

WORK SESSION OF SEPTEMBER 14, 2009

The meeting was called to order by Chairman Peter Kortright at 7:00 P.M.

The notice of the Open Public Meetings Law was read.

Roll Call

Present: Chairman Peter Kortright, III, Todd Malkin, Barry Winston, Deputy Mayor Lisa Swain, Baruch Gadot, Joseph Baladi, Larry Metzger, Joseph D'Arco. Absent: Honey Morgenstern, Scott Osback, Phillip Cassidy

Also present: Board Engineer Kevin Tichacek, Board Attorney Douglas Bern, and Board Secretary Cathy Hochkeppel

Master Plan Subcommittee

The subcommittee will meet on Monday the 21st of September at 6:30 P.M. There are items to review for the Master Plan.

24-19 Broadway, Block 3321, Lots 14-22; conceptual

Dr. Thomas Cusamano explained that he wanted to subdivide a two story brick building from the rest of the property that is on Route 4. He explained the separation of the property and the movement of the parking spaces. Barry Winston stated that the traffic is major problem and this would make it difficult situation even more difficult. Chairman Kortright stated that the property needs to meet the requirements of the code. He advised him to consult with a professional as well as the special improvement district. It was explained that the parking requirements are calculated by an engineer. Ms. Hochkeppel explained that if the use or nature of a property is changed it must meet current standards. She suggested that he work with Mr. Smarrt of the Broadway Improvement Corporation.

23-02 Maple Avenue, Block 5902, Lot 6, 6.01 and 37

Dr. Charles Knapp explained that his site contains a dental office which is a small structure although his site is deep. He noted that a neighbor was granted permission to build toward the rear. Chairman Kortright commented that the Board looks at each property individually. Every application stands on its own. He added that there is an active stream there and this would be damaging the 50 foot buffer. He thought it would be difficult to obtain DEP approval.

Dr. Knapp stated that his property is underutilized. He would increase the parking from 7 to 15. It was pointed out that two principal structures within the same lot would require a

use variance. It is not generally looked at favorably. A garage would be an accessory to the main building but by adding apartments becomes a variance. Chairman Kortright pointed out that a D variance requires a super majority vote.

It was suggested that he look at other options on the front of the lot. It was also pointed out that Maple Avenue is a County Road and County approval is required as well.

Adjournment

Upon motion by Barry Winston and a second by Joseph D'Arco, the meeting was unanimously adjourned at 7:45 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Municipal Housing Liaison/
Land Use Administrator/
Secretary of the Planning Board

CH:mc