

**Chairperson**  
William Riccio, Jr. P.E

**Vice-Chairperson**  
David M. D'Amico, P.E

**Secretary**  
Warren S. Kaye

**Administrative Officer/Town Planner**  
Jeanne M. Tracey-McAreavey, AICP



**Mayor**  
William R Macera

**Planning Board Members**  
Thomas Breckel  
Mr. Gregory Burr  
Christina D. DiComes, D.M.D.  
Allan Mawhiney, MACCCSp

## **JOHNSTON PLANNING BOARD**

### **Meeting Minutes**

January 4, 2005

#### **I. Roll Call**

The January 4, 2005 meeting was called to order at 7:12 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Ms. DiComes, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio, Town Planner Ms. Jeanne Tracey-McAreavey and Town Assistant Solicitor Stephanie DiMaio-Larivee.

#### **II. Reading of the Minutes**

Due to the length of the agenda a motion was made to move the reading of the minutes to the end of the agenda by Ms. DiComes. Second by Mr. Burr. Discussion: none. Motion carries 7-0.

#### **III. Business Items**

Based on letters and phone calls to the planning office the agenda was modified based on the correspondence.

Motion made to suspend the rules and move items B, D and G to the top of the agenda by Mr. Burr. Second by Mr. Kaye. Discussion: none. Motion carries 7-0.

A letter was received from Anthony DiBiase requesting that agenda item B be moved to the March 2005 planning board meeting.

Motion made to move item B to the March 2005 agenda by Ms. DiComes. Second by Mr. D'Amico. Discussion: None. Motion carries 7-0.

A request was made by Keith McGovern that agenda item D, a public hearing for Sheridan Street, be continued to the February Planning Board meeting.

Motion made to move agenda item D to the February meeting by Mr. Burr. Second by Ms. DiComes. Discussion: none. Motion carries 6-0. (Noting Mr. D'Amico's recusal)

A letter from Michael Kelley asking that agenda item G be moved to the February Planning Board meeting.

Motion made to move item G to February meeting by Ms. DiComes. Second by Mr. Breckel. Discussion: none. Motion carries 6-0. (Noting Mr. D'Amico's recusal)

**A. Shun Pike – Vinagro**

Site Review Referral and Comment from Zoning Board of Review  
Continued from November 1, 2004 meeting  
Vicinity of Shun Pike and A Street Intersection

AP 33/Lot 28; 15.9 Acres; 1 Lot; R-40 Zone  
Outdoor Recreation Proposal for Commercial Dirt Bike Tracks

No Street Construction

Applicant: Joseph R. Vinagro and Darlene A. Chapdelaine  
Owner: Joseph R. Vinagro  
Surveyor: Bruce D. Woods, PLS #1924  
Bella Surveying and Engineering, LLC

The board entered into a discussion with Mr. Pilozzi, chairman of the Town of Johnston Zoning Board, regarding the issue before the Planning Board for comment. It was unclear at the November meeting what exactly the issue was before the board for comment. Mr. Riccio noted to Mr. Pilozzi the board had not received a clarification letter from the zoning board as per request. The Planning Board asked Mr. Pilozzi for a letter of clarification before the next meeting.

Motion made to send a letter to the Zoning Board requesting clarification by Ms. DiComes. Second by Mr. Burr. A discussion proceeded over the issues and if it was a matter for the planning board or should it go back to zoning to be handled by that board.

Motion made to accept the material provided by Ms Chapdelaine for information if the matter comes back to the Planning Board from the Zoning Board by Ms. DiComes. Second by Mr. Kaye. Discussion: none. Motion carries 7-0.

The vote was then taken on the motion to send a letter to the Zoning board. Motion carries 7-0

**C. A Street - Macera PUBLIC HEARING**

Industrial Site Review – PUBLIC HEARING

Continued from November 23, 2004 meeting  
Vicinity of A Street and Shun Pike Intersection

AP 32/Lot 45 and portion of Lot 42; 36,666 sf; 2 Lots; 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 made to open public hearing by Mr. Kaye. Second by Mr. Breckel.  
Discussion: none. Motion carries 7-0.

Mr. Eric Prive and Mr. Chris Duhamel to present for applicant. Mr. Mawhiney questioned Mr. Duhamel why the Planning Board had not received the plans for review before the night of the meeting. The plans should have been included in the meeting package for proper review by the Planning Board.

Motion made to accept the information and continue the public hearing to the February 05 meeting by Mr. D'Amico. Second by Mawhiney. Discussion: none. Motion carries by individual vote 7-0.

**E. Polk Street Subdivision – Sadue**

Minor Subdivision Proposal – Final Plan Review  
Vicinity of Polk Street and Railroad Avenue Intersection

AP 36/Lot 106; 1 acre- 2 Lots - R-15 Zone

Proposal includes Construction of Street Improvements and Street Reconstruction

Owner: George Sadue  
Surveyor: Richard S. Lipsitz, PLS # 1837  
Waterman Engineering Associates, Inc.  
Engineer: L. Robert Smith, PE # 3536

Mr. Sadue was not present but his attorney Mr. Russo was present on another matter and informed the board that his understanding was a letter was being sent seeing the sewer was being tied into that day.

Motion to continue until we receive the information regarding the contingency on the Preliminary Plan by Mr. Mawhiney. Second by Mr. Kaye. Discussion: none. Motion carries 7-0.

