

Borough of Dunellen
Planning Board
Meeting Minutes

December 22, 2022
Special Meeting

Call to Order & Statement of Compliance

Chairman Dornbierer called the meeting to order at 7:00 pm and read the Statement of Compliance adopted by the board January 2022.

Roll Call by Michael Collins

Present: Mayor Cilento, Tom D'Amico, Adam Gordon, Councilwoman Rios, Eric Walker, Chairman Roger Dornbierer, Christopher Brillante (Alternate), Robert Krause (Alternate)

Absent: Theresa Ratner, Barbara Seif

Michael Collins: Two alternates will be seated for tonight's application.

New Business

1. Docket # 22-200, Minor Subdivision, 142 Dunellen Avenue, Block 5 Lot 13, Waiver Hearing

Mr. Sullivan: Introduced himself. Stated he is representing the applicant, Charles Facciponti. Mr. Facciponti is the contract purchaser of a portion of block 13 lot 5 as shown on the subdivision plan. This is what we call a through lot which has frontage on Dunellen Avenue and First Street. We are looking to do a minor subdivision that is fully conforming with no variances required. Subdivide along the common rear lot line. Two lots would be fully conforming which will be located in the RA zone. The single-family home on Dunellen Avenue will stay there and Mr. Facciponti would like to build a new home on the First Street side. Sent a copy of restrictions to CME and Mr. Collins that was recorded in the County Clerks Office. Mundy property can never be a funeral home again. Must be used a single-family dwelling, that is the intent. Subdivision Plan by witness Steve Parker, Parker Engineering for a subdivision plan dated August 25, 2022. No trees to be removed. No easements that come up on record.

Mr. Dornbierer: Stated he would like to go through the waiver requests and go over the report from DMR. There are no objections on these waivers.

Mr. Hauben: No issues with the request for waivers.

Mr. Dornbierer: Deemed complete to proceed.

Mr. Collins swore in Mr. Parker.

Mr. Parker stated his qualifications. He was accepted by the board.

Mr. Parker: Described the site as it exists now and then the proposal to the board. Property itself is about a half-acre through lot. Part of the property that was unused was the frontage on First Street. No

changes to the house that was the funeral home. Only change will be the driveway that is currently there. Sheet number two shows a typical drawing of the conforming dwelling.

Mr. Sullivan: Received from Middlesex County Planning Board that is an exempt Subdivision. Wanted to go over the completeness section of the DMR report. Items 1 and 2 we will comply with.

Mr. Parker: Number 3, Leave all the fences that are there the way they are.

Mr. Sullivan: Number 4, Do not want to use the this new house as a home office, but if they plan to eventually do so they will comply. Number 6, recommending screening, Mr. Parker is not proposing screening because he doesn't think it is necessary.

Mr. Dornbierer: Leaving the screening to whomever purchases the property. No questions from the board on the DMR report.

Mr. Sullivan: Going over CME report that is dated November 8, 2022. Front yard setbacks are conforming.

Mr. Parker: Services are going to be proposed overhead not underground. Gas will be underground. Tree recommendations will be provided by the Shade Tree Commission, and they will agree to do so. Complying with number 6 as well, construction standards. Complying with 1-6 on page 2 of the CME report. Number 7 proposing roof draining out toward the street through splash box. Number 8 and 9 bedroom count per parking, 4 bedrooms with two and half parking stalls with garage and driveway. Meets the parking requirements. Item 10 leave driveway as it is will not be a funeral home. Comply with items 11- 17.

Mr. Sullivan: Exhibit A with today's date December 22, 2022. A copy of the restrictions that I referenced in today's opening.

Mr. Ploskanka: Nothing to discuss.

Mr. Krause: Question for Mr. Parker about the setbacks.

Mr. Parker: Stated the setbacks of the house and neighboring houses. We will meet all the requirements for the new home being built.

Mr. Dornbierer: No more questions from the board. Opened it up to the public for questions for Mr. Parker. There were none.

Mr. Collins: Explained Dunellens ordinance 89-4.

Mr. Parker: Went through all the conditions that they had an objection to. (Stated above in his response the CME report.)

Mr. Ploskanka: In regards to the dry wells, there will be an increase in runoff with the new dwelling. It wouldn't be uncommon for just the roof drains.

No comments from the board after Mr. Ploskanka spoke.

Mr. Dornbierer opened the floor up to members of the public to speak. No comments or questions. That portion of the meeting is closed.

Mr. Parker: Spoke about the screening and driveway exceptions from the DMR report.

Board members have no issues with no screening.

Mr. Krause: Spoke about the driveways existing and the new one to be cut.

Mr. Parker: Spoke about the construction and the new driveway being built.

Mr. Gordon: Asked about the driveways being shown on different parts of the drawings on different pages from the application and drawings.

Mr. Sullivan: Two separate driveways, common apron.

Mr. Dornbierer: Asked Mr. Facciponti to take a look around and have the home look like the others in the neighborhood structurally and to take a look at the garage doors.

Mr. Facciponti: Stated he built two homes nearby and he feels that they fit well within the neighborhood.

Mr Dornbierer:

<u>Approval of Application # 22-200</u>					
Name	Motion	Second	Yes	No	Abstain
Tom D'Amico		X	X		
Adam Gordon			X		
Eric Walker			X		
Mayor Cilento	X		X		
Councilwoman Rios			X		
Chairman Roger Dornbierer			X		
Christopher Brillante (Alt. 2)			X		
Robert Krause (Alt. 1)			X		

Approved: Yes

Mr. Krause: Made a comment about the homes in Dunellen.

Mayor Cilento: Going into the new year before we do the call to order can we do a pledge of allegiance. Thanked everyone for all they do for the town and the revitalization of the downtown and how each and everyone plays an important role in doing that.

Mr. Dornbierer: Opened the floor up to public comment. There being none, closed.

Motion to adjourn by Mayor Cilento and the second was Bob Krause.


Meeting ended at 7:32 pm.

The next regularly scheduled planning board meeting is January 23, 2023.

Minutes Approved: 2/27/2023



Roger Dornbierer, Chair



Cherron Rountree, Board
Secretary