

**PLANNING BOARD
MEETING
MINUTES**

SEPTEMBER 30, 2014

**CALL TO
ORDER**

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

FLAG SALUTE

The Board did 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, Davis and Robinson
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MINUTES: Any necessary changes to the Planning Board minutes of August 26, 2014 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Shipley Second: Commissioner Watkins

Yes: Commissioners Hardoby, Mione, Watkins, Simon, Shipley

Absent: Commissioners Hering, Davis and Robinson

Abstain: Commissioners Caverly, Tapia and Velotti

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Commissioner Robert Simon opened the meeting in the absence of Chairman Robinson and Vice-Chairman Hering. Commissioner Simon opened the meeting with the regulations and reading of the Agenda into the record. The following action took place:

Swearing in of professionals. The following application was presented in August and asked to provide more information to the Board. The following information occurred at the August 26, 2014 meeting of the Planning Board.

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’ 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.

John DeNoia, Esq, Attorney for the applicant, called upon Angelo Valetutto to further testify on behalf of the applicant with the changes that were made to the plans as requested by the Board. Mr. Valetutto stated that in his opinion, the revised plans were better for both City and the applicant. He stated that the proposed new house had been shifted back so that all of the houses on Winfield Street would be in alignment. He continued to state that the new house has a two-car garage and that as a result of the house being shifted back, the new footprint, using Winfield Street as the front yard, meets all setback requirements, except for the total side yard; that requirement cannot be met because of the shape of the property. Mr. Valetutto stated the driveway had been narrowed to minimize the impact on the neighbors on Winfield Street and that the orientation of the house and garage are now similar to the other houses on the same side of Winfield Street. Mr. Valetutto stated that regarding the parking; two cars can park in the garage and two in front of the garage; the applicant will satisfy the RSIS standards for parking.

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MINUTES CONTINUED:

Mr. Valetutto stated that the applicant will comply with all of the comments in the Bohler Engineering report.

Commissioner Simon opened the application to the public. James Cole, 2303 Winfield Street, stated that the recommendations were taken into consideration and requested that the Board consider these variances. Bill Spann, 2332 Winfield Street stated that he appreciated the change in the plans and asked if the fence will be installed as requested. He was told "yes".

Seeing no one else from the public come forward; the public portion was closed.

Commissioner Shipley made comment on the revised plans and stated that even though these plans were changed; he felt that the application was not appropriate for this location and should not go forward.

Motion for approval was made by Commissioner Watkins and seconded by Commissioner Mione.

Motion: Commissioner Watkins Second: Commissioner Mione

Yes: Commissioners Mione, Watkins and Simon

No: Commissioners Hardoby and Shipley

Absent: Commissioner Davis, Vice-Chairman Hering and Chairman Robinson

Ineligible to vote: Commissioners Tapia, Caverly and Velotti

ADJOURN: There being no further business; the meeting adjourned at 7:33 pm.