**F. Polk Street Subdivision – Martin**

Minor Subdivision Proposal – Final 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

Motion to continue until we receive the information regarding the contingency on the Preliminary Plan by Mr. D'Amico. Second by Mr. Burr. Discussion: none. Motion carries 7-0.

**H. Alvina Estates, Section #2**

Minor Subdivision Proposal – Concept Review  
Vicinity of end of existing Alvina Drive

AP 29/Lot 68; 7.7 acres; split R-20/R-40 Zone  
5 Residential Lots + 1 Drainage Lot  
Proposal includes Street Construction and Extension

Owner: Alfred Russo and Vincent Russo, Jr.  
Surveyor: Nicholas A. Veltri, PLS #1719

Mr. Russo presented a proposal to extend Alvina Street 300 feet for the addition of a 5 lot subdivision. The board questioned the length of Alvina presently and Mr. Veltri replied it was 1000 feet. The addition of a 300 foot extension would make Alvina a 1300 foot cul-de-sac, which is over the zoning regulation of 800 feet. It was also discussed that Alvina connects to Macera Farm Road, which is another dead end road. A connection to Randell Street was discussed to eliminate the cul-de-sac for public safety. The board also discussed drainage issues at length with the engineer of the project, water, and ISDS plans for the site. Concerns and opinions were given to Mr. Russo on the project.

Motion made to recess for 5 minutes by Mr. D’Amico. Second by Mr. Kaye.  
Discussion: none. Motion carries 7-0. Recess at 8:41 PM-Resumed at 8:52

**I. Ordinance # 2004-31**

Zoning Amendment Petition  
R-20 (Residential 20,000 sf) to B-2 (General Business)

Vicinity of Simmonsville Avenue-Plainfield Pike intersection  
AP 29/Lots 1, 2, 42; 1.76 acres; existing R-20 Zone

Proposal to construct a Hotel  
65 units, 3-story, 13,000 sf footprint, 79 parking spaces  
No Street Construction Proposed

Owners/Petitioners: Janice Sheehan, Elizabeth Masi, Diane DiFazio,  
Elizabeth Warner  
Applicant: Ronald A. Maggiacomo  
Engineer: Kevin Morin, PE# 7051; DiPrete Engineering  
Attorney: Americo M. Scungio, Esq.

Mr. Americo Scungio to present for applicants. Mr. Scungio presented plans for a hotel at the location. The board interjected that the presentation should be based on how the petition conforms to the comprehensive plan and not a site review. The board will make its recommendation based on the comprehensive plan and how the proposal fits with it.

Motion made to continue until the applicant provides sufficient information and documentation to show how the petition for the zone change conforms to the Comprehensive Plan by Ms. DiComes. Second by Mr. D'Amico. Discussion: none. Motion carries 7-0.

**J. Ordinance # 2004-32**

Street Abandonment Petition – Old Pippin Orchard Road

Vicinity of Pippin Orchard Road-Plainfield Pike intersection AP 33

Petitioners: Zisis Arsoniadis  
Attorney: Paul A. Sassi, Esq.

A petition was made to abandon Old Pippin Orchard Road by Mr. Paul Sassi. It was testified it hasn't be use in 40 years and has no value or future use seeing structures are presently located on the paper road. A concern regarding the easement of a Cox Cable box located on the paper road was brought up during the conversation. It was asked that Mr. Arsoniadis provide documentation on the Cox Cable box and the agreement with the town for use of the property.

Motion made to continue the street abandonment petition to the March 05 meeting where the applicant will bring the required documentation regarding the Cox property easements on Old Pippin Orchard Road by Mr. Mawhiney. Second by Mr. D'Amico. Discussion: none. Motion carries 7-0.

**IV. Discussion**

**A. Comprehensive Plan and Amendment Proposals**

The Town Planner Jeanne Tracey-McAreavey notified the board that the Low/Moderate incoming housing amendment to the comprehensive plan was sent to the state department of planning on December 30<sup>th</sup>, 2004 before the deadline of December 31<sup>st</sup>, 2004. It is now before statewide planning for review and comment.

**B. Potential and Ongoing Projects**

Stonehill Market place asked for a hearing for Master Plan. It was discussed at the last meeting that a second work shop to discuss traffic was to take place before the master plan hearing was to be scheduled. January 25<sup>th</sup>, 2005 was designated to be the date of the work shop to discuss traffic issues with Mr. Coates and 195 associated over the Stonehill Project. A second egress for Stonehill Market place was discussed and some of the options were gone over as possible suggestions to mitigate traffic on Atwood Avenue.

Motion to schedule a work shop meeting on Stonehill Market Place, to discuss traffic, for January 25<sup>th</sup>, 2005 at 7:00 PM at Nicolas Ferri Middle School Library by Mr. Mawhiney. Second by Mr. Breckel. Discussion: none. Motion carries 7-0.

The pending items of the Agenda were discussed that have been carried on the list for quite some time. The town clerk wanted to clear some of these items and the chairman indicated he was going to draft a letter regarding the items to the town clerk on their status.

**C. Miscellaneous**

Motion to move the reading of the meeting minutes of November 1<sup>st</sup>, 23<sup>rd</sup>, 30<sup>th</sup>, December 7<sup>th</sup>, 14<sup>th</sup>, of 2004 to the February 05 meeting by Ms. DiComes. Second by Mr. Burr. Discussion: none. Motion carried 7-0.

**V. Adjourn**

Motion to adjourn by Mr. Mawhiney. Second by Mr. Breckel. Motion carries 7-0.

Meeting is adjourned at 10:05 PM

Warren S. Kaye, Secretary