

**Borough of Newfield**  
**Planning/Zoning Board Meeting Minutes**  
**March 3, 2022 @ 7:00 pm**

Chairman Saccomanno calls the meeting to order

This meeting is being held in full compliance with the Open Public Meeting Law, PL 1975, Chapter 231.

Flag Salute

Roll Call – Chairman Saccomanno, Vice Chairman Craig, Mayor/Board Member Sullivan, Board Member Miller all present in person, along with Solicitor Ogozalek and Engineer Johnson and Board Members Ricci and George were via telephone attendance.

Board Member Page and Minarich were unavailable to attend this meeting.

Mayor Sullivan swore in Chairman Saccomanno for his three-year term.

Chairman Saccomanno swore in Vice Chairman Craig

**Chairman Saccomanno: Opened 115 Rena Street Subdivision**, requesting who was present on behalf of this matter. VIA Call in Robert Casella, Esq. At that time, the comments by the forward engineer required that our engineer do some modifications to the plan. Provide drainage and settlement control plan and grading and drainage plan which have been prepared, and they've been reviewed by the engineer.

Mr. Johnson, Borough Engineer - the client's engineers made all the necessary adjustments to the plan. did speak to Mr. Casella yesterday, we went over those revisions and they're all appropriately done. They were mostly drainage revisions. It was a couple little minor things that we're going to pick up on in the individual lot grading plans like a detail on a dry well. Construction he's going to put that on the grading plan, but everything else was addressed. There was one thing that made it from my report, usually on the underground drywall recharges, we ask that you put a gutter guard on the homes to keep leaves and debris from getting into the system and helps with long term maintenance so that you know should be added to the list. I did speak to Mr. Casella about that, that just makes the maintenance much easier. The other point was there's a need to be a deed notice on each of the lots that there is an underground dry well recharge that has to be maintained through different ownerships and there will be a maintenance plan will be forthcoming from they're their engineer and Mr. Casella I did find a sample. The notice that I can forward to you and a maintenance plan that I can forward to your engineer. We will take care of that and we'll work through that together, so that'll be on both deeds on both lots. They addressed the Swale that was required to protect the, you know, the home on the low

side of Hazel Ave. They did the plantings to make sure you know no one destroys the Swale in the future. Of course, they have to have a bond estimate for the site improvements, it'll probably just be a you know, safety and stabilize.

Chairman Saccomanno You're OK with adding that gutter protection to help with the maintenance, it's correct.

Mr. Johnson, Engineer, yes, I am chairman.

Mr. Casella, I'm familiar with these notices where these kind of dry well recharges are used and my client the applicant is willing to abide by that.

Chairman Saccomanno opened to the board for questions, there was no questions.

Mr. Johnson, Engineer - and the reason we had to, you know, have the dry walls and the swales because the excessive slope on the property. I mean, there's a 6 1/2-foot grade change one end to the other, and if you measure it to a low point, it's 12 feet in the back corner, so there's a significant grade change and the development. The runoff tends to build up.

Chairman Saccomanno opened this matter to the public, no one is present for this matter.

Board Member Scott Miller motioned to approve this subdivision, Board Member John George second the motion, all remaining members voted to approve.

**Chairman Saccomanno called the next item on the agenda, 3 Northeast Boulevard.**

Alfred Verderose, Esq. - here to represent 3 NE Blvd.

Solicitor Ogozalek - We don't have quorum tonight, the mayor and board and Mr. Miller, members of Council. We are short by two members, who unfortunately at the last minute could not make the meeting. So that being said, we will not be able to vote on the matter. We will not require a renote or publication.

**Chairman Saccomanno - 349 Catawba**

Solicitor Ogozalek - no notices or advertisement required as this is only an extension. Extension should be one year from the expiration date currently.

Vice Chairman Craig made a motion to approve this matter, Board Member Ryan Ricci second the motion and the remaining members agreed to approve.

**Chairman Saccomanno opened** the meeting to the public, Board Member Scott Miller made the motion and Vice Chairman Craig second the motion, all other member in a favor. - no one in the public. Chairman Saccomanno, I'd like to close the public.

Chairman Saccomanno - Next month I'm looking for a temporary Board secretary for the April 7<sup>th</sup>. If anyone on the board would like to volunteer send me an email so we know you're available to do it?

Chairman Saccomanno, - Andy Craig, myself, and the mayor had a meeting about application form review. We reviewed our current application forms that we're looking to redo to make them easier to read and he's going to get through and hopes of posting it to the website, that's our major goal to get into the website so people can download it, complete it and bring it towards the board for questions.

Chairman Saccomanno - There is education for everyone you have 18 months from the beginning of your term to do the NJPO online. Please notify the board secretary when you are ready to sign up for the course, it is about 5 hours and can be done via zoom and a Saturday. 0We have seven members.

Chairman Saccomanno - OK, well that concludes the meeting.

Vice Chairman Craig made a motion, Mayor Sullivan second the motion and the remaining members were all in favor.