

CALL TO ORDER: AT 7:04 P.M. by Chairman Ken Loury
OPEN PUBLIC MEETING LAW STATEMENT OF COMPLIANCE AND FLAG SALUTE

ROLL CALL: Chairman Ken Loury, Peter Rathjens, Marc Harris, Brian Bosworth, Christopher Fleischman and Barbara Chiappa

EXCUSED: Mayor Chegwidden, Councilwoman Wickenheisser, Charlotte Kelly, Patrick O'Brien, and Ana Jones

OTHER BOARD PROFESSIONALS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; Jessica Caldwell, Board Planner and Desi Ruffo, Board Secretary.

Motion by Christopher Fleischman and seconded Marc Harris approve the minutes as presented.

YEA – 4 NAY – 0 ABSTAIN - 2 ABSENT – 5

Motion by Christopher Fleischman and seconded by Peter Rathjens to approve the bills as presented.

YEA – 6 NAY – 0 ABSENT – 5

OLD BUSINESS:

354 South Main/Suleiman: Resolution of Approval

The board reviewed the draft resolution of approval. Discussions between the board members, board professionals and the applicant regarding revisions to the resolution occurred. A paragraph was added to page 4 and revisions to the following pages were made: 1, 3, 6, and 7.

Motion by Brian Bosworth and seconded by Marc Harris to approve the resolution with the changes as discussed.

YEA - 4 NAY - 0 ABSTAIN – 2 ABSENT - 5

NEW BUSINESS:

47 Kossuth Street (DP Wharton, LLC): Public presentation to clarify non-material changes to an approved application. STEVE WEINSTEIN, DIVERSIFIED PROPERTIES (VP OF LAND DEVELOPMENT, PROFESSIONAL ENGINEER): S. Weinstein presented their proposed design changes to the Board members, which included: the removal of balconies, specific details of natural ventilation and natural lighting specifications and materials in the garage, extended window wells on the side of the building, low grade retaining wall of 2.5 feet in depth not visible above grade. Applicant's compliance plans were submitted to and reviewed by the Board Engineer.

Board Attorney, A. Zakin: The proposed revisions comply with the sentiment of the Board approval. The new property owner will be required to work closely with the Board Planner and Board Engineer to ensure the following: the proposed revisions remain non-material field changes from the present design, as presented at the hearing, the revised designs do not disturb sight lines to neighboring properties nor produce a net increase in the height of structure on site, appropriate safety standards are maintained to protect the public, the aesthetic appearance remain satisfactory, all proposed materials, including the ventilation for the garage are provided in a detailed schematic to the Board Secretary to be reviewed by and approved by the Board professionals.

Board Engineer, C. Borinski: The building will be lowered, but some grades around the building will be raised about 7 inches.

Board Planner, J. Caldwell: The design changes include: a footprint reduction, a slight reduction in building height, removal of the balconies, columns will be slightly narrowed, windows changed from white to black.

The Board professionals, including Board Planner, Board Engineer and Board Attorney find the proposed revisions are non-material field changes. They do not believe the changes are significant enough to require an additional notice and hearing for an amended site plan approval.

Motion by Marc Harris and seconded by Barbara Chiappa to concur, for the public record, that the proposed revisions as presented are non-material design changes.

YEA – 6 NAY – 0 ABSENT – 5

ADJOURNMENT AT 7:54 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Desi Ruffo". The signature is written in a cursive style and is positioned above a horizontal line.

Desi Ruffo
Planning Board Secretary