

AVON PLANNING BOARD JANUARY 10, 2013

Chairperson Richard Maloney reads opening statement at 7PM.

Roll Call:

Present:

Davey, Vice Chairperson T. Egan, V. Ernst, M. Kenny, Mayor Robert Mahon, Chairperson R. Maloney, Commissioner Robert McGovern, S. McLaughlin, J. O'Malley, M. Placitella, J. Ryan

Also present Engineer Charlie Rooney and Borough Attorney Geoff Cramer

Absent:

F. McGovern, C. Talmage

First on the agenda is an Informal presentation by J.L.M Realty Partners LLC to purchase and develop 719 Main Street. This is their second appearance before the board.

Attorney Allen Weiss, Jack Petillo & Mark Gelber are in attendance to present project proposal.

Mr. Weiss states that they are here to get more direction from the board as to whether or not his clients should engineer the project.

Mr. Jack Petillo puts two poster boards up. One shows the property as is and the other a rendering of the proposed multi unit. Surface parking is hidden with three levels of living space stacked on top. There will be 40 parking spaces.

Variance needed for height as proposed building will be at 46'.

Variance needed conditional use for the density to make the project economically feasible. They propose no COAH housing as they understand the Borough of Avon has satisfied all its COAH obligations.

Discussion follows with Chairperson Maloney, board members and Mr. Petillo and Mr. Weiss stating that the proposal would double the Master Plan allowable density, proposed height, open space plans and the consideration of retail space.

Mr. Petillo states that retail space would not be economical. He might be able to bring height down to 40'. He also states that the price of the property makes reducing the number of units from 24 to 14 economically unfeasible.

Mr. Weiss asks the board give them at least a sense of their direction as J.L.M has already invested monies in professionals and realize it is a tough sell and would need more than a majority to say yes.

Chairperson Maloney states that he is of the opinion that the height proposal is too high, density is far beyond what he would like to see there.

Commissioner McGovern also shows concern with the proposed height and how it fits in with neighborhood.

Mr. Weiss notes that at least three members have a problem with the density and height asks exactly what the problem is and how they can come to terms. Mr. Petillo answers board member Kenny's question about bringing the height stating that he could probably squeeze it down about 7'.

Discussion follows with board about height.

Chairperson Maloney suggests that if they can't build in conformance with Master Plan than the property is over priced. The Chairman feels that they would love to replace what is on that property today but not at the expense of what he considers huge increases over the zoning allowances.

Applicants will consider their options as per Mr. Petillo.

Second on the agenda is a new application for Renee & Kevin McGorry at 507 Sylvania Avenue rear property. They propose to enclose the entrance porch and northwest open corner.

Attorney Geoffrey Cramer swears in Renee & Kevin McGorry and architect Eric Wagner.

Mr. McGorry describes the rear cottage as old and in need of renovation.

They are asking for two variances the property is 33 ½ wide and 140' deep.

There is a small cottage in the rear. Mr. McGorry presents photo's Exhibit A1. McGorry states that they want to add modern conveniences and

utilities. The first variance is the proposal to close in the porch area to add living room area. The second variance regards the extension the back end of kitchen and enclose small corner to square off for utility room.

They will bring everything up to code.

Their daughter plans on living there.

Mrs. McGorry states that the improvements will make a huge difference to the occupants and will enhance the main property as well.

Chairperson Maloney asks for questions or comments from the public.

Sheila Sullivan (508 Sylvania Avenue) neighbor of the McGorry's comments that the McGorry property is kept immaculate and is in favor of the project.

Engineer Rooney goes over his report dated January 4, 2013.

Reference to A/C being added. Mr. McGorry gives exhibit A2 a drawing of the placement of concrete pad for future A/C.

Chairperson Maloney brings it back to the board for questions or comments.
Motion by Ernst to approve seconded by Egan.

The vote:

Aye: Davey, Egan, Ernst, Kenny, Maloney, McLaughlin, O'Malley,
Placitella, Ryan

No: 0

Absent: F. McGovern, Cal Talmage

Motion passes.

Third on the agenda is the approval to memorialize the Restated Jendretzki Resolution for 35 Sylvania Avenue. Attorney Cramer reads the resolution. Chairperson Maloney motions to approve resolution as it currently exists seconded by Kenny.

The vote:

Aye: Ernst, Kenny, Maloney, McLaughlin, Placitella

No: 0

Abstain: Davey, Egan, Omalley, Ryan

Absent: F.McGovern, Talmage

Motion passes resolution approved.

Fourth on the agenda is the approval of the Minutes of December 13, 2012. Chairperson Maloney motions to approve seconded by Placitella.

The vote:

Aye: All presnt

No: 0

Absent: F. McGovern, Talmage

Minutes approved

Fifth on the agenda is the approval to memorialize the Clinch Resolution 310 Washington. Cramer reads resolution.

Motion by Chairperson Maloney to approve seconded by Placitella.

The vote:

Aye: Egan, Ernst, Kenny, Maloney, McLaughlin, Placitella, Ryan

No: 0

Abstain: Davey, O'Malley

Absent: F. McGovern, Talmage

Motion passed Resolution approved.

Sixth on the agenda is the approve to memorialize the Reilly Resolution 305 Fourth Avenue. Attorney Cramer reads the resolution.

Chairperson Maloney motions to approve seconded by Placitella.

The vote:

Aye: Maloney, McLaughlin, Placitella, Ryan

No: 0

Abstain: Davey, Egan, Ernst, Kenny, O'Malley

Absent: F. McGovern, Talmage

Motion passed Resolution approved.

Motion to adjourn by Maloney seconded by McLaughlin.

Aye: All

Motion by Maloney seconded by Egan to approve these minutes at February 14, 2013 meeting.

The vote:

Aye: Davey, Egan, Ernst, Kenny, Mahon, Maloney, McLaughlin, Placitella

No: 0

Abstain: F. McGovern, Talmage

Absent: R. McGovern, O'Malley, Ryan

Minutes approved.

Sheila Sullivan/Planning Board Secretary