

Minutes of the Planning/Zoning Board Meeting
March 22, 2022 7:30 p.m.
Council Chamber – Borough Hall

The meeting was called to order by Chairman Mancini at 7:44 p.m.

Members in attendance were Councilwoman Mary Ellen Murphy, Tom Napolitano, Councilwoman Daniele Fede and Jessie Frias. Board attorney Kevin Kelly was also present. Members not in attendance were John Mitchell, Ed Rieper, D/Sgt. Hector Liriano, Daniel Schnipp, Frank Miranda and Jose Chavez.

A motion to open for public comments was made by Tom Napolitano with a second by Councilwoman Murphy. Motion passed. A motion to close to public comments was made by Tom Napolitano with a second by Councilwoman Murphy. Motion passed.

A motion was made by Mr. Kelly to amend the agenda due to the fact that the Hampshire (Cross Street) project resolution was inadvertently left off the agenda. A motion was made by Tom Napolitano to accept the amendment to the agenda with a second by Jessie Frias. Motion passed.

Mr. Kelly stated that the Cross Street application was approved by the Board at the February 22nd meeting pending the adoption of a memorialization resolution. Since there was some confusion as to whether our meeting was on Zoom or Live, both Mr. Kelly and Mr. Pantel (attorney for the applicant) recommended that this resolution be carried until our next meeting on April 12, 2022. A motion to adjourn the vote and adoption of said resolution was made by Tom Napolitano with a second by Jessie Frias. Councilwoman Daniele Fede abstained. Motion passed.

Mr. Kelly presented the Yakira Bella, LLC resolution to the Board for approval. A motion was made by Tom Napolitano with a second by Jessie Frias to approve this resolution. Motion passed.

The attorney for the 51 Queen Anne Road project, Brian Chewcaskie, requested an adjournment of their hearing due to last minute notifications which needed to be made. They requested their hearing be scheduled for April 26th. A motion was made by Jessie Frias with a second by Tom Napolitano to grant the adjournment. Motion passed.

Several invoices from Costa Engineering and Paul Grygiel were presented to the Board for approval of payment. A motion was made by Tom Napolitano with a second by Councilwoman Mary Ellen Murphy to approve payment of Paul Grygiel's invoices submitted for the Yakira Bella, LLC project. A motion was made by Jessie Frias with a second by Tom Napolitano to

approve payment of Grygiel's invoices for the Queen Anne Road project. All motions passed. Total payment amount of all invoices is \$2092.50.

A motion was made by Jessie Frias with a second by Tom Napolitano for approval Costa Engineering invoice for the Queen Anne Road project. A motion was made by Jessie Frias with a second by Tom Napolitano to pay Costa invoices for the Yakira Bella project. Total invoice amount \$1200.00 All motions passed.

The 2022 Land Use GANN book was recently ordered and will be kept in the Building Department for reference by the Board.

Mrs. Morrone ordered letterhead for the Planning/Zoning Board.

Councilwomen Murphy and Fede attended a meeting regarding 24 River Road. The new owner Thor Equities suggested Borough input regarding what we would like to see at the site. They expressed willingness to work with the Borough. It was also noted the bubble for recycling will be allowed to remain on site for approximately 18 months. Kevin Kelly suggested they submit plans for the Board's review and the matter can be worked out at that time.

Councilwoman Fede asked if there was any progress on the North Street Billboard issue. Mr. Kelly advised he received a date for oral argument. This would be late April or May.

A motion was made by Tom Napolitano with a second by Councilwoman Murphy to adopt the minutes of the March 8th meeting. Motion passed.

A motion was made by Councilwoman Murphy and seconded by Jessie Frias to adjourn the meeting. Motion passed. The meeting was adjourned at 8:31 p.m.

Respectfully Submitted,

Patricia Morrone
Secretary/Clerk