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Allan Mawhiney
William R. Riccio, Jr., P.E.

Solicitor
Timothy J. Chapman, Esquire

TOWN OF JOHNSTON PLANNING BOARD

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MEETING MINUTES

September 4, 2007

I. Roll Call

The September 4, 2007, meeting was called to order at 7:04 p.m. in the Nicholas Ferri Middle School Library. Members present were Miss Garzone, and Mssrs. Breckel, D'Amico, Mawhiney, Riccio, Sasa, and Verardo. Also present were Lorraine Caruso, Town Engineer; Timothy Chapman, Solicitor; Merrick Cook, Administrative Officer; and Agnes Mancini.

II. Reading of the Minutes

Motion to accept March and April minutes as amended by Mr. Sasa: second by Mr. Breckel. Motion carried 4-0. (Mr. Riccio abstaining; new members Garzone and Verardo not voting.)

Motion to continue August minutes by Mr. Riccio; second by Mr. Mawhiney. Motion carried, 7-0.

III. Old Business

A. Winsor Estates (PB 2007-26)

Minor Subdivision — Final Plan Review

Vicinity of 171 Brown Avenue; AP 60/Lot 92
5.5 acres; 3 Lots; R-40 Zone

Owner /Applicant: James S. & Paula F. Winsor
Surveyor: Edward J. O'Brien, PLS — Cataldo Associates, Inc.
Engineer: Ralph A. Cataldo, PE — Cataldo Associates, Inc.
Attorney: Stephen E. Breggia, Esq. — Breggia Bowen & Grande

(Preliminary Plan approved with conditions: 3-6-07)



Motion to approve Final Plan — subject to Fire Department approval of 23' radius and compliance with NFPA 1 and 101; and installation of swales configured to reduce water run-off — by Mr. Sasa. Second by Mr. Breckel. Discussion: none. Motion carried, 6-1 (Mr. Riccio opposing).

IV. New Business

A. Irons Avenue Condominiums (PB 2007–25)

Major Subdivision — Master Plan Review

Vicinity of Irons Avenue

AP 35/Lot 28 + 185; 84,431 sq. ft.; 22 Units; I Zone

Owner/Applicant Irons Avenue Condominiums, LLC

Engineer: Peter Alviti, Jr., PE — Hudson Place Associates

(22-unit industrial condominiums with 100' buffer to residential area. Zoning requirements met. Water run-off to underground filtration system, insignificant alteration permit, and UIC approved by DEM.)

Concerns expressed re: increased vehicle travel and safety of children.

Motion to approve Master Plan — contingent on review of parking spaces by Building Official and review of industrial uses — by Mr. Riccio. Second by Mr. Breckel. Discussion: none. Motion carried, 6-1. (Mr. D'Amico opposing.)

B. Zoning Ordinance 2007–14 (PB 2007–30)

Zone Change — Marne Street

AP 22/Lot 157; 15,000 sq ft.; Change from R–15 to R–10

Owner/Applicant: Angelo Gallo, Trustee (Angelo Gallo Trust)

(Referral from Town Council.)

Motion to send negative recommendation to Town Council — for non-conformance with Comprehensive Plan re: land use and spot zoning (Plat 22 strictly single-family) — by Mr. Riccio. Second by Mr. Breckel. Discussion: none. Motion carried, 6-1. (Mr. D'Amico opposing.)

V. Adjournment

Meeting adjourned at 9.25 p.m.

Lauren Garzone, SECRETARY

All new items not heard by 10:30 p.m. will be placed on next month's agenda.