

**Planning Board**  
Minutes  
Meeting August 24, 2011

Meeting was called to order at 6:43 PM by Mr. Singh.

Roll Call:

<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Mr. Croson		
Mr. Musi		Mr. Neibert
Mr. Chima		
Mr. Diaz		
Mr. Singh		
Mr. Agliata		Mr. Ortiz
Ms. Weissman		
Mr. Greenberg		
Ms. Bialowarczuk		
Mr. Clarkin		
Mr. DuPont		
Ms. Keratt		

Mr. Clarkin read the Open Public Meeting Notice.  
 Pledge to the Flag.  
 Approval of the minutes from meeting held July 27, 2011.

**Memorialize Resolution:**

PB-11-005	GP 700 Blair Road, LLC 700 Blair Road (B-64.02 L-1)	Site Plan Approval
Applicant is seeking site plan approval.		Approved

**Hearing:**

PB-11-007	Parish Manor LLC Longfellow & Whittier Sts.	Site Plan/Sub Division
Applicant is seeking approval for a sub division to construct 4 single family dwellings and 4 duplex dwellings.		

Mr. Dato, attorney for the applicant. Mr. Fletcher engineer and planner for the applicant was sworn in to testify. The applicant is proposing to subdivide the existing lots into thirteen new lots. The existing St. Elizabeth's Church will remain, and twelve new single family dwellings are proposed. Four homes will be single family detached homes, and four duplexes will be constructed. The property is located in the Washington Avenue Redevelopment Area, which is an overlay for the R-50 zone. Mr. Fletcher went into detail about the application. Mr. Dato addressed each item in Mr. DuPont's letter dated August 23, 2011. Mr. Sancilarie was sworn in to testify. There was discussion on the deviations being sought. There is a report from Beacon Planning that was also reviewed by the Board. There was discussion on the St. Elizabeth property and the diminished size of the property. Mr. Janiw of Beacon Planning was sworn in to testify. He went into detail concerning the architectural points of the application. Mr. Fletcher continued to explain the positive and negative criteria of the application. There was discussion on the height of the basement so in the future a partition wall could not be constructed. Father Shallow was sworn in to testify. He explained that St. Elizabeth Church has become part of the Devine Mercy Parish along with Holy Family Church and Sacred Heart Church. He explained that the church buildings are still used for worship. Once the rectory is demolished there will be parking in the area adjacent to the church building. That will be enough for the members of the church to come to the one Mass that is celebrated on Sunday morning. The church is in favor of the application. Motion was made and 2<sup>nd</sup> to open to the public. There were several members of the public present. The main concern of the residents was for the sewer, parking and the need to build duplex homes instead of single family detached homes. Mr. DuPont stated the sewer connections would be able to handle the proposed construction. Each structure has 2 parking spaces per unit. Because the applicant does not need a variance for parking the Board cannot turn the application down because of a bad parking situation in the neighborhood. There was more discussion concerning the duplex structures proposed for Longfellow Street. There was concern about the ability to sell the homes with the market being so bad. The applicant stated he will build 2 homes on speculation.

There again was discussion concerning the difference between a duplex and a 2 family home. Motion and 2<sup>nd</sup> to close to the public. Mr. Dato again stated that duplexes are allowed in this zone and there is no variance being sought for parking and the sewer connections will be adequate. Mr. Clarkin explained to the Board the form of the motion with conditions. Motion was made and 2<sup>nd</sup> to approve this application.

Motion to adjourn.

NEXT REGULAR PLANNING BOARD MEETING WEDNESDAY, SEPTEMBER 28, 2011

Respectfully submitted  
Mary Jane Keratt  
Clerk, Planning Board

Cc: Board Members  
Borough Clerk / Construction  
1 CD on File