

**Minutes of the Planning/Zoning Board Meeting**  
**April 26, 2022 7:30 p.m.**  
**Council Chamber – Borough Hall**

The meeting was called to order by Chairman Mancini at 7:42 p.m.

Members in attendance were Councilwoman Mary Ellen Murphy, Tom Napolitano, Corrado Mancini, Councilwoman Daniele Fede, John Mitchell, Daniel Schnipp and Jessie Frias. Board attorney Kevin Kelly was also in attendance.

Members not in attendance were Ed Rieper, D/Sgt. Liriano, Frank Miranda and Jose Chavez.

A motion was made by John Mitchell with a second by Jessie Frias to open the meeting for public comments not related to the 51 Queen Anne Road project. There being no public comments a motion to close public comments was made by John Mitchell with a second by Councilwoman Mary Ellen Murphy. Motions passed.

Brian Chewcaskie, attorney for the Queen Anne Road applicant advised there would be no witnesses in attendance at this meeting. All affidavits of service have been circulated to all parties involved in bordering towns. Both the attorney for the applicant and the Board attorney, Kevin Kelly, advised this hearing will move forward on May 10<sup>th</sup> at 7:30 p.m with testimony from 3 witnesses with no further publication on the part of the applicant.

Mr. Chewcaskie also advised the Board that his client would want a quorum of 7 voting members present at the May 10<sup>th</sup> meeting. Mr. Chewcaskie did state that if we did not have a quorum of 7 voting members at this time, a copy of the transcript would be available for those absent members to review. Those members would need to certify to the Board that they reviewed the transcript before voting.

Mr. Chewcaskie mentioned there would be minor revisions made to the plans and they would be made available to the Board in digital form as well as hard copy. Mrs. Morrone will circulate the digital plans to the Board as soon as they are received. These revisions were suggested by the Borough engineer, Robert Costa.

A motion was made by Tom Napolitano with a second by Jessie Frias to approve payment of Paul Grygiel's invoices submitted for the month of March. Councilwoman Fede abstained. The motion passed. Invoices forwarded to the CFO for payment.

A motion was made by Tom Napolitano with a second by Councilwoman Mary Ellen Murphy to adopt the minutes of the April 10, 2022 meeting. Motion passed.

Chairman Mancini announced the resignation of Frank Miranda from the Board. A discussion followed regarding a request for a replacement be brought to the Mayor and Council at their May 5<sup>th</sup> meeting. It was suggested that Jessie Frias be assigned to the Board as a full member to complete the remainder of Mr. Miranda's term. There will be a need for an alternate to be appointed to complete the remainder of Mrs. Frias term. Discussed also followed regarding Jose Chavez, Alternate 2, lack of attendance at meetings. Mr. Chavez missed more than 3 meetings in a row and did not respond to any of Mrs. Morrone's emails requesting confirmation of attendance at meetings. Mr. Mitchell will discuss this issue with Mr. Chavez and report back to the Board.

It is imperative that we have a fully seated Board for the May 10,2022 meeting due to a vote on the Queen Anne Road project. It was stated that the Mayor and Council appoint alternate members so this project does not get an automatic approval.

Mr. Kelly requested that the Board go into closed session for litigation purposes. A motion was made by John Mitchell and seconded by Councilwoman Murphy to go into closed session at 8:17 p.m.

The Board came out of closed session and at that time a motion was made by Councilwoman Murphy with a second by Dan Schnipp to adjourn the meeting. Motion passed. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,  
Patricia Morrone  
Secretary/Clerk  
Planning/Zoning Board