

## **AVON-BY-THE-SEA PLANNING BOARD MINUTES NOVEMBER 8, 2018**

**A REGULAR MEETING OF THE AVON-BY-THE-SEA PLANNING BOARD** was held on the above date at the Avon Elementary School , Fifth Avenue, Avon.

**PRESENT:** Davey, Kenny, Mazouat, McLaughlin, Oldakowski, Talmage , Board Engineer C. Rooney, Board Attorney Mark Kitrick

**ABSENT:** Egan, Ernst, Mayor Magrini , Commissioner Mahon, Chair Richard Maloney, McGovern, Ryan

Board member Cal Talmage will chair this meeting.

Mr. Talmage opens the meeting at 7PM and reads the Public Statement in Compliance with the Open Public Meeting Law. Mr. Talmage leads the Pledge of Allegiance to the Flag.

**MOTION** by Talmage second by McLaughlin to approve the minutes of the October 11, 2018 meeting.

### **THE VOTE:**

**AYE:** Davey, Mazouat, McLaughlin, Oldakowski, Talmage

**ABSTAIN:** Kenny

**NO:** 0

**MOTION PASSED.**

**MOTION** by Talmage second by Kenny to Carry the Dugan (117 Sylvania Ave. garage) without further notice to the December 13, 2018 meeting.

### **THE VOTE:**

**AYE:** Davey, Kenny, Mazouat, McLaughlin, Oldakowski, Talmage

**NO:** 0

**MOTION PASSED.**

**NEXT** on the agenda is the presentation by Donna Miller of T&M Associates in regards to the report on the "RECOMMENDATION FOR REHABILITATION AREA DESIGNATION-NORTHERN MAIN STREET CORRIDOR-BLOCKS 3, 4.01 AND 4.02".

Ms. Miller addresses the board referring to her presence in front of the board this last summer when she presented the Borough's Master Plan Reexamination . Tonight Ms. Miller will present the Recommendation Report. Ms. Miller goes over the report. The report designates areas of rehabilitation. Ms. Miller states that the recommendations are consistent with the goals of the Master Plan. The board's role is to decide if the report's findings are valid and adequate. New Zoning for the North End is in needed.

Mr. Kitrick advises the board that the procedure needs a motion to find the Recommendations and Report be found consistent with the goals of the Master Plan. If approved a Resolution will be adopted and sent to the governing body.

**MOTION** by Talmage to approve a Resolution finding the Recommendations and Report to be consistent with the goals of the Master Plan, second by McLaughlin.

**THE VOTE:**

**AYE:** Kenny, Mazouat, McLaughlin, Oldakowski, Talmage

**ABSTAIN:** Davey

**NO:** 0

**MOTION PASSED**

**NEXT** on the agenda is the carried application for 19 Stanton Place, Mr. Al Cupo -owner.

The application requests variances for Bulk and Use.

Mr. Cupo's attorney William Torre and architect Mark Stefanelli are present for Mr. Cupo.

Mr. Torre addresses the board's concerns from the previous appearance at the October 11, 2018 meeting. He presents revised plans dated 10/30/2018 that have already been distributed to the board.

Mr. Stefanelli addresses same concerns and puts into evidence Exhibit **A3- revised site plan on board, A4- second floor plan square footage changes, A5 second floor proposed 1' bump out of dormers on board , A6- elevations on board, A7- revised site plan, A8- photo of proposed pavers.**

Board Engineer Charles Rooney goes over his Review Letter dated 11/1/18.

Discussion follows on the reduction of impervious coverage. Mr. Cupo agrees to remove 50% of the paved area and seed grass.

Mr. Torre summarizes.

The board decides to bifurcate the application in two votes, one for the BULK variances and one for the Use variance.

**MOTION** by Talmage second by Davey to approve the Bulk variance.

**THE VOTE:**

**AYE:** Davey, Kenny, Mazouat, McLaughlin, Oldakowski, Talmage

**NO:** 0

**MOTION PASSED**

**MOTION** by Talmage second by Mazouat to approve the variance for USE.

**THE VOTE:**

**AYE:** Davey, Kenny, Mazouat, McLaughlin, Oldakowski, Talmage

**NO:** 0

**MOTION PASSED.**

**NEXT** on the agenda is the application for 702 Main Street (Cucci) carried from the October 11, 2018 meeting. The applicant is proposing a minor subdivision of Block 2 Lot 1,2,3 and to develop two single family homes on non-conforming lots. Looking for Bulk & Use variances.

Attorney for Mr. Cucci, Louis Felicetta enters into evidence **A1- revised landscape plan.**

**The USE variances is need as the property is in the Commercial Zone.**

Board Engineer Charles Rooney goes over his Review Letter dated 11/1/2018.

The board discusses and decides to bifurcate the vote.

**MOTION** by Davey second by Mazouat to approve the subdivision and BULK variances.

**THE VOTE:**

**AYE:** Davey, Kenny, Mazouat, McLaughlin, Oldakowski

**NO:** Talmage

**Motion passed.**

**MOTION** by Talmage second by McLaughlin to approve the USE variance.

**THE VOTE:**

**AYE:** Davey, Kenny, Mazouat, McLaughlin, Oldakowski, Talmage

**NO:** 0

**MOTION PASSED.**

**MOTION TO ADJOURN BY DAVEY**

**AYE: ALL**

**MEETING ADJOURNED**

**Minutes of meeting approved as written at the December 13, 2018 meeting.**

**Motion by Talmage second by Mazouat to approve minute as written**


**THE VOTE:**

**AYE:** Kenny, Mazouat, McLaughlin, Talmage

**ABSTAIN:** Mayor Magrini, F. McGovern, J. Ryan, T.Egan,

**NO:** 0

**MOTION PASSED**

A handwritten signature in black ink, appearing to read 'Sheila Sullivan', written in a cursive style.

**Sheila Sullivan/ Planning Board Secretary**