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Mr. Gregory Burr
Christina D. DiComes, D.M.D.
Allan Mawhiney, MACCCSp

JOHNSTON PLANNING BOARD

Meeting Minutes

November 23, 2004

I. Roll Call

The November 23, 2004 meeting was called to order at 7:13 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Breckel, Mr. D'Amico, Ms. DiComes, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio, absent Mr. Burr. Also present was Town Planner Ms. Jeanne Tracey-McAreavey, Town Assistant Solicitor Stephanie DiMaio was absent.

II. Business Items

Motion to suspend rules and move agenda item A (A Street-Macera) to item E on the agenda by Mr. DiComes. Second Mr. Kaye. Discussion: none. Motion carries 6-0

A. Sheridan Street – Davis PUBLIC HEARING

Minor Land Development – Public Hearing
Sheridan Street
Street Construction of unimproved portion of Sheridan Street
Vicinity of AP 34/Lot 137 at 37 Sheridan Street
R-15 Zone

Applicant: Ronald Davis
Surveyor: James F. Wishart, PLS #1667, Cataldo Associates
Engineer: Keith R. Magovern, PE #3330, Cataldo Associates

Mr. D'Amico has to recuse himself from this application due to a conflict of interest.

Motion to open public hearing by Mr. Mawhiney. Second by Ms. DiComes. Discussion: none. Motion carries 5-0.

Mr. Sousa presented for applicant. He proposed to lengthen Sheridan Street by 150 feet and asked for three waivers from the board. First is for 24 width road instead of 30. Second is to wave concrete curbing and go with bituminous berms and the third is no side walks. A discussion ensued on drainage as to where the outfall is located and extending the street down to Tyler.

Motion to continue public hearing so applicant can come back with more information regarding drainage by Ms. DiComes. Second by Mr. Mawhiney. Discussion: none. Motion carries 5-0.

B. Polk Street Subdivision

Minor Subdivision Proposal – Preliminary Plan Review
Vicinity of Polk Street and Railroad Avenue Intersection
AP 36/Lot 85; 38,126 sf; 2 Lots - R-15 Zone
No Street Construction

Owner: Janet R. Martin
Surveyor: Nicholas A. Veltri, PLS #1719

Mr. Tzitzouris presented on behalf of the applicant a minor subdivision.

Motion made to approve a two lot Subdivision with the stipulations that the pavement of Polk Street after the installation of a sewer line be rehabilitated by total width resurfacing that a lateral be investigated to the property opposite (Sadue Property) on Polk Street by Ms. DiComes. Second Mr. D’Amico. Discussion: none. Motion carries 6-0 by individual vote.

C. Ordinance # 2004-23

Zoning Amendment Petition B-2 (General Business) to R-7 (Residential 7,000 sf)

Located at 26 Greenville Avenue; AP 14/Lot 364
8,980 Square Feet/Existing B-2 Zone

Proposal to construct a 2-family house
No Street Construction Proposed

Owners/Petitioners: Philip Johnston
Surveyor: Nicholas A. Veltri, PLS #1719
Attorney: Anthony J. DiBiase, Jr., Esq.

Applicant not present at meeting.

Motion to continue agenda item to January meeting by Mr. Mawhiney. Second by Mr. D’Amico. Discussion: none. Motion carries 6-0

D. Lincoln Drive and Goldenview Drive - Maggiacomo

Minor Subdivision Proposal - Concept Review
Vicinity of 17 Golden View Drive and 4 Lincoln Drive
AP 45/Lots 265 and 415; 5 Lots
6.08 acres; R-40 Zone
No Street Construction

Owner: Ronald Maggiacomo
Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013
DiPrete Engineering Associates, Inc.

Mr. Prive presenting for applicant on minor subdivision concept review. No zoning variances requested. Drainage issues were discussed in the area of the proposed development and a cul-de-sac on the dead end. Slopes of the land were also discussed.

E. A Street - Macera PUBLIC HEARING

Industrial Site Review – PUBLIC HEARING
Vicinity of A Street and Shun Pike Intersection
AP 32/Lot 45; 36,666 sf; 1 Lot; Industrial Zone
Site will involve an Administrative Subdivision at a later date
No Street Construction

Applicant/Owner: Stephen Macera, Maxie Realty, Associates, LP
Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013
DiPrete Engineering Associates, Inc.

Motion to open public hearing by Ms. DiComes. Second by Mr. Mawhiney.
Discussion: none. Motion carries 6-0.

Mr. Prive to present for applicant Maxie Realty Storage. Street access to Shun Pike and A Street were discussed along with drainage issues of the property.

Motion to continue the public hearing for this application to provide the board with information pertaining to landscaping, U.I.C permit, Dry well size for future, and pavement where driveways meet the roads by Mr. D'Amico. Second by Ms. DiComes. Discussion: none. Motion carries 6-0.

V. A. Comprehensive Permit Applications and Affordable Housing Plan Legislation

A board discussion over the low incoming housing plan provision to the town's comprehensive plan was discussed and what has been accomplished to date and what still needs to be done to meet the town's commitment date of 12/31/04. The December meeting and format was discussed and the town Planner Jeanne Tracey-McAreavey will provide a draft copy of the plan at our work shop meeting on November 30th or in the package before the December meeting. Some possible areas were discussed as possible locations to adopt into the plan.

VII. Adjourn.

Motion to adjourn is made by Mr. Mawhiney. Second by Mr. D'Amico. Motion passes 6-0.

Meeting is adjourned at 9:36 P.M.

Warren S. Kaye, Secretary