

Minutes of the Planning/Zoning Board Meeting Work Session – March 8, 2022

The meeting was called to order by Chairman Mancini at 7:32 p.m.

Members in attendance were Councilwoman Daniele Fede, Councilwoman Mary Ellen Murphy, Tom Napolitano, D/Sgt. Hector Liriano, Ed Rieper, Daniel Schnipp and Jessie Frias. Absent were Frank Miranda and Jose Chavez.

A motion was made by John Mitchell and seconded by Tom Napolitano to open for public comments. Motion passed. There being no public comments a motion to close public comments was made by John Mitchell and seconded by Jessie Frias. Motion passed.

Mr. Kelly advised he is currently working on the Yakira Bella, LLC resolution and will have it completed for the March 22nd meeting. He also advised the resolution for the 30 Cross Street project is quite extensive and it will take the allotted 45 days for completion.

A discussion pertaining to Paul Grygiel's review letter of the 51 Queen Anne Road was begun. It was stated that there are concerns regarding the conversion of the gas station for residential use. The plans include affordable housing units and the amenities fit on the site. A variance will be required due to the height of the building which allows for parking underneath the building.

It was also noted that the borough is in compliance with affordable housing requirements. Next review is in 2025.

With regard to parking, there is a state credit issued for electric vehicles. The plans call for 69 spaces with a 10% reduction to 62 spaces. However, there is only parking for 50 spaces which leaves a shortage of 19 parking spaces.

Chairman Mancini opened discussion regarding a committee to review ordinances. Monies have been allocated in the budget and we will be able to move forward once the budget is adopted in the future. Paul Grygiel suggested a committee be formed and broken into sections to report back to Paul with points of interest. This method would help keep costs down.

Kevin Kelly and Mary Ellen Murphy stated it is illegal to hold a live meeting and a zoom meeting at the same time. Mrs. Morrone will touch base with the Borough Clerk, Yenlys Bolivard to make arrangements to learn how to use the recording device in the council chamber.

A motion was made by John Mitchell and seconded by Ed Rieper to approve payment of Kevin Kelly's invoices in the amount of \$1260. Councilwoman Fede abstained (Cross Street.) Motion passed.

A motion was made by Councilwoman Mary Ellen Murphy and seconded by John Mitchell to approve payment of Paul Grygiel's invoices in the amount of \$1181.25. Councilwoman Fede abstained (Cross Street). Motion passed.

A motion was made by Tom Napolitano and seconded by Ed Rieper to approve payment of Costa Engineering's invoices in the amount of \$9300. Councilwoman Fede abstained (Cross Street). Motion passed.

A motion was made by Tom Napolitano with a second by Ed Rieper to adopt the minutes of the February 22, 2022 meeting. Councilwoman Fede was not in attendance at this meeting and abstained. Motion passed. Minutes adopted.

Chairman Mancini asked for a motion to adjourn the meeting. The motion was made by John Mitchell and seconded by Tom Napolitano. Motion passed. Meeting was adjourned at 8:30 pm

Respectfully Submitted
Patricia Morrone
Planning/Zoning Board
Secretary/Clerk