

PLANNING BOARD MINUTES FEBRUARY 22, 2023

The meeting of the Planning Board of the Borough of Somerville was called to order by Chair Bernard Navatto at 7:00 PM and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act".

Board Members Present: Bernard Navatto, Deidre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Arthur Akins, Jason Kraska Al Kerestes, Larry Cleveland, Christopher Adickes, Lisa Werner

Board Members Absent: Andria Adair

Professional Present: Board Attorney, Kara Kaczynski and Board Planner & Engineer, Michael Cole

Resolutions

Upon a motion by Deidre Rosinski, seconded by Mayor Dennis Sullivan, Planning Board Resolution 2022-015P, 190 West Main Street, Block 115, Lot 26.01 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deidre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Arthur Akins, Al Kerestes, Larry Cleveland, Christopher Adickes

 Nay: None

Upon a motion by Deidre Rosinski, seconded by Councilman Roger Vroom, Planning Board Resolution 2023-002P, 254 Altamont Place, Block 139, Lot 16 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deidre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Arthur Akins, Al Kerestes, Larry Cleveland, Christopher Adickes

 Nay: None

Upon a motion by Deidre Rosinski, seconded by Christopher Adickes, Planning Board Amending Resolution 2018-027, 50 Kirby Urban Renewal LLC, Block 1, Lot 4.01 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deidre Rosinski, Mayor Dennis Sullivan, Arthur Akins, Larry Cleveland, Christopher Adickes

 Nay: None

LAND USE

Michael Cole provided an updated on the Bridgewater Warehouse Planning Board application before the Bridgewater Township Planning Board and advised the next meeting is March 7, 2023 and the only one witness has provided testimony.

Chairman Navatto expressed concerns of FAR's (Floor Area Ratio) impact on Planning Board applicants and recommended it's removal. He further stated there are existing regulations for setbacks, height requirements and improvement coverage to address the intent of FAR.

Discussion was held on FAR within the Borough and its definition within the Borough Ordinance.

Michael Cole recommended he provide an analysis of FAR for the Board

Larry Cleveland brought to the Board's attention the disrepair of the Veteran's garage door. Chairman Navatto advised the project has a concept plan.

Michael Cole provided an updated on the Keller application.

Mayor Dennis Sullivan announced the revised sidewalk café ordinance will be introduced at the March 2, 2023 council meeting.

Public Comment

Mike Kerwin, thanked the Board for reviewing FAR and offered comments regarding the BOR zone and Hospital zone.

Adjournment

The meeting was adjourned at 7:51 p.m.