

APPROVAL OF BILLS:

There are four bills payable to Darmofalski Engineering Associates, Inc. in the total amount of \$1,040.00 as listed on the agenda. Thereupon Chairman Scott Trowse set forth the motion seconded by Bobby Roberts to approve payment of the four bills totaling \$1,040.00.

ROLL CALL: Ayes: Trowse, Roberts, Pellegrini, Reilly, Scilingo, Bulger, Sheps
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

APPLICATIONS TO BE DEEMED INCOMPLETE:

1. Application No. ZB08302002 / David and Yee Peng Krug / 22 Hillcrest Terrace / Block 36.01 Lot 15 / R-7.5 Zone

A letter dated April 10, 2023 from Tom Boorady (Darmofalski Engineering Associates, Inc.) their second submittal, was submitted to the board for review prior to the hearing. Chairman Trowse asked if there was work that has been completed without permits. Boorady said that there is a substantial amount of work that has been completed without permits. Now that it is known that work has completed without permits, they must produce approved permits for the encroachments. Thereupon Warren Sheps set forth the motion seconded by Michael Reilly to deem this application administratively and technically incomplete as per Mr. Boorady's recommendation.

ROLL CALL: Ayes: Sheps, Reilly, Roberts, Scilingo, Bulger, Trowse
Nays: None
(6 Ayes – 0 Nays – Motion Carried)

APPLICATION FOR HEARING

1. Application No. ZBOA02212023 / Andrew Kuiken / 8 Morris Avenue / Block 8 Lot 4 / R7.5 Zone

Mr. Andrew Kuiken and Ms. Serena Pederali came forward and were sworn in by the board attorney. Mr. Kuiken stated they have a two-family house and currently have a single driveway. They want to widen the driveway so that two cars can fit and the tenants upstairs do not have to park on the street. The driveway will be 3 feet from the property line. The Board Secretary stated that the neighbor did come in the look at the plans and they did not have a problem with the scope of work. There is an existing structure, concrete block that separates the driveways, Mr. Kuiken will be removing that as it is in poor condition.

They are there for the variance for the 5-foot set back but will require a variance plus the total paved area in the front coverage cannot exceed 35%. The road opening permit will also be required.

Chairman Trowse opened the application to the public for comments or statements on the testimony given. No one from the public came forward, thereupon Chairman Trowse set forth the motion seconded by Chris Scilingo to close the public portion of the hearing.

ALL IN FAVOR / Motion Carried

John Barbarula reviewed the variances requested for the board to approve; a less than 5-foot side yard set-back, a front yard impervious surface exceeding 35%, that the driveway does not extend in front of the house, that a road opening permit will be obtained so that the apron and side walk can be reconfigured. Thereupon Kevin Bulger set forth the motion seconded by Bobby Roberts to approve the variances as listed above with the conditions.

ROLL CALL: Ayes: Bulger, Roberts, Reilly, Scilingo, Sheps, Trowse
Nays: None
(6 Ayes – 0 Nays – Motion Carried)

Resolution will be at the May 25th meeting.

OPEN PUBLIC PORTION

Resident Fred Post of 144 Riverview Terrace had questions on Tilcon and the Master Plan. It was on the agenda for the Board Planner to attend the meeting

but changed at the last minute due to the mayor not being able to make the meeting. The old Master Plan is being re-examined; The Planning Board makes their recommendations then there will be public hearings in the future for residents to attend.

Resident Lisa Ferrara of 115 Newbury Place asked if there has been any discussion on the ideas for the Master Plan. Chairman Trowse stated that there was only a preliminary meeting with the Board Planner. Tilcon does not own the Quarry an investment group does, Tilcon will go until December 2024. We have to be in contact with the owners to see what they plan to do with the property as well, we cannot dictate what they do with the property. The planner and the Board are working together to come up with a plan. The planner will work up a draft and that will be available to the residents to review and discuss with the Board. Ferrara asked if there will be a discussion at the next meeting? Barbarula stated that, that is hard to say, when there is a proposal that's when it will be up for discussion. Ferrara asked if the minutes are up to date online for the full year. Chairman Trowse stated that they usually are up to date online.

Rick Malanga is in attendance at 7:55pm

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice-Chairman Warren Sheps to close the public portion.

ALL IN FAVOR/Motion Carried

CANCEL MEETING FOR MAY 4, 2023:

The Board Secretary has no agenda for the meeting scheduled on May 4, 2023 and recommends that we cancel the meeting. Thereupon Chairman Scott Trowse set forth the motion seconded by Bobby Roberts to cancel the May 6, 2023 meeting due to lack of agenda. Next Planning Board meeting will be on May 25, 2023.

ALL IN FAVOR / Motion Carried

APPROVAL OF MINUTES: March 23, 2023

Thereupon Rick Malanga set forth the motion seconded by Michael Reilly to approve the minutes from the March 23, 2023 meeting as written and submitted.

**ROLL CALL: Ayes: Malanga, Reilly, Pellegrini, Roberts (Abstained),
Scilingo, Bulger, Sheps, Trowse,
Nays: None
(7 Ayes – 0 Nays – Motion Carried)**

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Rick Malanga to adjourn the meeting.

ALL IN FAVOR / Motion Carried

Meeting adjourned at 8:01 p.m.

Respectfully submitted by:

Stephanie Colella, Board Secretary