

MINUTES OF THE PLANNING BOARD FROM 4/18/24

The in person meeting was called to order at 7:01pm by Jeff Hanson.

Present: Jeff Hanson, Michael Madden, Kate Harron, Jennifer Bonaccorsi, John Schmidt, Michael Famular, Scott Schreiber and Brian Shannon

Excused: Mayor Houck, Dean Doukakis, and Lauren McCall

Also Present: Alena Hyatt; Solicitor, Suzanne Ritter; Secretary, Steve Bach; Planner/Engineer

The March 21, 2024 minutes were approved with a motion by John Schmidt; Seconded by Jennifer Bonaccorsi. All members present last month approved the minutes. Brian Shannon and Michael Madden abstained from voting.

Resolution:

CS#24-2-3P Una Voce, LLC, 414 White Horse Pike, B-37, L-8

Motioned by John Schmidt; Seconded by Jennifer Bonaccorsi to approve the resolution as written. All members who voted last month approved the resolution.

CS#24-2-1P Keith & Beth Borchers, 1009 Sycamore Street, B-70, L-19

Motioned by John Schmidt; Seconded by Kate Harron to approve the resolution as written. All members who voted last month approved the resolution.

CS#24-3-1P Casey & Daniel Huse, 1728 Sycamore Street, B-94, L-3

Motioned by Michael Famular; Seconded by Jennifer Bonaccorsi to approve the resolution as written. All members who voted last month approved the resolution.

CS#24-3-2P Sean Carney, 612 W. High Street, B-50, L-6

Motioned by Michael Famular; Seconded by Jennifer Bonaccorsi to approve the resolution as written. All members who voted last month approved the resolution.

CS#24-3-3P Crescendo Ventures, LLC, 121 Seventh Avenue, B-28, L-21

Motioned by Michael Famular; Seconded by John Schmidt to approve the resolution as written. All members who voted last month approved the resolution.

CS#24-3-4P Michael M. Carty, 27 Eighth Avenue, B-40, L-23

Motioned by Michael Famular; Seconded by Jennifer Bonaccorsi to approve the resolution as written. All members who voted last month approved the resolution.

New Business:

CS#24-4-4P William Kenney, 1944 S. Park Avenue, B-141, L-1 – pushed to May 16 meeting no further notice will be required.

CS#24-4-2P Andrew Tegeler, 318 Crest Avenue, B-13, L-9.01

Dominic Fehy representing applicant. Kurt Tegelar, applicant's father was sworn into the record.

The plan is to remove the landing and build a front porch on the property. Property is undersized for the zone. Property has a preexisting non-conforming side yard setback. 28 feet will be the requested setback on the front of the house.

April 12, 2024 Bach review letter was discussed. More than 500 square feet will be disturbed.

Applicant is amendable to all the comments in Bach's review letter.

No comments from the public.

Summation: C-1 hardship, side yard setback, aggregate side yard, impervious coverage

Motioned by Michael Madden; Seconded by Michael Famular to approve the application as submitted.

Vote of 7-0 to approve the motion. Motion passed.

CS#24-4-1P Alexa Ginervo,

Alexa Ginervo, the applicant was sworn into the record.

Mr. Bach discussed Bach Associates review letter of 4/12.

There are several pre-existing non-conforming conditions. No storm water mitigation is needed, rain barrels will be sufficient. No grading plan will be required. Mrs. Ginervo will comply with everything in Bach's review letter.

No comments from the public.

Summation: C-1 and C-2 bulk variance being sought; lot coverage, front yard setback, and side yard setback.

Motioned by Michael Madden; Seconded by Brian Shannon to approve the application as submitted.

Vote of 7-0 to approve the motion. Motion passed.

Adjournment: Motioned by Michael Madden; Seconded by Brian Shannon to adjourn at 7:32pm.