

Meeting was called to order at 6:30p.m. by Mr. Agliata

Pledge to the flag

Roll Call:

Present: Mr. Agliata, Mrs. Weissman, Mr. Brown, Pastor Torres, Mr. Janjua, Ms. Guiliano, Councilman Diaz, Mr. VanWoeart, Mr. Jardim Esq., Mr. Dupont, Ms. Curran

Absent: Mrs. Bialowarczuk, Ms. Walker- Skinner

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

Minutes approved from March 20, 2019

Memorialized Resolution:

PB-18-011 Borough of Carteret

Hilltop II Redevelopment Area Assessment

Hearing:

PB-19-02 Mascia Enterprises

1245 Roosevelt Avenue

Block: 2701 Lot: 8, 9 & 14

Variance & Site Plan

Present: Donald Whitelaw, Attorney; Thomas Mascia, Owner; James Henry, Engineer & Planner

All present to represent PB-19-02 were sworn in and accepted by present board members. Mr. Whitelaw provided an overview of the board case. An addition of a drive-thru window is proposed to the existing site with cross easements proposed. Mr. Mascia has leased the site to Dunkin Donuts since 1970, the proposed application includes upgrading the exterior and interior to upgrade the site. Mr. Henry's firm prepared the site plan submitted in the application. A1 was marked on record, a colorized version of the areal of the property. Lots 8 & 9 are adjacent and lot 14 is directly in front. Under the existing conditions two buildings are on the property close in proximity, the site will be modified for the addition of the drive-thru. Under the existing conditions 32 parking spaces are onsite with only 23 required; the driveway in the rear will eliminate some parking. Both sites will be modified for ADA parking. The applicant agreed to addition additional street/area lighting as needed to the property. The second building will be used for retail, the exact business is not yet determined. A2 was marked as a colorized version of the site plan presented by Mr. Henry. The drive thru will have a capacity of 15 cars and be striped as per DuPont's request. An outlet through Germak Drive is proposed to ease the flow of traffic through Roosevelt Avenue. Mr. Henry explained 23 parking spaces are required and 32 are provided. Grading and drainage will be updated if the board case is approved. A new sign is proposed on the front of the building, a variance is not provided. Additional lighting will be included on site to properly provide a lit area at dusk and night. The east side of the building will not be dramatically changed but the road will be milled and paved. Both buildings will share parking spaces within the lot. The floor plan will remain similar to what is existing with moderations for the drive-thru. The application falls under the C2 variance. The plans create a positive visual environment, improves the traffic flow, as well as provides proper air, space and light.

Motion was made to the public by Chairman Agliata, no public present.

Motion was made to approve by Agliata and second by Weissman and carried with a voice vote of nine. No one opposed.

Cooke Avenue Mixed-Use Redevelopment Plan

Borough of Carteret

Present: Barbara Ehlen, Planner

Barbara was sworn in and accepted by present board members. The redevelopment plan is limited to lot 7 as shown in A1 site plan. Barbara explained that lot seven could be included in the future if need be.

Motion was made to the public by Chairman Agliata, no public present.

Motion was made to approve by Torres and second by Weissman and carried with a voice vote of nine. No one opposed.

Hilltop II Redevelopment Plan

Borough of Carteret

Present: Barbara Ehlen, Planner

Barbara was sworn in and accepted by present board members. The plan modifies the height of two family dwellings to consider the flood zone of the area.

Motion was made to the public by Chairman Agliata, no public present.

Motion was made to approve by Agliata and second by Torres and carried with a voice vote of nine. No one opposed.

217-223 Roosevelt Avenue & 237 Roosevelt Avenue

Redevelopment Plan

Borough of Carteret

Present: Barbara Ehlen, Planner

Barbara was sworn in and accepted by present board members. The plan creates two separate zoning districts in the area. The southern area will include offices, the plan includes relocating the Midstate Credit Union.

Motion was made to the public by Chairman Agliata, no public present.

Motion was made to approve by Agliata and second by Diaz and carried with a voice vote of nine. No one opposed.

West Carteret Commercial Redevelopment Plan

Amended 5/2019

Borough of Carteret

Present: Barbara Ehlen, Planner

Barbara was sworn in and accepted by present board members. Chairman Agliata recused himself due to his residence in the area. Age restricted multifamily housing is incorporated into this redevelopment plan.

Motion was made to the public by Vice Chairman Torres, no public present.

Motion was made to approve by Agliata and second by Diaz and carried with a voice vote of eight. Agliata recused.

West Carteret Directory

Capital Improvement

Mr. DuPont addressed the board regarding the relocation of the sign. The sign is larger than the Borough ordinance deems fit, though it is exempt. The height requirements comply with the Borough ordinance.

Motion to adjourn by Mr. Agliata and second by Ms. Weissman, meeting adjourned at 7:00 p.m.

Next Regular Meeting Wednesday June 26, 2019

Respectfully Submitted

Lauren S. Curran

Clerk, Planning Board