

Meeting was called to order at 6:30 p.m. by Mr. Agliata

Pledge to the flag

Roll Call:

Present: Mr. Agliata, Mrs. Weissman, Ms. Walker- Skinner, Councilman Diaz, Ms. Guiliano Mr. Brown, Mr. Brown, Mrs. Bialowarczuk, Pastor Carlos Torres, Mr. Jardim Esq., Mr. Dupont, Ms. Curran

Absent: Mr. Janjua, Mr. VanWoeart

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

Hearing:

- PB-19-04 Hampshire Ventures, LLC

200 Federal Blvd.

Block: 2801 Lot: 2 & 3

Subdivision, preliminary and final site plan

Present: Bob Smith, Attorney

- PB-19-05 Hampshire Ventures, LLC

700 Blair Rd.

Block: 2801 Lot: 1

Subdivision, preliminary and final site plan

Present: Bob Smith, Attorney

Mr. Smith stated that the applicant and the Borough had finalized the redevelopment agreement and he felt prepared for to vote on the final site plan portion of the application.

Motion was made to the public by Chairman Agliata, no public statement.

Motion to approve by Weissman and seconded by Torres carried with a voice vote of eight

PB-19-03 MIA Investments

12 Lexington

Block: 5204 Lot: 2

Minor Subdivision

Present: John Spoganetz, Attorney; Paul Fletcher, Engineer; Sukwinder Singh, Applicant.

All present to represent PB-19-03 sworn in and accepted by present board members. Mr.

Fletcher states the applicant proposes to demolish the existing structure on lot 2 and subdivide it to construct two homes on each lot. A density variance is being requested as well as two bulk variances on each lot. Mr. Fletcher acknowledges Mr. DuPont's review letter. Mr. Fletcher presented a color coated tax map of surrounding properties, marked as A1. Mr. Fletcher stated that the variances requested would be considered a C2 also known as a hardship variance.

One house proposed would face Holmes Street, each structure would be a four bedroom dwellings. Mr. Jardim questioned why the C2 variance was being requested as a hardship since one conforming lot would be subdivided into two non-conforming lots. Councilman Diaz voiced concern over parking. Mr. DuPont questioned the total number of bedrooms proposed in each house. Mr. Singh stated that the existing structure has four bedrooms. Mr. DuPont stated that converting an existing lot into two non-conforming lots was concerning. Councilman

Diaz voiced concern of the size of the houses and number of bedrooms. Mr. Spoganetz requested to adjourn the meeting and come back to the board at a later date and time.

PB-19-06 HWSA LLC

18 Sharot Street

Block: 5705 Lot: 21

Present: Jim Clarkin, Attorney; Paul Fletcher, Engineer/Planner

All present to represent PB-19-03 sworn in and accepted by present board members. The application proposes to construct a single family home on an existing undersized lot. There was a two family dwelling at one time constructed in 1910 and has since been demolished. The proposed structure is a two story home with three bedrooms. The lot is undersized due to a portion being used during the construction of Industrial Road. The site is presently vacant with no standing structure. Mr. Fletcher stated the applicant is proposing a single family home with an enclosed garage. The applicant would repair existing curbing and sidewalk in front of the property with an addition of a street tree. There would be a six foot high fence in the rear yard. Mr. Fletcher stated that the applicant will comply with Mr. DuPont's review letter. Mr. Fletcher stated that the proposed structure will not negatively affect the light, air and open space of the community while preserving the neighborhoods residential character. Mr. Fletcher presented a color coated tax map of surrounding properties, marked as A1. Mr. DuPont mentioned the existing neighboring home in lot 20 and voiced concern of keeping that property intact.

Motion was made to the public by Chairman Agliata.

Residents from 16 Sharot Street voiced concerns of the negative effect of a house being built so close to theirs as well as parking efficiency. It was reiterated that the applicant meets all standard RSIS parking requirements.

Motion to approve by Agliata and seconded by Torres carried with a voice vote of eight

Motion to adjourn and seconded. Meeting adjourned.

Next Regular Meeting Wednesday December 18, 2019

Respectfully Submitted
Lauren S. Curran
Clerk, Planning Board