

PLANNING BOARD ZOOM MEETING 7/7/2020 – 7pm

As there were some technical issues the meeting was called to order at 7:15pm by Neil Hamilton, Chairman.

Attorney George D. McGill read the Sunshine Law in its entirety.

ROLL CALL:

Board Members Present:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

Board Members Absent:

Councilman Gregg Olivera, Barbara Ilaria (Mayor's Alternate)

Jennifer Beahm, Planner for the Borough addressed Ordinance No. 2321-20, this Ordinance pertains to the AR-2 Zone. She explained to the Board and audience the changes in the Ordinance and the reasons the changes needed to be made for the Zone. The purpose of this Zone is to provide for the development of a multi-family inclusionary development designed to assist the Borough in satisfying its combined Prior Round and Round 3 (1999-2025) Realistic Development Potential ("RDP") affordable housing obligation through construction of affordable units set aside for low and moderate income households. This Ordinance was introduced at the July 6, 2020 Council Meeting for a First Reading, the Ordinance will be approved on Second and Final Reading on July 20, 2020. This Ordinance is consistent with the Master Plan. The Mayor said it protects the Borough. Mark Apostolou made a motion that the Planning Board is in agreement with the Ordinance, seconded by John Burke.

Board Members Voting Yes:

Mayor Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

Approval of Minutes of June 16, 2020 – Robert Young made a motion to approve, seconded by Mark Apostolou, all in favor none opposed.

Approval of Vouchers – Robert Young made a motion to pay the vouchers, seconded by Greg Love

Board Members Voting to approve:

Mayor Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

RESOLUTION #18-2020 – Resolution finding Land Ordinance 2321-20 Advances Planning Objective of the Master Plan

Mark Apostolou made a motion to memorialize, seconded by John Burke.

Board Members Voting Yes:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

RESOLUTION #15-2020 – Saker/Winckowski – 157 South Street – Mark Apostolou made a motion to memorialize, seconded by John Muly, all in favor none opposed.

RESOLUTION #16-2020 – RALCO – 92, 94 Marcellus Avenue – Mark Apostolou made a motion to memorialize, seconded by Mark Larkin

Board Members Voting Yes:

Mayor Donovan, John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

APPLICATION #31-2019 – Vasilenko, Dave – 43 Taylor Avenue – This application will be carried to a time when it can be heard in an open public meeting.

APPLICATION #14-2020 – Suppa, Michael – 45 First Avenue – Block: 166 – Lot: 20 – Zone: R-2 – John Burke owns property within 200-feet so he had to recuse himself.

C. Keith Henderson is the attorney representing the applicants. George McGill accepted jurisdiction. There were two witnesses to be sworn in, Michael Suppa, owner/applicant and Edward O’Neil Jr., Architect for the project, also Al Yodakis, Board Engineer, Planner was sworn in. Mr. Henderson called Mr. Suppa to testify first. He and his wife acquired the property in 2010, it was originally a vacation home but as of 2018 is their full-time residence. They have two children ages 4 and 6 and also elderly parents who sometimes stay over. Next, Edward O’Neil, Licensed Architect and Planner since 1989 testified and his credentials were accepted by the Board. He explained how they tried to expand the existing building vertically but it was difficult if not possible. There is an existing garage on site and the applicant wishes to construct an addition between the garage and the single family dwelling, and construct a second and third floor addition over the existing garage footprint and other interior alterations and renovations. They went over Al’s report. Board members asking questions or making comments were Neil Hamilton, Robert Young, and Greg Love. The Architect, Mr. Neill answered questions and addressed comments. Board members did ask why not put a second story on the main house, Mr. Neill explained that there were a few reasons, one being the upstairs in the house has all the mechanicals, the second being a financial factor. It is really cost prohibitive. Planning Board members expressed concern about the intensity of building on the lot which is in their opinion too intense for the size of the property. There was concern that the size of the parcel of land is not conducive for expansion. George McGill and the Architect, Mr. O’Neill did not agree on certain issues.

Mark Apostolou made a motion to open the meeting to the public, seconded by John Muly, all in favor none opposed.

Public:

Michelle Kellner – 48 First Avenue – She lives right across the Street from the Suppa’s, they showed her the plans for their project and she is supportive of the application.

Jessica Burke – 4 Stockton Avenue – She lives right across the Street from Mike and Michelle and is fine with the application and they have her full support.

Andrew Esposito – 46 Second Avenue – They are a super family and he supports the application.

Keith Henderson gave his closing argument.

Mayor Donovan made a motion to approve the application, John Muly seconded the approval.

Board Members Voting to approve the application:

Mayor Donovan, John Muly, Mark Larkin

Board Members Voting to Deny:

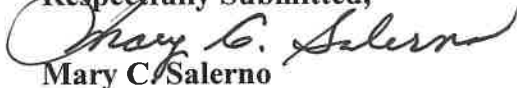
Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton

Keith Henderson asked the Board if they would carry this application to make changes, George McGill said that as the Board voted the application could not be carried, they would have to file a new application with different requests.

Mark Apostolou made a motion to cancel the July 21, 2020 Second meeting, seconded by Robert Young, all in favor none opposed.

Mark Apostolou made a motion to close the meeting, seconded by John Muly, all in favor none opposed.

Respectfully Submitted,



Mary C. Salerno

Planning Board Secretary