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Elk Township Combined Planning and Zoning Board

Regular Business Meeting

October 17, 2018

Minutes

Call to Order: meeting called to order at 7:30pm.

Roll Call:

Present: Bob Clark, Jay Hughes, Donna Nicholson, Ed Poisker, Richard Schmidt, Jeanne White

Absent: Matt Afflerbach, Frank Goss, Ed McKeever, Eugene Shoultz, Wayne Swanson (alt. 2)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairperson led the flag salute.

Approval of Minutes:

- July 18, 2018

Mr. Hughes moved to approve the minutes of July 18, 2018, Seconded by Mr. Clark.

With all other members in favor, *the motion was carried.*

Resolution(s): None

➤ **Old Business:**

➤ **New Business:**

- Aura Home Builders, LLC- Administrative Design Change request for 3 car garage curb cut for block 29.04, lot 11, 107 Cortland Blvd & block 29.04, lot 14, 101 Cortland Blvd. Application# AD-18-09

The applicant was represented by attorney, Vincent D'Elia.

Michael Canuso, Aura Home Builders LLC, applicant, was sworn in.

Mr. D'Elia explained the Board's Engineer advised the applicant to apply for an administrative design change to permit an additional curb cut to accommodate three car garages, specifically for lots 11 and 14 known as 101 Cortland Boulevard & 107 Cortland Boulevard. The subdivision plan typically shows a drawing for two car garages. The three (3) car garage option can only be offered on the larger lot in this development. He added, architectural drawings were provided to the board at the time of approval that included the 3 car garage option.

Chairwoman White asked how many lots in the development are large enough for the 3 car garage option. Mr. Canuso responded there are only a few. The two specific lots being requested and another lot own by Chiusano Builders in the Aura I section. He could not answer for Aura II section as he is not involved with that entity.

Board member Schmidt asked if it was possible to construct these home with the 2 car curb cut. Mr. Canuso responded it was possible to construct the homes with a narrow 2 car driveway but would be difficult to maneuver into the third drive isle, possibly driving over and damaging the sidewalk. Providing the additional curb cut would be safer and prevent possible sidewalk damage.

Board member Hughes inquired about a barrier that was removed in the model homes section of the development. Mr. Canuso explained the developer, "Aura Development Group LLC", is responsible for the barrier. Board Engineer commented the barrier should not be down and that there were conditions in the original approval pertaining to the removal of that barrier. Board Attorney Dale Taylor added, this item is not connected with the request before the board tonight. The barrier issue is not a Planning Board matter and should be addressed by Township Committee and the Municipal Engineer with the developer entity of "Aura Development Group, LLC".

Regarding the additional curb cut request, Board Engineer, Stan Bitgood, stated he was not opposed to the request for the two specific lots however he is not in favor of the entire development having this option. He added, additional curb cuts reduce on street parking availability, adds to impervious coverage and effects the landscaping plan on these lots.

Mr. Bitgood further explained the curbs have already been constructed and inspected under the current posted bond. Adding the additional curb cut will require additional inspection(s) (sidewalk, curbing & apron) which are not covered under the current bond.

Discussion followed. Mr. Canuso agreed to provide additional escrow for the two lots. The invoices are to be prepared for the entity of "Aura Home Builders," not the developer, "Aura Development Group."

Chairwoman White moved to grant the administrative design change request to permit the additional curb cut to accommodate 3 car garages on block 29.04, lot 11 and Block 29.04, lot 14 condition upon the additional escrow being provided to cover the required inspections. This escrow fee is in lieu of bonds being posted. Seconded by Mr. Clark.

Roll Call:

Voting in favor: Clark, Hughes, Nicholson, Poisker, Schmidt, White

Against: None

Abstain: None

6-0-0 Approved

➤ **General Public Portion**

Mr. Schmidt moved to open the general public portion, seconded by Mr. Hughes.

With all members in favor, *the motion was carried.*

Louis Schomber, 457 Ewan Road

Mr. Schomber directed his questions to the board engineer concerning the development, Valley del Sol, asking if a silt fence is required for grading work, if any changes to the basin were to go the board engineer and if the change to the corner lot in that development (to remove a portion of a berm) had the engineer's approval.

Board Engineer, Stan Bitgood, responded "yes" to the silt fence & basin. Regarding the corner lot, Mr. Bitgood explained a portion of the berm was removed at his request in order for the lot to drain properly into the basin per the original approved grading plan designed for that specific lot.

Mr. Hughes moved to close the general public portion, seconded by Mr. Schmidt. With all members in favor, *the motion was carried.*

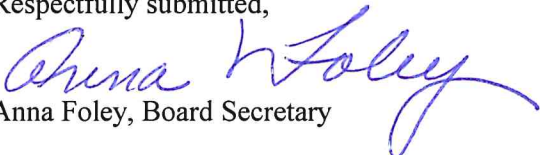
➤ **Correspondence:** None

➤ **Adjournment:**

Mr. Clark moved to adjourn, Seconded by Mr. Schmidt. With all members in favor, *the motion was carried.*

Adjournment time: 8:25 pm

Respectfully submitted,


Anna Foley, Board Secretary