

**BOROUGH OF SPOTSWOOD PLANNING BOARD**  
**MINUTES - APRIL 5, 2016**

**CALL TO ORDER**

John Meyer called this meeting to order.

**NOTICE REQUIREMENT**

Mr. Meyer read the notice requirement for the Open Public Meetings Act.

**ROLL CALL**

**present:** John Meyer, Curtis Stollen, Dawn McDonald, Jose Rivera, James Farley, Rick Williamson, Bruce M. Koch, P.P., P.E. James Kinneally, Esq.

**absent:** Mayor Nicholas Polisenno, Mark Koppel, Robert McNutt, Charles McCook, Larry Kraemer, Kellen Decker, Daniel Auciello

**APPLICATIONS**

**Safwat Youssef**  
**17 Adirondack Avenue**  
**Block 65 Lots 13 & 14**

This application will not go forward this evening. The matter has been carried to June 14, 2016. The applicant will be required to re-notice the public.

**Big Sky Custom Homes**  
**Block 1.78 Lot 1**  
**95 Harris Street**

Robert Caruso (sworn in) gave testimony. He is the builder for the property, the contract purchaser and the sole proprietor of Big Sky Custom Homes. Discussion took place regarding the necessity for an attorney to be present to represent a corporation. The application was amended to be made on behalf of Robert Caruso, individually.

Mr. Caruso is seeking minor site plan approval for the construction of a single family home on the above lot. Harris Avenue does not extend to the full length of the property. Mr. Koch's March 31, 2016 report was discussed. Regarding Mr. Koch's completeness comments, Mr. Caruso advised that there are

no trees on the property to be removed and the applicant agrees to be bound by Borough ordinance with respect to the planting of trees. The Board agreed to waive the requirement of features within 100'; however, Mr. Stollen expressed concern that this a frequently requested waiver and the Board could actually utilize the information for better decision making. Zoning Officer Andy Mashanski was in the audience and indicated that he would consider the Board's request when deeming applications complete.

No bulk variances are required for this application. The applicant is now proposing a basement to be constructed. The applicant will request that his engineer recalculate storm water runoff proposals to determine for certain whether there is adequate capacity in the proposed seepage pit. Soil borings will be conducted.

#### **MINUTES - March 15, 2016**

These minutes were approved with a motion from Mr. Stollen, seconded by Mr. Rivera, and all eligible members agreed.

#### **VOUCHERS**

Bills were paid with a motion from Mr. Stollen, seconded by Ms. McDonald, and all agreed.

#### **MEMORIALIZATION**

**Joseph Lanza**  
**82 Harris Avenue**  
**Block 1.85 Lot 3.01**

The above resolution was circulated and a motion to approve was made by Mr. Stollen, seconded by Mr. Rivera and agreed to by all eligible members

#### **ADJOURNMENT**

There was no other business before the Board, and this meeting was adjourned.

Respectfully submitted,

Susan Milko

Planning Board Minutes

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Board Secretary