

PLANNING BOARD MEETING - JUNE 1, 2015
CALLED TO ORDER BY: CHAIRMAN WAYNE JOHNSON AT 7:00 p.m.

PRESENT

Wayne Johnson Chairman
John LaVoie
Lawrence D'Angelo
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Denise Mayrer, Chairwoman
Paul Puccio

APPROVAL OF MINUTES — MAY 18, 2015

LaVoie moved, D'Angelo seconded that the minutes be approved as amended.
5 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, D'Angelo, Johnson, LaVoie, Shaughnessy

PUBLIC COMMENT

Ray Lemka questioned if the board have approved or voted for to have a public hearing on Project Red and when will it be.

Chairman Johnson stated yes and the public hearing is on June 15, 2015.

SITE PLAN / SPECIAL PERMIT

Hershberg & Hershberg
1420 US Rte. 9

2015-18/RA/210.-4-9/210.-4-16

Proposed - Senior Housing and Storage Facility

Bill Mafrici and Frank McCluske were present for this meeting.

Mr. Mafrici handed the members colored maps of the new site plan project.

Mr. Mafrici state in phase 1 they have changed their proposed senior housing project from 57 mobile homes to 5 buildings with a total of 250 units', a loop access road will start from the front of the trailer park on Route 9 through the senior housing project and back out to route 9. They are looking to provide public water for this project and phase 2 remains the same with self-storage units.

Mr. Laberge asked about the mix unit use.

Mr. Mafrici stated they are all single units.

Mr. Johnson asked about the loop water line. It is not shown on the plan.

Mr. Mafrici stated it is on the second sheet of the plans.

Mr. Johnson asked about the grades on the road.

Mr. Mafrici stated there are some high spots but he is not sure what the exact grade are.

The next step is to send this to Mr. Laberge for project review.

Mrs. Fuda stated what she needs is a letter from Hershberg & Hershberg requesting the closing of the first concept application and have what's left of the escrow moved to this new project concept.

Mark Teliska
1572 Columbia Turnpike
Proposed - Change in Tenancy

2015-19/HC/178.-11-13

Applicant was not at the meeting.

Hess to Speedway
1825 Columbia Turnpike
Proposed - Change in signage

2015-20/HC/189.-10-8.1

Debra Cianciulli, FST Engineers, Inc. was present for this meeting.

Ms. Cianciulli stated the current Hess gas station is changing owner ship to Speedway. And they are looking to change out the signage and adding the LED lighting to the sign by the road showing the pricing.

There were no questions for the applicant.

CHANGE IN TENANCY

LaVoie moved, D'Angelo seconded APPROVAL of a change in tenancy at "1825 Columbia Turnpike"

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Shaughnessy

Oppose: None

ADJOURN

Shaughnessy moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairman Johnson adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning