

December 16, 2015

A special meeting was held by the Board of Adjustment in the Municipal Complex at 7:00 p.m.

Present	Also Present
Harvey Langer	John Miller, Esq.
Dennis Raftery	Brian Boccanfuso
Eileen Della Volle	Michael Fowler
Frank Mizer	Sean Kinnevy
Dawn Marie White	Denise Sweet
Stephen Leitner	
Jeffrey Schneider	
Jennifer Grenier	

Absent

Joseph Morrell

Mr. Langer led the salute to the flag; and the roll was called.

The Board Professionals were sworn in.

BA-2953- Ryan Homes Central Division

Dennis Collins was present to represent the applicant.

John Schweppenheiser was sworn in. (engineer)

Dan Cantili was sworn in. (project manager.)

Mr. Collins stated that he had given testimony at the prior hearing and all variances were withdrawn from the application. The vote was 4 to 2 in favor of the project. Mr. Collins researched whether or not a Use variance was in fact required for the project. Since the project had originally obtained a Use variance with the original application, it was not necessary to return to receive it again. The 4 to 2 vote was a valid approval for the application.

Mr. Collins stated that the applicant wanted to come back to the Board in order to explain to the neighbors the circumstances in which the application was approved. No variances or waivers were requested and there was no deviation to the site from the original plans.

Mr. Westlund is a neighbor and is concerned about who will maintain the buffer area between the homes and the site. It was stated that the buffer will be maintained by the Association. All existing trees will remain in the buffer area. Also the lights are very bright on his home. Mr. Collins told Mr. Westlund to see the project manager and he would take care of the problem. Perhaps the shielding on the lights is off pitch.

Jessica Lewis is a neighbor and wanted to know who would maintain the land between the 2 fences. It was explained that fences will be connected but no fence will remain back to back.

Public portion closed

A motion was made to approve BA-2953- Ryan Homes. It was moved by Ms. White and seconded by Mr. Raftery. All eligible members voted AYE.

A motion was made to approve the Resolution as posted for case BA-2948- Dennis and Linda Tarzian. It was moved by Ms. White and seconded by Mr. Raftery. Ms. White, Mr. Schneider, Ms. Grenier, Ms. Della Volle, Mr. Raftery, Mr. Mizer and Mr. Langer voted AYE. Mr. Leitner was ineligible. Mr. Morrell was absent.

Mr. Langer thanked the professionals and members of the Board for their time and effort on the Board. He also thanked the stenographer and secretary of the Board for their extra time, and wished everyone a HAPPY Holiday.

A motion was made to adjourn the meeting at 7:25. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary
Planning/Zoning Board