tuesday of the Month)

Be it further resolved, that the above meetings will be held in the Municipal Building, 15 Main Street Englishtown, New Jersey.

Be it further resolved, that a certified copy of the above resolution be forwarded to the Clerk of the Borough of Englishtown.

Be it further resolved that notice of this resolution be published in an official newspaper of the Borough of Englishtown as required by law.

Offered by: Ron Medeiros
Seconded By: Liz Canario

Roll Call: Ayes: Klein, Medeiros, Rucker, Krawiec, Canario, Bien
Nays: Robilotti
Absent: Reynolds, Stipple, Leonardis
Abstain: None

Chairperson Liz Canario swears in Daniel Green, Tom Herits and Celia Hecht into their respective positions.

Application 2010-05 Stamford Square Site Plan Amendment Continued from December 2010 meeting

Alan Weitz is the attorney for Stamford Square- He calls Michael Weitz, one of the principals. He is still sworn in from the December Meeting.

Michael Weitz, then speaks about the playground. He shows the Planning Board 2 different types of equipment, the board takes a consensus and approves of play equipment used in Marlboro. They also took a consensus, and the old style park bench was approved.

Ron Medeiros commented that since the playground was near a parking lot there should be a fence around it. Mr. Weitz agreed to it.

It was agreed that the playground area will have (beside the play equipment):

2 Picnic tables with benches

4 Park benches

1 four foot Chain link vinyl clad fence enclosing the play area

Mr. Weitz spoke about the rain garden. It will be at least 20' by 7', will have a gravel walkway and two park benches.

Mr. Weitz speaks about the gym area. It was determined that it will start out with four pieces of equipment- 2 treadmills, 1 bike, 1 elliptical.

Motion to Approve Application 2010-05

Offered by: Harvey Klein

Seconded by: Liz Canario

Ayes: Klein, Medeiros, Rucker, Canario, Bien

Nays: none

Abstain: Robilotti, Krawiec

Absent: Reynolds, Stipple, Leonardis

Application 2011-01 21 Tennent Ave. Michael Carmichael- Use Variance

Michael Carmichael is sworn in. He would like to purchase 21 Tennent Ave. It is currently zoned Residential Medium Density, which allows a building to have one office and one apartment. He would like two businesses, both with almost no street traffic. Since there is no Engineer report, there is a continuance until February 22nd 2011.

Motion to Approve December 2010 Minutes

Offered: Rudy Rucker

Seconded: Wayne Krawiec

Ayes: Klein, Medeiros, Rucker, Krawiec, Robilotti, Bien

Nays: None

Abstain: Canario

Absent: Reynolds, Stipple, Leonardis

Public Portion - Non-Agenda Items

Offered: Harvey Klein

Seconded: Ron Medeiros

Ayes: Klein, Medeiros, Rucker, Krawiec, Robilotti, Canario

Nays: None

Abstain: None

Absent: Reynolds, Stipple, Leonardis

Closing Public Portion

Offered: Harvey Klein

Seconded: Ron Medeiros

Ayes: Klein, Medeiros, Canario, Rucker, Krawiec, Robilotti, Bien

Nays: None

Abstain: None

Absent: Reynolds, Stipple, Leonardis

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Meeting Adjourned at 9:05 p.m.

Offered: Harvey Klein

Seconded: Ron Medeiros

Ayes: Klein, Medeiros, Canario, Rucker, Krawiec, Robilotti, Bien

Nays: None

Abstain: None

Absent: Reynolds, Stipple, Leonardis

February 22, 2011
Minutes approved by Board