

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

Pledge to the flag

Roll Call:

Present: Mr. Agliata, Councilman Diaz, Mr. Janjua, Mr. Brown, Pastor Torres, Mr. VanWoeart, Ms. Guiliano, Mr. Dupont, Mrs. Weissman, Mr. Jardim, Esq., Ms. Curran

Absent: Ms. Walker- Skinner, Mrs. Bialowarczuk

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

Minutes approved from September 19, 2018.

Memorialized Resolution:

PB-18-11 Sukhdev S. Saran

2 Pierce Street

Block: 4601 Lot: 5

Subdivision

Hearing:

PB-18-13 Butter Construction

22 Larch Street

Block: 7209 Lot: 13

Minor Subdivision

Present: Jim Clarkin III, Attorney; Paul Fletcher, Engineer & Planner; Mr. Butter, Applicant

All present sworn in for the PB-18-13. Mr. Clarkin requested to carry the board case to the December meeting as the applicant requested more time to finalize the plans before presented to the board. As per the present board members and Mr. Jardim the notices are to be carried without further notice to the following meeting.

PB-18-16 Butter Construction

16 John Street

Block: 5505 Lot: 9

Minor Site Plan

Present: Jim Clarkin III, Attorney; Paul Fletcher, Engineer & Planner; Mr. Butter, Applicant

All present sworn in for the PB-18-16. Mr. Fletcher stated the plans presented to the board were made under his supervision. An existing garage is present on the property with the proposal of demolishing and building a single family home by the applicant. A three bedroom two story single family home slab on grade with no basement is proposed for the plat of land. The existing garage is nonconforming structure use and the construction of the new home would benefit the housing stock of the municipality resulting in a positive impact. No detriments as per Fletcher will impact the community with the proposed construction; light, air or open space will not be compromised with the construction.

Motion was made to by Mr. Agliata and seconded by Ms. Weissman and carried with a voice vote of nine. No one opposed.

PB-18-12 Butter Construction

82 Post Blvd.

Block: 1106 Lot: 1

Minor Subdivision

Present: Jim Clarkin III, Attorney; Paul Fletcher, Engineer & Planner; Mr. Butter, Applicant

All present sworn in for the PB-18-12. Mr. Fletcher stated the plans presented to the board were made under his supervision. The applicant is requesting to subdivide the lot with an existing one story ranch and construct a two story single family home on each lot. The proposed two homes will connect to the existing sanitary sewer system on Post Blvd. The subdivision would create similar lots in character to surrounding area. The lots would not contribute any detriment to light, air, space or public safety as per Fletcher's experience. The subdivision would preserve the density of neighborhood as well as contribute towards the rehabilitation of the Borough's housing stock. New sets of plans were requested to include the variance request for the height of the proposed dwellings. The basement height was discussed and agreed to be a maximum height of 6'11 by the applicant.

Motion was made open to the public by Mr. Agliata; resident from 80 Post Blvd who voiced concern of construction during school hours and an excess of traffic. Motion was made to approve by Mr. Agliata and seconded by Pastor Torres carried with a voice vote of nine. No one opposed.

PB-18-15 Butter Construction

136 Dorothy Street

Block: 1601 Lot: 2

Minor Subdivision

Present: Jim Clarkin III, Attorney; Paul Fletcher, Engineer & Planner; Mr. Butter, Applicant

All present sworn in for the PB-18-15. Mr. Fletcher stated the plans presented to the board were made under his supervision. The applicant proposed to demolish and remove the existing structure and subdivide the lot to build two single family homes; one on each lot. Lot area and width variances are being requested for the application of subdivision. To justify, Fletcher categorizes the variance as a "C", as the lot is the second largest lot in the neighborhood, the requested subdivision will create a similar lot size and depth to surrounding lots. Light, air and open space will not be compromised as a result of the lot division. The benefits outweigh the detriments as per Fletcher's opinion. The basement was a point of discussion and the applicant agreed to remove the basement of each proposed dwellings building; each structure will be constructed slab on grade. A new submission of architectural plans were agreed upon to include the elimination of the basement.

Motion was made open to the public by Mr. Agliata; Jessica Rivera, resident, inquired regarding the time frame and schedule of the construction, no objection. Motion was made to approve by Mr. Torres and seconded by Ms. Weissman carried with a voice vote of nine. No one opposed.

PB-18-14 Roosevelt Investments

606 & 612 Roosevelt Avenue

Block: 5904 Lot: 13 & 14

Site Plan

Present: Jim Clarkin III, Attorney; Paul Fletcher, Engineer & Planner; Mr. Butter, Applicant

All present sworn in for the PB-18-14. Mr. Fletcher stated the plans presented to the board were made under his supervision. As per Mr. Clarkin the application requires no variances, the applicant proposes to construct four three-story town house buildings. The application proposes two driveway accesses located directly on Roosevelt Avenue. As stated by Mr. Clarkin, the application is straight forward and would not negatively affect the area.

Motion was made to by Mr. Agliata and seconded by Ms. Weissman and carried with a voice vote of six. No one opposed.

PB-18-06 Butter Construction

64 Edgar Street

Block: 6204 Lot: 13

Extension

An extension was request by the applicant.

Motion was made to by Mr. Agliata and seconded by Mr. Diaz and carried with a voice vote of six. No one opposed.

Motion to adjourn by Mr. Agliata and seconded by Mr. Brown, meeting adjourned at 8:00 p.m.

Next Regular Meeting Wednesday, December 12 2018

Respectfully Submitted
Lauren S. Curran
Clerk, Planning Board