

Meeting called to order by the Chairman Mr. Bell at 7:30 pm

All I saluted the flag & the Presiding Officers Statement was read.

Roll Call:

Present: Bell, Moran, Dodge, Teller, Gardella, Martinelly
Donato - Attorney

Absent: Cooperhouse, DiBello, Waterbury, Carroll, Siciliano

Correspondence:

Walgreens,LLC

El: 2, Lot: 10

Request to carried the application to the **October 21,2009,**
new notice will be served.

Minutes:

A motion was made by Mr. Teller, seconded by Mr. Gardella to adopt the minutes of the May 12, 2009 meeting as amended. All approved

PB Business:

Review Ordinance #931:

Discussion of Ordinance #931 following changes suggested:

- 10.1 a: change to read:
Real Estate Open House Signs shall be permitted provided that such signs must be placed in the public right of way **between the curb and sidewalk** only and shall not block any sight triangles. Open House signs are permitted on the property of the house being sold.
- 10.1 b: remains the same
- 10.1 c: change to read:
If the open house is being conducted by a real estate **company** the sign or signs shall contain the **company name and telephone number.**
- 10.1 d: change to read:
Real estate open house signs, **that are not located on the property being sold,** shall be displayed on Sundays

A motion was made by Mr. Dodge, seconded by Mr. Teller to adopt Ordinance 931 with the revisions as noted by Ms. Donato. All approved.

A motion was made by Mr. Dodge, seconded by Mr. Teller to open the meeting to the public for any items not listed on the agenda. All approved.

Mr. David Koch, 477 Sycamore Aye, asked if the Borough was considering curbs along Sycamore Ave. Mr. Koch was advised that this is a Council issue and not the Planning Board.

A motion was made by Mr. Teller, seconded by Mr. Moran to close the meeting to the public. All approved.

Unfinished Business: none

Mr. Teller disclosed that he knows Mr. Koch

Mr. Dodge disclosed that he lives across the street from Mr. Koch

New Business:

M/M David Koch:
477 Sycamore Ave
Bl: 30, Lot 7

Certificate of Appropriateness

Mr. Koch advised that they are seeking approval to replace their existing siding with new cedar clapboard siding. It is in need of replacement and this new siding along with the new insulation will help with the heating bills.

Mrs. Koch advised that the house was built in 1860, and he feels the siding has been up since then and it is rotting in parts of the house.

Mrs. Koch presented a rendition of what the house will look like with a grey for the house & kendall charcoal for the shutters stain on their historic house. The windows will stay and they will be repainted with a white oil base paint, with white trim. If they decide to change the windows, they will return to the board for approval, but right now they are only applying for the siding. Ms. Donato advised the Koch's to pick a stain that is penetrating stain; the other stains will not penetrate the wood.

After a brief discussion the board advised that they could approve the request for a Certificate of Appropriateness for new siding on.

A motion was made by Mr. Dodge, seconded by Mr. Martinelly to approve the C.O.A. to M/M David Koch as requested for new siding.

Roll Call:

Affirmative: Moran, Dodge, Teller, Gardella, Martinelly

Negative: None

Resolution 8/19/09

Mr. Bell arrived @ 8:42 pm

M/M William Dodge:

Certificate of Appropriate

474 Sycamore Ave
Bl: 28, Lot: 25

Mr. William Dodge, 474 Sycamore Ave explained that he is before the board for a Certificate of Appropriateness for a new pool fence and patio to his home which is located in the Historic District, as described in his project summary.

Dodge explained that he will be removing, replacing and reconfiguring a pool code fence surrounding an existing pool. He will also be replacing a deck with a brick and stone patio with an outdoor fireplace.

Mr. Dodge explained the need for these projects are needed due to the age and safety of the existing deck and for further deterioration of the existing conditions to his home. The fence around the pool is a wire fence with metal posts, which are not to code.

