

Meeting was called to order by Mr. James Jr. 6:35 p.m.

Pledge to the flag

Present: Mr. James, Mr. Black, Ms. Helly, Mr. Banko, Mr. O'Connor, Mr. Hernandez, Mr. Jardim, Mr. DuPont, Ms. Curran

Absent:

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

Minutes approved from *February 19, 2019*

Memorialized Resolutions:

ZB-19-01 T-Mobile Northeast LLC

2500 Blair Road

Block: 2802 Lot: 6

Interpretation

ZB-19-04 Butter Construction

109 Edgar Street

Block: 6102 Lot: 11

Variance Plan

Hearing:

ZB-19-03 McDonalds Corp

835 Roosevelt Avenue

Block: 2902 Lot: 3

Preliminary & Final Site Plan

Present: Michael Miceli, Attorney; Timothy Aguilar, Engineer; John Mozelli, Planner

All present to represent board case ZB-19-03 were sworn in and accepted by present board. The site is located in the HB highway commercial zone. A McDonalds is currently on site, the plans would include site upgrades and exterior improvements. With the upgrades and improvements the sidewalks will be upgraded for ADA compliance. Mr. Aguilar presented an aerial of the site to the board, marked at A1. The proposed improvements include exterior façade renovations, interior renovations, and limited site improvements. The existing signs will be replaced with modern signage to create a streamline appearance. The existing menu board in the drive-thru will be replaced with electronic signage that will allow for menu changes throughout the day. Mr. Aguilar discussed the exterior elevations; the new façade will be more streamlined using multiple materials such as stucco and brick. The interior will be remodeled to have a café appearance. Generally the improvements are scheduled to keep either the store or driveway open to prevent closures. Mr. Mozeli stated the application will positively affect the area through general appearance with the proposed renovations improving the overall site. Mr. Mozeli stated the benefits outweigh the detriments of the relief requested. As per Mr. Mozeli's experience he stated the site is suitable and can accommodate the proposed plans. Motion was made to the public, no public present. Motion was made by Mr. Black to approve and seconded by Mr. O'Connor and carried with a voice vote of six. No one opposed.

Motion was made to adjourn by Mr. James, all in favor.

Next Regular Meeting Tuesday April 16, 2019

Respectfully submitted

Lauren S. Curran, Zoning Board of Adjustment