

MINUTES OF THE PLANNING BOARD MEETING
Monday, February 22, 2016

Present:

Chairman Wagenbach	Ms. Mandelbaum
Vice Chair Anderson (AE)	Mr. Naidu
Mr. Brinkerhoff	Ms. Balson Alvarez
Mr. Matias	Mr. Drummond
Mr. Zucker	Mr. Giangiulio
Clifford Gibbons, Board Attorney	
Secretary Binetti	

Notice of Meeting

Chairman Wagenbach called the meeting to order at 7:30 p.m. and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act."

Minutes from the previous meeting were discussed to which there were two comments regarding specific wording of phrases.

Resolution 25 Deforest Avenue

The resolution pertaining to 25 Deforest Avenue was discussed. Several comments were made regarding the direction of the next steps, how the property would pertain to Gateway I, the charge of the potential committee to either re-zone or amend existing zone. The resolution was voted upon, roll call was taken and the resolution was approved.

Public Hearing

4-6 Ashwood Avenue

The applicant's attorney presented a request by the applicant to approve an extension of time to perfect the subdivision. The attorney, Ms. Taylor, provided insight as to why the requirements had not been met and what the next steps would be. The applicant, Mr. DaSilva, provided some insight as to the reason why the work had not commenced. The report provided by Christa Anderson, Zoning Officer, was discussed in relation to how the process must proceed in relation to the division of the property. Further discussions progressed regarding the types of restrictions that should be imposed upon the applicant to ensure that progress is made and it was agreed that the permits for both properties were to be submitted simultaneously within 60 days of the memorialization of the resolution. Roll call was taken and the request was approved.

12 Kent Place Boulevard

The applicant's attorney explained the request and provided a survey of the property to the Board. The Applicant was questioned by their attorney, Bart Sheehan, in regard to the purpose of the request. Questions were posed regarding employee parking and trash pickup. Comments were made from one member of the audience regarding the lack of parking in the area. Conditions of the approval are to be that two allotted spaces are for occupants of the property only and not customers and that those spaces are to be signed. Roll call was taken and the application was approved.

603 Springfield Avenue – Euro Summit

The applicant's attorney explained the history of the application and its different iterations and how the design has progressed to the current form. The attorney, Bart Sheehan, stated that the applicant would be willing to remove the garage from the proposal as a condition of approval. The applicant, Mr. George Paras, was sworn in and questioned by Mr. Sheehan and the board. Questions were posed regarding the garage, the tree along the west side of the driveway and the overall makeup of the current plan. A member of the public questioned Mr. Paras

regarding the same tree along the driveway and regarding neighboring property values. Another member of the public questioned the use of a multi-family structure adjacent to single family structures.

Mr. Nick Tsapatsaris, the applicant's engineer and architect, was sworn in and questioned by Mr. Sheehan and the Board. Mr. Tsapatsaris explained the entire set of plans going sheet by sheet to demonstrate how the project has been reduced in size and scope. The applicant agreed that, during permit submission, a registered Landscape Architect would be hired to provide a more in-depth landscape plan. Mr. Sheehan reviewed all of the comments made by the Board professionals to make sure they were addressed.

Comments were made by the board in relation to the tree, unit density, parking density, parking structure and driveway location.

Additional comments from the public were made and the board entered into discussion regarding the details of the request and how it relates to the zone. Roll call was taken and the application was approved.

Respectfully submitted,

Gina Binetti
Planning Board Secretary