

applicant has no objection complying with any of the review comments subject to the decision on the street trees.

Mr. Ingram testified that the required front yard setback is 125 feet, the existing house is 4.3 feet and the proposed house will be 131.5 feet. The side yard requirements are 40 feet. Currently the setback is 49.6 and will go up to 55.2 feet. The rear yard is 75 feet. They don't really have a rear yard because of the paper street in the rear but the setback to the paper street is 182 feet. Each of the setback situations is being improved with the proposal.

Ms. Goldman said a front yard setback variance is also needed for the garage. A variance is also needed from the requirement to provide 1 acre of contiguous non-critical acreage since the entire lot has critical soils. Ms. Goldman asked about the right-of-way along Dutchtown-Harlingen and the additional 13.5 foot strip along the frontage. The Board may want to recommend to the Township Committee the vacation of the paper street at the rear of the lot.

Mr. Ingram said the prior deeds and surveys show the additional 13.5 feet. The existing driveway entrance is not being modified so they will not need a County permit. The fence located in the right-of-way will be removed.

Mr. Cline testified that the applicant agreed with the comments in his review. The applicant should take care not to crush anything underground and don't compact the septic.

Chairman DeRochi asked about the critical soils and if there are any special cautions associated with them. Mr. Cline said the ordinance defines the soil types that are considered critical and they are to remain undisturbed if at all possible. Mr. Ingram testified the septic will be a bit of a mounded system and there is some elevated water but it is all compliant with State code. The plan for the Somerset County Soil Conservation District has been prepared. They are the only agency that they need a permit from. There will be imported soil for the septic system. It may be possible they may need to export soil but it is likely the property will balance. The maximum amount of export would be 100 cubic yards.

Mr. Ingram said there is discussion about a drainage easement. Based on the language it will be difficult to plot. There is a bit of a difficulty if it is in the area where the conservation deed restriction is to be. The deed restricted conservation area will be determined to the satisfaction of the Board professionals and the applicant's professionals.

Chairman DeRochi opened the meeting to the public. There being no public comment the public hearing was unanimously closed.

A motion to approve the application subject to the conditions was made by Vice Chairman Smith and seconded by Mr. Kabis. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kabis, Smith, Wu, Sudol and Patel

Nays: None

IV. BOARD DISCUSSION

The Board discussed the vacation of Roosevelt Avenue. They requested Mr. Palmer send correspondence to the Township Engineering staff to look into the issue of vacating paper streets.

V. MINUTES

May 22, 2018 – Closed Session

A motion to approve the minutes was made by Mr. Fedun and seconded by Mr. Wu. The motion carried on the following roll call vote:

Ayes: DeRochi, Smith, Fedun, Kabis, Wu, Sudol and Patel

Nays: None

June 19, 2018 – Closed Session

A motion to approve the minutes was made by Mr. Kabis and seconded by Mr. Fedun. The motion carried on the following roll call vote:

Ayes: DeRochi, Smith, Fedun, Kabis, Woitach, Wu and Sudol

Nays: None

July 17, 2018 – Regular Meeting

A motion to approve the minutes was made by Mr. Fedun and seconded by Mr. Kabis. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kabis, Voitach, Wu and Sudol

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.