

**PLANNING BOARD
REGULAR MEETING
MINUTES
FEBRUARY 25, 2020**

**CALL TO
ORDER**

The meeting was called to order at 7:08 p.m.

FLAG SALUTE

The Board saluted the flag.

ROLL CALL

On a call of the roll, the following Board Members and Officials should be present:

BOARD

Mr. Jeffrey Brooks, Commissioner
Ms. Michael Pakay, Commissioner
Ms. Jeremy Mojica, Commissioner
Mr. Frank Spallone, Commissioner
Mr. Robert Simon, Commissioner
Mr. Thomas O'Reilly, Commissioner
Mr. Alexander Shipley, Commissioner
Ms. William Cladek, 1st Alternate Commissioner
Mr. Christopher Brown, 2nd Alternate Commissioner
Mr. William Hering, Commissioner Vice Chairman
Mr. Jeffrey Robinson, Commissioner Chairman
Mr. James Polles, Esq, Board Attorney
Ms. Jacqueline Dirmann, City Engineer
Mr. Paul Phillips City Planner
Ms. Ann Marie Williams, Board Secretary

*Absent from this meeting were Commissioners Spallone and Brown. Commissioner Brooks represented the Mayor as designee.

MINUTES

Any necessary changes to the Planning Board meeting minutes of the November 26th meeting shall be made and approved by action of the Commissioners.

Motion: Commissioner Simon Second: Commissioner Shipley
Yes: Commissioners Brooks, Pakay, Simon, Shipley, Robinson
Absent: Commissioners Spallone and Brown
Abstain: Commissioners Mojica, O'Reilly, Cladek and Hering

Any necessary changes to the Planning Board meeting minutes of the January 28th meeting shall be made and approved by action of the Commissioners.

Motion: Commissioner Hering Second: Commissioner Brooks
Yes: Commissioners Brooks, Mojica, Simon, O'Reilly, Cladek, Hering and Robinson
Absent: Commissioners Spallone and Brown
Abstain: Commissioner Pakay

REGULAR MEETING:

Regular Meeting opened at 7:08pm. Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record. The following action took place.

SWEARING IN OF BOARD PROFESSIONALS

Chairman called up attorney Lisa Lomelo representing Peter Kowal for a minor site plan with bulk "C" variance for the property located at 944-950 St. Georges Ave., known as Block 107, Lots 1-3 and 6-7.

City attorney confirmed that the Application was ready to be heard. Lomelo advised the Board on why they were hearing the Application and introduced Victor Vinegra the Applicants Engineer who provided an aerial of the site (Exhibit A1). Applicant wants to make a parcel of land on his property suitable for outdoor seating, make improvements to the current driveway and retain an existing curb cut for egress only. Exhibit A2 was introduced. It was a rendering of the parking lot. Vinegra discussed the bullet points referenced on the letters from the professionals confirming for the Board Engineer that the DOT egress was a preexisting DOT approved with proper sight visuals and allows for right hand turns only. Landscaping and lighting plans were not submitted at this time as they will be part of the fit out. The existing trash space will not be in the public right of way and will be enclosed with a fence. Drainage was confirmed and the greenery will be added to the front of the space to avoid the gravel from causing a tripping hazard on the sidewalk. Vinegra also advised the Board Engineer that the stacked parking spaces were currently employee parking. Board Engineer advised that the parking and striping would need to be discussed with the City as a condition. Plan will be revised to clearly identify ADA spaces to show the slopes and ensure they comply. All the conditions regarding fencing, gravel and landscaping will be address. Delaware river stone will be used. A new as built survey will be submitted and Vinegra confirmed that the soil will be properly disposed of.

Board Planner questioned the variance for parking set back. Vinegra advised they do not see a benefit to changing as they are just adding an outdoor seating area. There is not a lot of room to change because of the space and location. Shrubs and a washed stone will be a barrier. Board Planner addressed the ordinance covering the hours of operation and Vinegra confirmed they will comply.

Floor was opened for commissioners to ask questions. Commissioner Shipley received clarity on the St Georges exit and expressed importance on keeping a visually appealing façade. Commissioner Brooks received clarity on the status of the billboards on the building and confirmation that Dunkin also does not allow for left turns from their exit.

The Applicant Peter Kowal approached to speak to the operation of the outdoor seating area. Kowal clarified that tandem parking will be used by employees; the site will be accessed through a gate on the fence in back, not on St. Georges Ave. Kowal is happy to address lighting adding more if necessary and has no issue complying with the City's noise and hours of operation ordinances.

Floor was opened for commissioners to ask questions. Commissioner Pakay questioned how heating would be handled outside and Commissioner Shipley questioned seating. Applicant advised that the outdoor use would only be about 70 days out of the year and outdoor heaters could be in place should the need arise. Entrance is from the back. Costs will be kept to a minimum so there are no grand plans at this time for projectors and things of that nature. The only music under consideration is acoustic working within the guidelines in place by the City.

Lomelo summarized the applications and turned it to the Board for a vote. Commissioner Chairman Robinson advised that a condition of approval would be that the outstanding tax and water bills be paid. Board Engineer requested a timeline to remove what was there and when the approved plans would be executed, and the applicant confirmed June 1st.

There being no additional questions from the Professionals, Commissioners or the Public, the vote was taken, and it was approved.

Motion: Commissioner Simon Second: Commissioner Cladek
Yes: Commissioners Brooks, Pakay, Mojica, Simon, O'Reilly, Shipley, Cladek, Hering and Robinson
Absent: Commissioners Spallone and Brown
Abstain: none

Chairman called up attorney Lisa Lomelo who is also representing St. Georges Ave Realty, LLC for preliminary and final major site plan with bulk "C" variance approval located at 1788 St. Georges Ave. and known as Block 201, Lots 32.01.

City attorney confirmed that the Application was ready to be heard. Lomelo advised the Board on why they were hearing the Application and introduced Greg Waga the Applicants Engineer/Architect. Waga presented Exhibit A1 and reiterated for the Board that this application relates specifically to the walk-in boxes that were added to the back of the property and not the entire property. Waga went over the points addressed on the Professionals reports to the satisfaction of the Board. Waga was also able to discuss the details of the restaurant while although not a part of the application allowed for the Commissioners a better concept of what was to come.

There being no additional questions from the Professionals, Commissioners or the Public, the vote was taken, and it was approved.

Motion: Commissioner Hering Second: Commissioner Simon
Yes: Commissioners Brooks, Pakay, Mojica, Simon, O'Reilly, Shipley, Cladek, Hering and
Robinson
Absent: Commissioners Spallone and Brown
Abstain: none

ADJOURN: There being no further business; the meeting was adjourned 8:52pm

Motion: Commissioner Cladek Second: Commissioner Simon
Yes: Commissioners Brooks, Mojica, Simon, O'Reilly, Shipley, Robinson, Cladek and Hering.
Absent: Commissioners Pakay, Spallone and Brown
Abstain: None