Mr. Dodge stated that the area where the pool is located is elevated surface and they will be doing some filling in order to make the pool area a level rectangle with the fence around the pool. The fence will be constructed out of anodized aluminum at code height and spacing, with the posts constructed from 16" square brick piers and columns with a blue stone cap.

Mr. Dodge described the new deck as simple and reflective of the work that has been done in the front of his home. The deck will be consistent with what was originally built in 1890 and it will not be a Victorian ornate structure.

He explained that the north side of the house which is approximately 13 years old is starting to rot and sits on top of a 1,000 gallon oil tank, which will be permitted to abandon the tank due to the proximity of a terra cotta block foundation next to it. There was a tank removed on the original 1890 foundation and the feel that there will be problems with settling on that side of the house. They have had lateral soil borings & testing done to monitor the consumption of oil and they are confident that the soil is (in audible) but the determination of the soil will be determined at the time when they open the tank, clean it out, and the bottom is opened to test the soil on the bottom of the tank.

Mr. Dodge explained that once the tank is taken out it will be determined if they can add an outdoor entrance to the basement. He doesn't know if there will be enough room between the tank and the basement to put a walkway into the house. If the tank is too close to the north/south wall then the "tunnel" will not be done. He explained that the current deck is at the same height as the kitchen floor which is attached to the sill of the house and there are already signs of deterioration. They will be using the same footprint but the patio will be 30-36" down from the kitchen floor. The patio will be elevated but will not have a steep set of stairs.

Mr. Dodge said that this design is a continuation to the repair and replacement of the retaining and steps in front of the house which continue slightly to the rear of the house. The color patterns of the bricks will be used in the back yard, with a blue stone cap. The outdoor firehouse will have a chimney to get them up high enough in order to not have any issues with the draw from the firehouse. The patio floor will also be blue stone.

Mr. Dodge stated that this redesign will help the elimination of the moisture to his home onto the rear portion of the house. He is using the same footprint of the existing deck and this will not affect his impervious coverage.

Mr. Bell stated that what the applicant is proposing will compliment the improvements done to the front of his home. He asked if the proposed blue stone will replace the deck? Mr. Dodge yes, when they are finished with the done, the footprint will replicate what the drawing is showing, and when he submits his construction plans he will give the specific dimensions of the deck and walls. Mr. Dodge explained that all of the blue stone and all of the railings will match with the proposal for the fence around the pool.

A motion was made by Mr. Bell, seconded by Mr. Gardella to approve the Certificate of Appropriateness as requested by M/M William Dodge as submitted for the new patio, fireplace & pool code fence.

Roll Call:

Affirmative: Bell, Moran, Teller, Gardella, Martinelly

Negative: None

Resolution 8/15/09.....

General Business:

Mr. Bell again reminded board members that it is very important that board members do not discuss any applications that are before this board.

Mr. Moran asked if there has been any information on the Sea Shore Estates project. Ms. Donato advised that there has been legislation with reference to senior housing, and she feels that this project would be a prime opportunity to come to the board and ask for a conversion to non age restricted. If they do come in for the conversion to non senior housing, they would be required, by the current legislation to provide a 20% set aside for low and moderate income housing. The applicant is having significant difficulties in getting clean fill.

Board members asked questions with regard to the legislative with regard to changing the density, would an applicant have to abide by the new D.E.P. Standards for Category 1. Ms. Donato said that if an applicant seeks to use the existing footprint & development, she feels that if they don't increase... the statute provides protection for an improved senior housing which already has approval and has not conveyed any units, to convert to market rate housing, not just seniors, with a 20% set aside, the same development.

She feels that the conversion be feasible for a senior with low income set aside to non senior with low income set aside.

Other concerns were discussed for the Sea Shore site, including standing water, and illegal dumping on the site.

A motion was made by Mr. Gardella, seconded by Mr. Teller to adjourn the meeting at 9:33 pm.
All approved.