
Art Adelman, Chairman
John Delano
Christopher Carthy
Guy Mezzancello

Steve Sauro

Adam R. Kaufman, AICP
Director of Planning

Joseph Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

Roland Baroni, Esq. Town
Counsel
Stephens, Baroni, Reilly &
Lewis, LLP

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES:

November 4, 2013

Mr. Delano made a motion to approve the May 20, 2013 minutes, as amended. It was seconded by Mr. Mezzancello and approved with four Ayes.

PUBLIC HEARING:

NIKIC

12 Terrace Circle

Section 100.02, Block 1, Lot 51

Michael Stein, PE Hudson Engineering,

Construction of a new 8,203 square-foot single-family home.

Discussion

Consideration of resolution of approval

[Mr. Delano recused himself from participating in a discussion of this project]

The Planning Board opened the public hearing. The Applicant made a presentation of the project to the public. Frederick Turner, representing the direct neighbors, made a presentation objecting to the proposed house development. Mr. Turner requested additional time to review the proposal. Mr. Turner expressed that he would like further consideration of the Town Planner's recommendation to investigate whether the house can be relocated to a location further away from the adjacent neighbor.

After due discussion, Mr. Carthy made a motion to adjourn the public hearing until December 9, 2013. It was seconded by Mr. Mezzancello and approved with three Ayes.

CONTINUING BUSINESS:

AMEC CONSTRUCTION, LLC

2 Bates Lane

Section 102.04, Block 1 Lots 19

Sy Gruza, Cuddy & Fedder

Discussion regarding administrative wetland permit

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

Mr Gruza, representing the Applicant, indicated that the Planning Department can't make recommendations with respect to the Application relating to a Justice Court stipulation. The Town Attorney indicated that the stipulation may need to be amended as it is "unusual" that the Director of Planning would be prohibited from performing his duties. Mr. Gruza stated that Mr. Kaufman was well aware of the prohibition regarding what the Director of Planning can recommend to the Planning Board. Mr. Kaufman indicated that he did not recall the Court sanctioned restrictions upon his communications with the Planning Board. Mr. Gruza stated that now the site plan review process has been "tainted" by the Director of Planning's comments.

The Town Attorney stated that he disagreed with the Applicant.

The Planning Board noted that the construction of the walls/bins requires site plan approval by the Planning Board. The Applicant indicated that they will attempt to satisfy the Planning Board and return for further discussion.

758 NORTH BROADWAY

758 North Broadway

Section 122.16, Block 3 Lots 12

Duk Gyoo Lee, TL Engineering PC

Interior alteration for new nail salon with parking plan

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

The Planning Board expressed that the proposed improvements to the property will be a benefit to the community.

The Director of Planning noted that the Applicant is required to obtain a variance from the Zoning Board of Appeals for the proposed compact spaces. In addition, it was noted that the proposed building changes are required to be approved by the Architectural Review Board.

After due discussion, Mr. Carthy made a motion to positively recommend that the Zoning Board of Appeals give consideration to issuing the requested compact space variance. It was seconded by Mr. Delano and approved with four Ayes.

The Applicant was directed to return to Planning Board for a public hearing.

GORDON

257 East Middle Patent Road

Section 88.04, Block 1 Lot 13

Mark B. Borteck, Attorney at Law

Dennis Lowes, Ralph MacDonald Company

Proposed in-ground swimming pool

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

The Planning Board indicated that the proposed development appears to be acceptable.

Meeting adjourned at 8:44 p.m.