

PLANNING BOARD MINUTES APRIL 12TH, 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, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes, Lisa Werner

Board Members Absent: Deidre Rosinski

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

Approval Minutes

Upon a motion by Jason Kraska, seconded by Councilman Roger Vroom, the minutes of March 22, 2023, were approved upon a roll call vote.

Roll Call Aye: Bernard Navatto, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes, Lisa Werner

Nay: None

Abstain: Al Kerestes

ARB Consideration

Maintain
94 West Main Street
Block 114 Lot 26

Tessuto
5 West Main Street
Block 119 Lot 9

Upon a motion by Jason Kraska, seconded by Al Kerestes, ARB Consideration for 94 West Main Street, and 5 West Main Street were unanimously approved upon a roll call vote.

Roll Call Aye: Bernard Navatto, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes

Nay: None

Hearing

23-003P
134 East Main. LLC
130 – 136 East Main Street
Block 64 Lot 11.01

John J. DeLuca Jr., attorney for the applicant, stated that the application is seeking approval for a change of use for her existing business from “B” use to an “A-2” use, along with parking variance.

SSP Architect Marcus M. Rosenau and operator of Fresh Restorations, Audrey Jones were sworn into meeting by Borough Attorney Kara Kaczynski, Esq.

Architect Marcus M. Rosenau testified that outstanding site improvements including pavers, street trees, existing stockade fence, landscaping, roof leader, as-built survey, dumpster enclosure, and site illumination were completed or are in the process of completion. In addition to outstanding site improvements Mr. Rosenau also testified that building site improvements including projection sign, awning construction, solid waste management, and Artistic improvements were addressed.

Supplemental documents were provided by Mr. Rosenau and marked as A-3, A-4 and A-5.

Mr. Rosenau and Mr. Cole reviewed the documents and discussed their conflicting view of the occupant load for the space.

A parking variance for the space was discussed at length with concern of granting variance without a final determination on occupancy load. Board Attorney Kara Kaczynski suggested placing a cap on the occupancy load while they work towards a final determination.

Upon a motion by Andria Adair, seconded by Mayor Dennis Sullivan, the resolution for Planning Board Application #23-003P, 134 East Main, LLC, Block 64 Lot 11.01 was amended upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes

Nay: None

See transcript.

Land Use

Ordinance – 2703-23-0403 Amending Chapter 102-116 of the land use code entitled “conditional uses” section “T” entitled “solar energy systems” subsection (e), (f) and (k) consisting of changed to solar panel location, electricity generation and non-residential applications.

Recommendation for language modification for item f will be drafted by borough attorney Kara Kaczynski, Esq.

Upon a motion by Jason Kraska, seconded by Al Kerestes, the resolution for ordinance 2707-23-0403 was amended upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes

Nay: None

See transcript.

Ordinance – 2704-23-0403 Amending Chapter 102 Section 115 of the land use code entitled special improvement district specifically section C entitled “review required by the architectural board” eliminating the need to have an applicant that solely requires a sign review to received approval for the planning board.

After discussion the board voiced concern over the lack of oversight as well as whether it would be acceptable under the MLUL.

The item was not voted on as the board would like to research implications further.

See transcript.

Items Not on the Agenda

No discussion.

Chairman’s Comments

No comments.

Meeting Open to the Public

No comments from the public.

The meeting was adjourned at 9:09 p.m.