

PLANNING BOARD REGULAR MEETING

Meeting Minutes

April 1, 2021

MEMBERS PRESENT:

William Barker, Chair
Robert Musgnug
Chris Chesner
Ryan Vander Wielen
Dianne Walker
Davin Zipin
Henry Balikov
Jeff Dey
Steven Pazienza

STAFF PRESENT:

Nancy Jamanow, AICP, PP, Planning Board Secretary
Matthew Wieliczko, Board Attorney
Mackenzi Kelly, Recording Secretary

ABSENT: Thomas Merchel and Melissa Arcaro Burns

Mr. Barker called the meeting to order at 7:00 PM as a Virtual Meeting by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above.

Minutes January 21, 2021 was tabled to the next meeting.

Adoption of Resolutions

Resolution #2021-13, Resolution reporting to Township Council that proposed Ordinance No. 4-2021 is consistent with the Master Plan.

Mr. Chesner made a motion, seconded by Mr. Musgnug to adopt the **Resolution 2021-13**. The roll call vote of the Board was unanimous in favor with those eligible to vote.

RESOLUTION #2021-14, Resolution reporting to Township Council that proposed Ordinance No. 1-2021 is consistent with the Master Plan.

Mr. Chesner made a motion, seconded by Mr. Mr. Barker to adopt the **Resolution 2021-14**. The roll call vote of the Board was unanimous in favor with those eligible to vote.

RESOLUTION #38-2020, Approving PB#2020-13, CAJ Capital Investors, 1249 Glen Avenue, Block 800 Lot 7-Preliminary & Final Site Plan with bulk variances.

Mrs. Jamanow stated changes to the resolution on page 5, item 15: Applicant's second witness, Barry Brommer of Brommer Architects, LLC, was sworn in and testified. He provided his qualifications and professional experience. The Board accepted Mr. Brommer as an expert in professional architecture.

Mr. Vander Wielen made a motion, seconded by Mr. Chesner to adopt the **Resolution 38-2020** with the corrections on page 5 item 15. The roll call vote of the Board was unanimous in favor with those eligible to vote.

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RESOLUTION #39-2020, Approving PB#2020-12, 107 W Camden Avenue Development Associates LLC, 105-107 W Camden Avenue & 31 New Albany Road, Block 1102 Lots 27-33-Preliminary & Final Site Plan with Bulk Variances.

Mrs. Jamanow stated changes to the resolution:

1. References to Preliminary and Final Site Plan has been revised to read "Preliminary and Final Major Site Plan". Found on pages 1 and 4.
2. The 3rd variance listed is listed as 180-65.3E(5) and should be 180-65.4.B.(8)(d). Found on pages 2, 4 and 14.
3. Page 7 item 14. The capstones are NOT brick so the reference to brick capstones has been revised to be capstones.

Mr. Musgnug made a motion, seconded by Mr. Zipin to adopt the **Resolution 39-2020-** with corrections. The roll call vote of the Board was unanimous in favor with those eligible to vote.

Mrs. Jamanow stated there are at least two applications for the next meeting. Mr. Barker stated one thing to do is try to visit the sites as well as going through the application and making notes and preparing questions.

Henry Balikov stated his concerns on the consistency with the Master Plan regarding storm water, with the passage of the new ordinance.

Public Comment: None

ADJOURNMENT

Mr. Barker stated the next meeting would be 5/6/2021. A motion to adjourn was made by Mr. Chesner and seconded by Mr. Musgnug. The meeting was adjourned at 7:15 PM.

Next Meeting: 5/6/2021 at 7:00 pm