

Chairman Adair opened questions to the board as well as the public.

Public attendee Steward Daniels was sworn in by Board Attorney Clifford Gibbons, Esq. and provided testimony of his 18 years of residency on Coddington street as well as expressed his preference to allow more two-family dwellings and less commercial occupant as they are a tight knit community and look forward to welcoming new neighbors.

Attorney Steve Gorin, Esq. called for professional planner Paul Ricci, who was sworn in by Board Attorney Clifford Gibbons, Esq. and reviewed the variance requests, highlighted his opinion that the use was well suited for the area and stated that there is less of a need now for commercial offices in this zone than there was previously. He also identified negative criteria.

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Upon a motion by Richard O'Neill, seconded by Roberta Karpinecz, Zoning Board application 22-019Z – 10 Coddington Place, B66 L4, was approved upon a roll call vote.

Roll Call: Aye: Arthur Adair, Roberta Karpinecz, Brian Vadimsky, Richard O'Neill, Ed Allatt, John Flores, Eric Alvarez

 Nay: None

See transcript.

22-016Z

Harshit Patel

151 – 159 N. Adamsville Rd.

B27 L3

Marcia Zalewski, Esq, attorney for the applicant Harshit Patel advised that the applicant is requesting to amend the 1977 resolution to allow a bagel shop to occupy the former subway location and will include a commercial kitchen and necessary venting. The applicant is also requesting to amend the opening hours to 6AM.

Architect for the applicant Deborah D'Amico was sworn in by Board Attorney Clifford Gibbons, Esq. and provided his credentials and professional background to the Board.

Mrs. D'Amico provided testimony regarding the property and stated that no improvements were to be made to the site. Additionally, Mrs. D'Amico provided updates to the performance standards in Michael Coles report including items such as ADA ramps and striping being in compliance, repairs to fence, dumpster enclosure repairs, and landscaping considerations including adding trees along union frontage.

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Michael Cole, Board Planner and Engineer for the borough asked several questions from Mrs. D'Amico including exhaust noise as well as grease trap and for waste oil. Mrs. D'Amico responded explaining that she does not foresee any issues associated with the noise from the exhaust fans however if there were they would address them and add additional damping. She also addressed the grease traps and explained that based on their operation there was little not no use of cooking oils and removal of waste oil would be minimal and had no issue with these items being included under compliance.

Marcia Zalewski, Esq called for professional planner Paul Ricci, who was sworn in by Board Attorney Clifford Gibbons, Esq. to provide his recommendations on the site stating that the bagel shop would be a well-suited use. Providing commentary that at this is the only parcel on the 4 corners that is not zoned for commercial purposes and that allowing for the variance would complement the services already being provided and help to eliminate vacancies in the plaza while also creating new jobs. He also identified negative criteria.

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Upon a motion by Richard O'Neill, seconded by Roberta Karpinecz, Zoning Board application 22-016Z – 151 – 159 N. Adamsville Rd., B27 L3, was approved upon a roll call vote.

Roll Call: Aye: Arthur Adair, Roberta Karpinecz, Brian Vadimsky, Richard O'Neill, Ed Allatt, John Flores, Eric Alvarez

Nay: None

See transcript.

EXECUTICE SESSION

The board held an executive session regarding resolutions.

AJOURN

The meeting was adjourned at 8:44 p.m.