

**CITY OF SUMMIT
PLANNING BOARD MINUTES
Monday, February 24, 2020**

Present

Chairman Anderson	Mr. Zucker
Vice Chairman Brinkerhoff	Mr. Parella
Ms. Balson-Alvarez	Mr. Fiore, 1 st Alternate
Mr. Drummond	Mr. Formichelli 2 nd Alternate
Councilmember Little	Mr. Warner, Bd. Attorney
Mr. DiLauri	Mr. Nicola, Bd. Secretary
Ms. McNeil	

Notice of Meeting

Chairman Anderson called the meeting to order at 7:30 PM and stated that adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act.”

Flag Salute

Approval of Minutes

Chairman Anderson asked if the Board had comments relating to the minutes from January 27, 2020. Seeing none, Vice Chairman Brinkerhoff moved approval of the minutes and Councilmember Little seconded. All were in favor and none were opposed.

Prod Zone

Mr. James G. Webber and Samantha T. Alfonso of Dempsey, Dempsey & Sheehan explained to the Board that the proposed language is a clarification to the existing ordinance to allow Bristol-Myers Squibb (BMS) to produce the CAR-T therapy for distribution to actual patients. Chairman Anderson asked if the Board members had any questions regarding the proposed clarification. Mr. DiLauri asked if there was opportunity for the CAR-T therapy to be mass produced. Mr. Loren Waggner of BMS stated that the company has programs in flight, however they are not ready for mass production at this time. Ms. Alfonso stated that while the current ordinance does not prevent BMS from operating, they would like to separate section E.

Public Hearing

Cardone Contrating Inc.
83 Maple Street
BL: 3202 L: 2
PB-19-251 – Minor subdivision with (c) – variance for lot width

Mr. James G. Webber and Samantha T. Alfonso of Dempsey, Dempsey & Sheehan represented the applicant. The applicant is requesting minor subdivision approval with a (c) – variance for lot width. Mr. Webber stated that 83 Maple is at the forefront of the neighborhood, and the proposal calls for subdivision of the parcel. Mr. Webber stated that while the applicant meets the standards of the R-10 zone, they do not meet the lot average calculation. Mr. Webber noted that the lot average calculation is skewed due to the connection and school lots.

Michael Cardone was sworn in by Mr. Warner and provided his testimony to the Board. Mr. Cardone stated that he would like to subdivide the property to make two separate lots. Mr. Cardone stated that the lot is twice the size of the zone requirement and would be a great area to make two new homes. Mr. Cardone stated that the current home is in a state of disrepair and noted that there are structural concerns with the building. Mr. Cardone stated that he had a structural engineer look at the property to confirm the current state of the building. Mr. Cardone stated that while it is technically habitable, the mechanical systems were not functioning, and he also received notification that a pipe had burst. Mr. Cardone explained to the Board that he is a purchaser under contract. Mr. Parella asked how the construction site will be managed given the proximity to the middle school. Mr. Cardone stated that the existing house would be demolished to allow for staging, parking and mobilizing material. Mr. Cardone explained that he would build one home at a time. The Board discussed timing of demolition, particularly that the applicant be conscious of when they demolish, so it does not occur when children are on their way to or leaving school. Mr. Cardone agreed to a condition to have someone monitor the site. Mr. Cardone also agreed to a condition to work with City Staff to work out demolition time. Mr. Webber marked the structural engineer report as exhibit A-1 and the digital presentation was marked as A-2. Mr. Robert Currie asked if hazardous materials were discovered and what safeguards have been considered to mitigate exposure. Mr. Cardone stated that the asbestos was taken care of by the prior owner. Resident Dagmar Chiella asked if the applicant considered building one larger home. Mr. Cardone stated that the idea of having one larger home was considered, but they ultimately felt that one larger home in that area would not fit in the neighborhood as well as two smaller homes.

Mr. William Hollows was sworn in by Mr. Warner and provided his testimony to the Board as a licensed engineer. Mr. Hollows introduced exhibit A-3 to the Board, which is a colorized version of sheet 3 of his plan. Mr. Hollows stated that the only variances needed are for lot area, lot width, and lot average. Mr. Hollows stated that the final product of the project will comply with the lot coverage requirement of the R-10 zone and an as-built survey will be submitted to the Board engineer to confirm the calculations. Mr. Hollows stated that the garages would shield the property from the parking lot behind the property. Mr. Cardone also agreed to a condition of approval to submit a landscape plan to the City forester for his review and approval. Mr. Hollows explained that if the project were to be approved, individual lot grading plans would be submitted to the engineering department for a grading permit. Additionally, a soil erosion and sediment control plan and stormwater management plan would be submitted. Mr. Hollows stated that he is not aware of any drainage problem on the existing site affecting adjacent sites.

Ms. Kimberly Tone was sworn in by Mr. Warner and provided her testimony to the Board as a licensed architect. Ms. Tone stated that she drew inspiration from neighboring homes when designing her plans. A discussion ensued regarding the fact that architectural drawings were only filed for one of the two homes for the subdivision. Mr. Webber clarified that the plans were done but were not filed with the City. Chairman Anderson asked the Board if they had any reservations about hearing further testimony without the architectural plans. The Board felt that

the additional plans should be submitted before they can make a decision. The Board decided to hear the planner testimony before they carry the application to the March 23, 2020 hearing date.

Mr. Paul Grygiel was sworn in by Mr. Warner and provided his testimony to the Board as a licensed planner. Mr. Grygiel noted that the subject property is uniquely impacted due to its location. Mr. Grygiel noted that the property is currently the largest lot in the block. Mr. Grygiel stated that the current proposal to subdivide the lot would provide a positive impact on the neighborhood, as opposed to keeping one oversized lot. Mr. Grygiel stated that the proposal is complimentary in design, scale, and architectural styling to the neighborhood. Mr. Grygiel stated that his testimony is based on the C-2 proofs. Mr. Drummond stated that the recorded deed from 1906 has the same metes and bounds as today from the person that developed that area. Resident Dagmar Chiella asked if the application would conform the new ordinance. Mr. Grygiel stated that it would comply with all the criteria for the R-10 zone. Mr. Grygiel noted that the main change that would affect this property is how the lot width average is calculated.

A motion to carry this application to the March 23, 2020 hearing date was made by Vice Chairman Brinkerhoff and was seconded by Mr. DiLauri. All were in favor and none were opposed.

The meeting adjourned at 10:08 PM.