

**BOROUGH OF SPOTSWOOD**  
**77 Summerhill Road**  
**Spotswood, New Jersey**

**Planning Board**  
**February 15, 2022**  
**7:30 PM**

The regular meeting of the Planning Board of the Borough of Spotswood was called to order by Charles McCook at the Spotswood Municipal Building, 77 Summerhill Road, Spotswood, NJ.

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was properly given in the new schedule of meetings of the Spotswood Planning Board on December 9, 2021 and December 22, 2021. The new schedule was transmitted to The Home News Tribune; it was filed with the Clerk of the Borough of Spotswood and posted in the Spotswood Municipal Building, 77 Summerhill Road, Spotswood, NJ.

**The following Planning Board Members and Professionals were present at the meeting:**

Mayor Jackie Palmer, Business Administrator Ryan Michelson, Charles McCook, James Farley, Mark Koppel, Daniel Auciello, Dulce Branco-Rivera, Diane Charlesworth, Kim Heyer, Vincent Davis, Andrew Mashanski Zoning Officer and James Kinneally, Esq.

**The following Planning Board Members and Professionals were absent from the meeting:**

Councilman Larry Kraemer, Michael Lengel, William O’Bara (Borough Engineer), Ernie Feist (Borough Planner).

Mr. McCook announces that the reorganization meeting will take place at tonight’s meeting.

**REORGANIZATION**

Mr. Kinneally asked for nominations for Chairman. Ms. Branco-Rivera nominated Charles McCook, which as seconded by Mr. Koppel. There were no other nominations. All members present voted in favor.

Mr. McCook asked for nominations for Vice-Chairman. Ms. Branco-Rivera nominated Mark Koppel, which was seconded by Ms. Charlesworth. There were no further nominations for Vice Chairman. All members present voted in favor.

Ms. Branco-Rivera nominated Joanna Carlson for Board Secretary, which was seconded by Mr. McCook. There were no other nominations. All members present voted in favor.

There was no need for nominations for Board Engineer, Board Attorney and Board Planner due to the non-fair and open act.

**APPLICATIONS** – **Eric & Jacqueline Dobres**

**12 Drew Place**  
**Block 111.5, Lot 7&8**

**Bulk Variance**

Mr. & Mrs. Dobres are sworn in by Attorney Kinneally and give testimony. Mrs. Dobres states that they wish to bump out on their single family home. According to Mr. Dobres they wish to add 2 bedrooms and a small dining room with the addition. Mr. Dobres explains that he has two sons that are getting bigger and as of right now they share a tiny bunk bed room. He wishes to remain in the town and just expand the home that they are living in at this time. Mr. McCook asks if the bump out will be no taller than the existing structure and Mr. Dobres responds, “no”. He explains it will be straight up, one story, one height. Mr. McCook asks zoning officer Mr. Mashanski if the existing structure is non-conforming. Mr. Mashanski answers, “yes” that it is pre-existing and non-conforming and it appears to be that they are lining up with the existing home but since it is a new projection it does require a bulk variance. Mr. McCook also asks if this is a corner property and Mr. Mashanski states yes with two frontages which will require two

front setbacks one for Walker Ave and one for Drew Place since this is where their front door faces. Mr. Mashanski explains that with each street you will need a front setback. Mr. McCook thanks Mr. Mashanski for his clarification. Ms. Branco-Rivera asks if it is no wider than the house now? Ms. Dobres responds yes it will come straight out the back. Mr. Koppel asks about the setbacks but it is shown that the home itself shows the setback.

There are no other questions from present Board Members.

Mr. McCook asks if any Board members would like to make a motion to open to the public. Ms. Charlesworth makes a motion to open to the public. It is seconded by Ms. Branco-Rivera. All present board members are in agreement.

Since no one else from the public wishes to be heard Mr. McCook ask if anyone wishes to make a motion to close the public portion Ms. Charlesworth makes a motion to close the public portion which is seconded by Mr. McCook. All board members in attendance agree and the public portion of the meeting is then closed.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Ms. Palmer			X			
Mr. Michelson			X			
Mr. Kraemer						X
Mr. McCook			X			
Ms. Branco-Rivera			X			
Mr. Farley			X			
Mr. Koppel	X		X			
Ms. Charlesworth		X	X			
Ms. Heyer			X			
Mr. Davis			X			
Mr. Lengel						X

Mr. Kinneally advised Mr. & Mrs. Dobres that their application has been approved and that it will be memorialized at the next Planning Board Meeting, and a copy of the Resolution will be mailed to them.

**MINUTES – December 7, 2021**

The draft minutes of December 7, 2021 were reviewed by the Board. A motion to adopt was made by Mr. McCook, and seconded by Ms. Branco-Rivera. All present voted in favor, and the above minutes were approved.

**MEMORIALIZATION – Assad Mina & Janet Basellyous  
19 Samantha Drive  
Block 36.1, Lot 8**

The above resolution was circulated and a motion to approve was made by Mr. McCook, which was seconded by Ms. Branco-Rivera. A roll call vote was taken; all eligible members were in agreement.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Ms. Palmer			X			
Mr. Michelson			X			
Mr. Kraemer						X
Mr. McCook	X		X			
Ms. Branco-Rivera		X	X			
Mr. Farley			X			
Mr. Koppel					X	
Ms. Charlesworth					X	
Ms. Heyer			X			
Mr. Davis					X	
Mr. Lengel						X

**PAYMENT OF VOUCHERS**

There were no vouchers presented to Board members.

**PUBLIC COMMENT**

There were no public comments

**CORRESPONDENCE**

Prior to the meeting, members received copies of correspondence for their review and comment. Correspondence did not need acted on and was for informational purposes only.

**BOARD COMMENTS**

Mayor Palmer gives all present Board members an update on the redevelopment for the Schweitzer Property. She tells the present members that she has met with the purchasers and has seen potential drawing and they show a 647sqft light industrial warehouse. At our next meeting the Borough Planner Mr. Feist will present the board with a copy of the redevelopment after it is presented to Borough Council.

**ADJOURNMENT**

There being no further business before the Board, Mr. McCook asks any Board member would like to make motion to adjourn, Mr. Koppel makes a motion to adjourn and it was seconded by Ms. Charlesworth. All present were in favor, and the meeting was adjourned at 7:47 P.M.

**NEXT SCHEDULED MEETING**

March 1, 2022 at 7:30 P.M

Location: Court Room, 77 Summerhill Road, Spotswood, NJ

Respectfully submitted,

*Joanna Carlson*

Joanna Carlson  
Board Secretary

Approved at meeting held on:  
March 29, 2022