

**PLANNING BOARD
MEETING
MINUTES
AUGUST 26, 2014**

**CALL TO
ORDER**

The meeting was called to order at 7:04 p.m.

FLAG SALUTE

The Board will then salute the flag.

ROLL CALL

On a call of the roll, the following Board Members and Officials should be present:

BOARD

Mr. Jeffrey Robinson, Chairman
Mr. William Hering, Vice-Chairman
Mr. Greg Hardoby, Mayor's Designee
Mr. Samson Steinman, Mayor
Mr. Thomas Caverly, Commissioner
Mr. William Davis, Jr., Commissioner
Mr. Salvatore Mione, Commissioner
Mr. Robert Simon, Commissioner
Ms. Joan Tapia, Commissioner
Mr. Richard Watkins, Commissioner
Mr. Joseph Velotti, 1st Alternate Commissioner
Mr. Alexander Shipley, 2nd Alternate Commissioner

- Absent from this meeting were Commissioners Hering, Caverly and Velotti
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MINUTES: Any necessary changes to the Planning Board minutes of June 24, 2014 shall be made at this time and approved by action of the Commissioners.

July Planning Board meeting was cancelled.

Motion: Commissioner Hardoby

Second: Commissioner Watkins

Yes: Commissioners Hardoby, Mione, Tapia, Watkins, Davis and Robinson

Abstain: Commissioners Simon and Shipley (Absent 6/24/14)

Absent: Commissioners Hering, Caverly and Velotti

Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record.

The following action took place: **Swearing in of professionals**

Chairman Robinson asked the Board attorney, John R. Pidgeon, Esq., if notices were in order for the application to be heard. Mr. Pidgeon stated that everything was in order with the exception of one notice to Mr. Lettini and United Water and the Board could hear this application tonight; provided Mr. DeNoia supply proof of those notices.

The application #01/14 – **Robert Puc, 2333 St. Georges Avenue, Block 255, Lot 40,**

Applicant is seeking minor subdivision with bulk “c” variance. Applicant is continuing application with revised plans as requested by the Planning Board Commissioner. This application was presented by John DeNoia, attorney for the applicant. Mr. DeNoia called upon Angelo J. Valetutto, professional Planner/ Engineer who was accepted by the Board as an expert in his fields. Mr. Valetutto explained to the Board the proposed house with variances to the Board. He also went over the Professional reports by the City Officials. James Housten, City Engineer, stated that the sewer connection should be connected into the Main not at the manhole. Comment was also made that the proposed house is on a “Dead End Street”. It’s very difficult for emergency vehicles to turn around. The Board can recommend to the City Council that “NO Parking” signs should be placed at the end of the Dead End. Chairman Robinson asked if the house could be made smaller to fit better on the property. It was stated that it could be made smaller but it would not be practical. Attorney DeNoia stated that the applicant could make it somewhat smaller by having only one car garage instead of the proposed two car garage. Commissioner Watkins stated that maybe a faux extension of Winfield Street might help.

Chairman Robinson opened the application to the Public.

Bill Spann, 2333 Winfield Street from lot 17 stated that the current proposal to lot 17 is 4 feet off property line; it’s about 10-11 feet from lot 17.

The front access should be through St. Georges Avenue. A new; better fence will be built. He stated that the fence that’s there now is working and keeping his children safe. He would like to see a gate; to deter the children from going near St. Georges Avenue. James Cole, 2303 Winfield Street, stated that he is opposed the granting the variance. He wanted to know; if it was not proper to build the house then; why now. Bill Spann came forward again to say the he is not against people moving into the neighborhood but not for this lot. It makes it very difficult to build there. He doesn’t want the variance granted. It’s unsafe for emergency vehicles. Chairman Robinson closed the Public portion.

John DeNoia asked for a 2 minute recess to discuss the concerns with the applicant. They came back to ask that the application be revised and come back to the Board on September 30, 2014 so the concerns could be addressed with a better proposal. Motion was made by Commissioner Simon for the applicant to re-visit with new revised plans and that the application will be carried to the September 30, 2014 meeting without further notice, except for the one missing from Mr. Lettini and United Water. He also stated that the revised plans should be in the office 10 days prior to this meeting. This motion was seconded by Commissioner Davis.

Motion: Commissioner Simon Second: Commissioner Davis

Yes: Commissioners Hardoby, Mione, Tapia, Watkins, Simon, Davis, Shipley and Robinson

Absent: Commissioners Hering, Caverly and Velotti

MINUTES CONTINUED:

OTHER BUSINESS:

1. Amended Redevelopment Plan for parts of Blocks 226, 227 and Block 228.

Elizabeth Leheny, City Planner, presented the Redevelopment Plan before the Board.
The following action from the Board took place:

**Resolution approving the proposed amendments to the Redevelopment Plan for
Parts of Blocks 226, 227 and 228**

Motion: Commissioner Simon Second: Commissioner Hardoby

**Yes: Commissioners Hardoby, Mione, Tapia, Watkins, Simon, Davis, Shipley and
Robinson**

Absent: Commissioners Hering, Caverly and Velotti

ADJOURN: There being no further business; adjourned at 8:26 pm.