

**MINUTES OF THE REGULAR MEETING OF
THE DOWNE TOWNSHIP COMBINED PLANNING BOARD
October 13, 2015**

The October meeting of the Downe Township Combined Planning Board was called to order at 7:00pm by Solicitor Frank DiDomenico and he read the Open Public Meeting Notice.

OPEN PUBLIC MEETING NOTICE: "Pursuant to the Open Public Meetings Act adequate notice of this meeting has been sent to the official newspaper and was posted on the Township Bulletin Board."

FLAG SALUTE:

ROLL CALL:

Members in attendance: Dennis Cook, Chairman Doug Cook, Brent Daly, Harry Levenknight, Nancy Hartem, Walter Kieba, Dave Raudenbush, John Gilligan

John Gilligan was sworn in.

APPROVAL OF MINUTES: September 8, 2015

Dave Raudenbush made a motion to approve the September 8, 2015 minutes. Brent Daly seconded the motion. A roll call vote was called and the motion passed unanimously. Dennis Cook and John Gilligan Abstained.

PRESENTATION OF BILLS FOR PAYMENT:

SOLICITOR: Edward Duffy-September Invoice:	Solicitorship 2015:	\$200.00
	Nocon Family LLC:	\$120.00

APPROVAL OF BILLS:

Walter Kieba made a motion to approve the legal fees as described in the invoices and vouchers submitted. Dave Raudenbush seconded the motion. A roll call vote was called and the motion passed unanimously. The bills were approved for payment. John Gilligan Abstained.

BOARD BUSINESS: None at this time.

NEW BUSINESS: NOCON FAMILY, LLC/ MINOR SUBDIVISION-BLOCK 49, LOTS 8 and 8.03, 66 and 690 MAIN STREET

Mr. Fralinger introduced himself to the board stating he is representing the applicant. Fralinger explained the minor subdivision in detail with a highlighted map. The applicant seeks to create two new lots, reconfigure lot 8.03, and add property to it. Fralinger explained to the board that all of the lots would be conforming to the R1 Zone. Fralinger explained that he received a letter from Dave Battistini and would like to go through the letter. Dave Battistini was sworn in. Mr. Battistini gave his completeness of report indicating he reviewed the application for the minor subdivision and submitted to the members his checklist for the subdivision. Battistini stated that everything with the application was complete. The minor things that were missing were the flood hazard areas, which will impact the development potential of the lot but does not have any ability to stop the board from subdividing this property. If the board can concur with the granting of a waiver, this subdivision plan can be deemed complete. Mr. Didomenico asked Mr. Battistini if that was a recommendation to be complete and Mr. Battistini answered yes. Dennis Cook asked if the board could hear from the applicant to share his thoughts for addressing the two permits. Kevin Nocon is sworn in. Mr. Fralinger asked Mr. Nocon what his relationship was to Nocon Family LLC, Nocon responded that he was a member of it. Fralinger stated that Mr. Cook had asked a question regarding flood hazard permitting as well as wetlands permitting on this particular parcel, have you received permitting on this in the past. Mr. Nocon responded Yes. Mr. Fralinger asked what he received permitting on in the past? Mr. Nocon responded on Lot 8 he received a septic assigned for a three bedroom home. Mr. Fralinger asked which area of the subdivision was that in? Mr. Nocon referred to the map. Mr. Fralinger asked if this is high ground area? Mr. Nocon responded yes. Mr. Fralinger asked what is surrounding the property? Mr. Nocon responded that there is a lake to the south of it (referred to map) and to the North of it is Route 553 and more property that he owns. Three homes that were recently built near the said property. Mr. Fralinger asked if it was high and dry area. Mr. Nocon responded Yes. Mr. Fralinger asked if Mr. Nocon understood if he wished to develop it those lands that there is a potential that he would have to obtain permitting. Mr. Nocon responded that he was very well aware of it. Mr. Didomenico explained what the board was going to make a motion on for a deemed complete subdivision plan. Dennis Cook made a motion for a recommendation of completeness. Nancy Hartem seconded. A roll call vote was called with all in favor. Mr. Battistini explained to the board that this is a by right subdivision and this is a very clean application. Mr. Fralinger informed the board that the Cumberland County Planning board has also approved this minor subdivision. Dave Raudenbush made a motion to accept the application for a Minor Subdivision for Block 49, Lots 8 and 8.03 by Nocon Family LLC. Brent Daly seconded the motion. A roll call vote was called.

Brent Daly	YES
Dennis Cook	YES
Nancy Hartem	YES
John Gilligan	YES
Walter Kieba	YES
Doug Cook	YES
Harry Levenknight	YES
David Raudenbush	YES

The motion carried and the minor subdivision was approved.

OLD BUSINESS: Planning Board Secretary Stefany Levenknight expressed to the board that the township committee has approved Resolution R-89-2015 for the Interlocal service agreement with the county to prepare a Masterplan reexamination report. The secretary then sent the said resolution to the county to be placed on there agenda which will be held this month.

OPEN MEETING TO PUBLIC:

Dave Raudenbush made a motion to open the meeting for Public Comment. The motion was seconded by Dennis Cook. A voice vote was called and the motion passed unanimously

There was no public comment

CLOSE MEETING TO PUBLIC:

Walter Kieba made a motion to close the meeting for Public Comment. The motion was seconded by Nancy Hartem. A voice vote was called and the motion passed unanimously.

NEXT SCHEDULED MEETING:

Doug Cook informed the members the next meeting will be on Tuesday, November 10, 2015.

ADJOURNMENT OF MEETING:

Dennis Cook made a motion to adjourn the meeting. The motion was seconded by Nancy Hartem. A voice vote was called and the motion passed unanimously.

Meeting adjourned,

Respectfully submitted,



Prepared by Stefany Levenknight
Planning Board Secretary