

MINUTES OF THE PLANNING BOARD FROM AUGUST 20, 2020

The ZOOM meeting was called to order at 7:02pm by Chairman Dean Doukakis.

Present: Dean Doukakis, Frank Ferrese, Kate Russo, Jennifer Bonaccorsi, Jaclyn Parisi, George Gionis, Mayor Houck, Kelly Santosusso, and Christopher Mrozinski.

Excused: Brian Shannon

Also Present: Emily Givens, Solicitor; Anthony DiRosa from Bach Engineering, and Suzanne Ritter, Secretary

Minutes: Minutes from the July 16, 2020 meeting were approved with the corrections noted from Frank Ferrese with a Motion by Jaclyn Parisi, Seconded by Frank Ferrese. All other members approved the minutes.

Resolutions:

**CS#20-5-1HP Perfect Press 202/208 W. Atlantic Avenue, B-29, L-2**

Motioned by Jaclyn Parisi; Seconded by Kate Russo to approve. All members approved the resolution.

**CS#20-7-1P Calvin A. Roberts 1645 W. High Street, B-95, L-10**

Motioned by Jaclyn Parisi; Seconded by Jennifer Bonaccorsi to approve. All members approved the resolution.

Other Business:

**Preliminary Need Investigation Report B-24, Lots 4-5**

Motioned by Frank Ferrese; Seconded by Kelly Santosusso to move hear this case at a special Planning Board Meeting on Thursday, September 10 at 7pm. All members approved this motion.

New Business:

**CS#20-8-2P Suzanne Balkey 1116 Prospect Ridge Blvd. B-69, L-9**

Suzanne Balkey was sworn into the record. Mrs. Balkey is the owner of the property at 1116 Prospect Ridge Blvd. Mrs. Balkey walked through the documentation presented in her application. No comments from the public. Motioned by Jeff Hanson; Seconded by Jaclyn Parisi to issue the certificate of non-conformity for this property. All members approved.

**CS#20-8-1P Sandi Merryfield 406 Lake Street, B-71, L-16**

Jaclyn Parisi excused herself from hearing and voting on this case. Sandi Merryfield and Joshua & Jamie Davidson were sworn into the record. Joshua and Jamie Davidson are the owners of the property on 1103 West High Street. Mrs. Merryfield would like to purchase 50 feet of the back portion of the property from the owners of 1103 West High Street. Mrs. Merryfield hired a lot surveyor for the property and those documents were reviewed. The Davidson's are under contract for the sale of their house. The potential new homeowners are aware of the section of land that is for sale to Mrs. Merryfield. Anthony DiRosa from Bach Engineering stepped through the review letter they completed for this property. Motion to deem the application as complete was made by Frank Ferrese; seconded by Kelly Santosusso. All members approved the motion.

Mrs. Merryfield wants to purchase 50 feet from 1103 West High Street in order to have a back yard.

Kam and Willard Pollard were sworn into the record. The Pollard's are under contract for the property at 1103 W. High Street. The Pollard's concern is to have a fence around the property and no easements on their property. Mrs. Merryfield said that they will be installing a 6-foot high fence. Robert and Kate Linnehan of 402 Lake Street were sworn into the record. The Linnehan's are in favor of the Merryfield's purchasing this parcel of land.

Summation: Minor Subdivision with preexisting nonconformities on the lot. Applications are adjusting the lot line.

Motioned by Frank Ferrese to approve the application granting a minor subdivision as well as the three minor subdivisions being sought; seconded by Kate Russo. All member approved the motion.

**CS#20-7-1HP 125 White Horse Pike, LLC**

Councilman Christopher Mrozinski and Mayor Houck abstained from voting on this case. Dr. Stacey Yondolli, Dr. Dan Kobikian were sworn into the record. The practice is being represented by Damien DelDuca. The first floor of the house will be occupied by the pediatric dentist business. There is a tenant on the second floor. The third floor is vacant. The second floor of the garage has a tenant who has been there for over 30 years.

Greg Fusco stated his qualifications for the board members. Mr. Fusco talked about the plans relating to the parking lot in the back of the building, lighting for the parking lot, the porte cochere area, storm water maintenance, landscaping and sign for the front of the building. They are proposing 2 parking spots in the garage and 19 parking spaces in the lot. The ordinance requires 35 spaces due to the square footage of the business.

Anthony Giorgio stated his qualifications for the board. Mr. Giorgio was accepted as a professional for the board. Mr. Giorgio talked about the addition to the back of the house as well as the changes being made to the front and side of the house.

Rose Fitzgerald from HPC was sworn into the meeting. Mrs. Fitzgerald stepped through the changes to the building from the July 30 HPC meeting.

Comments from the public: Bob Hunter from Second Avenue was present for this case. William Colarulo from Fourth Avenue was present for this case.

Motioned by Jaclyn Parisi to deem the application complete; Seconded by George Gionis. All members approved the motion.

Site plans with wavers and Bulk variances was motioned to approve by Jaclyn Parisi for a front yard setback where 40 is required and 26.3 is proposed and is existing, also the maximum lot coverage, the building coverage of 17.7 is proposed where 15 is required, the parking spots of 21 proposed where 35 are required with the stipulation that the 2<sup>nd</sup> floor tenant can have no more than 3 cars, the height of the two car garage, to permit of a two car garage, to permit 11 square foot standing sign where 10 is the maximum, permit a buffer strip of 2.3 feet where 5 feet is required, to permit a one way drive isle,

cartoon font on the sign instead of the serif font, amount of parking for the entire employees properties and work with Bach's office with buffering, lightening, landscaping and all other comments in Mr. Bach's August 13, 2020 letter. A waiver for lightening was included; Seconded by Kate Russo. All members approved the motion.

Motioned by Jeff Hanson; Seconded by Jaclyn Parisi to approve the HPC recommendations. All members approved the motion.

Use variance was motioned by Jeff Hanson to approve the apartment over the garage; Seconded by Jennifer Bonaccorsi. The vote was 6 to 1 in favor of the motion, Jaclyn Parisi voted no.

Motioned by Jaclyn Parisi; seconded by Kate Russo to adjourn at 10:24pm.