

Meeting was called to order at 6:30 p.m. by Mr. Torres
Pledge to the flag

Roll Call:

Present: Mr. Agliata, Mrs. Weisman, Mr. Brown, Mr. VanWoeart, Pastor Torres, Ms. Guilano, Mr. Dupont, Mr. Jardim, Esq., Ms. Curran

Absent: Councilman Diaz, Mrs. Bialowarczuk, Ms. Walker- Skinner, Mr. Janjua

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.
Minutes approved from April 18, 2018.

Memorialized Resolution:

PB-94-008 J.L.J Associates

801 Roosevelt Avenue

Block: 2903 Lot: 1

Administrative Approval

PB-94-008 postponed until the next regularly scheduled Planning Board meeting: June 20, 2018

Hearing:

PB-18-006 Butter Construction and Engineering

64 Edgar Street

Block 6204 Lots: 13

Subdivision

Present: Walter Abrams, Esq., Paul Fletcher

All present to represent PB-18-006 were accepted by the present board and sworn in by Mr. Jardim. Mr. Fletcher provided an overview of the board case which proposed to demolish the present structure with intentions to subdivide the existing lot and build two one-family structures, one on each subdivided lot.

Mr. Fletcher, engineer and planner, explained that two variances were requested per lot. Both lots would require a width variance if passed by the board. The minimum lot area would not be met but the subdivision would meet all setback requirements and proper parking spaces. Mr. Fletcher stated that the positives would outweigh the detriments with the addition of two single family houses by demolishing the existing aged structure.

Mr. Fletcher agreed to submit sanitary calculations for the proposed houses for approval. Presented to the board was a tax map of the surrounding area of the proposed subdivision marked as A-1. As explained by Mr. Fletcher in a 200 ft radius 53% of existing houses are nonconforming and 62% are nonconforming in a 300 ft radius. As stated previously, the subdivision would not cause substantial detriments to the area and will provide adequate air, light and open space.

Motion to the public was made by Mr. Agliata, no public testimony. Motion was made by Mr. Agliata and seconded by Mr. Brown and carried with a voice vote of seven. No one opposed.

Motion to adjourn by Mr. Agliata and seconded by Mr. Torres, meeting adjourned at 7 p.m.

Next Regular Meeting Wednesday, June 20 2018

Respectfully Submitted
Lauren S. Curran
Clerk, Planning Board