

---

**CALL TO ORDER**

Mr. O’Leary called the meeting to order at 7:30pm and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

**FLAG SALUTE**

**ROLL CALL**            **Members Present:**    Hughes, Corcoran, Taylor, Van Sickle, Potter, Madewell, O’Leary.

**Members Excused**    Suljic, Aikens, Leuthe.

**Members Absent:**    Didyk.

**Also Present:**        Ursula Leo, Esq.  
                                  Nevitt Duveneck, PE

**MINUTES:** September 27, 2018

A motion to approve the minutes of the September 27, 2018 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Corcoran, Taylor, Van Sickle, Potter, Madewell, O’Leary.

**COMPLETNESS / HEARINGS / CONCEPT:**

1.) Brean Royalty, LLC        B: 1.02 L:1    PSP18-3, FSP18-4, VAR18-5

Mr. Steven Tombalakian, Esq. from Weiner Law Group said he was representing the applicant. Mr. Jason Dunn, PP gave a brief background on the project. He said they had been before the Board and received approval for an asphalt plant and now they are proposing a new plant in the same location. Mr. Duveneck went over his report of October 16, 2018. He recommended the Board deem the application complete.

A motion to deem the application complete with the noted waivers as recommended by the Board Engineer was made by Mr. Hughes. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Hughes, Corcoran, Taylor, Van Sickle, Potter, Madewell, O’Leary.

Mr. O’Leary asked the applicant to bring renderings of the proposed height of the silos.

**AUDIENCE:**

Mr. O’Leary opened the meeting to the public. Ms. Jan Hopper addressed the Board. She said she is the owner of Living Pawsitively and asked the Board to remove the requirement in her resolution to install a sidewalk and plantings in the front of her shop. She said she did have the required planting in and within two years, they were dead due to the salt and rocks from Route 15. She had the understanding that if nothing was built behind her shop within 5 years; her posted escrow for the sidewalk would be returned to her. She also noted that the State Farm applicant was not required to put in a sidewalk or post escrow money for a future sidewalk.

Mr. O’Leary said the property owner behind hers was granted approval to develop the property. Ms. Hopper said if the property behind hers were developed, she would have no problem putting in the sidewalk. She felt she has made many improvements to the property since she purchased it.

Ms. Leo said in order to get rid of the requirement in her resolution; Ms. Hopper would need to file a site plan application to the Board.

With nobody else coming forward, the meeting was closed to the public.

**OLD BUSINESS:**

1.) Fence Ordinance

Due to Mr. Suljic and Mr. Leuthe not being present, the matter was carried to the November meeting.

**NEW BUSINESS:**

1.) Letter from the EDC Regarding Temporary Signs

---

Mr. O'Leary said the EDC was proposing having the temporary sign allowance less confusing and more cost effective. He noted there was no temporary sign fee in the ordinance and that schedule H will need to reflect an annual temporary sign fee. There was a discussion on the amount of time a temporary sign may be displayed. Mr. O'Leary said the ordinance allows a temporary sign to be displayed for 56 days and the free holiday temporary sign allowance which is in addition to the 56 day allowance. The annual fee of 35.00 for a temporary sign will be added to schedule H.

Ms. Leo will draft the changes to the ordinance for the Board's consideration.

Mr. O'Leary said the EDC is also requesting the Board consider painted signs on the sides of historic buildings. He suggested the EDC make some recommendations. Mr. Hughes said the EDC's intention is to make the historic district look historic. There was a discussion on what would be appropriate.

**RESOLUTIONS:**

1.) Aileen & David Fields B: 10 L:16.03 SP18-1, VAR18-2

Mr. O'Leary suggested adding a paragraph outlining the proposed gallery gift shop. Ms. Leo said she had discussed the additional paragraph with the applicant's attorney and he agreed.

A motion to approve the resolution with the noted correction and an additional paragraph was made by MS. Van Sickle. It was seconded by Mr. Madewell and passed with a roll call vote. Ayes: Taylor, Van Sickle, Potter, Madewell, O'Leary.

**ORDINANCES:** None

**ZONING REPORT:** See Attached

The Board Secretary went over the zoning report with the Board.

**BILLS:** Bills List #11

The Board Secretary went over the bills with the Board.

A motion to approve the bills was made by Ms. Van Sickle. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Corcoran, Taylor, Van Sickle, Potter, Madewell, O'Leary.

**CORRESPONDENCE:** None

1.) From: Economic Development Committee

Re: Meeting with Owners of Sparwick Contracting

Ms. Van Sickle gave a brief overview of the meeting between Sparwick Contracting and the EDC.

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Ms. Van Sickle. It was seconded by Mr. Madewell and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Board Secretary