REGULAR MEETING
MINUTES

THURSDAY, August 4, 2022
Council Chambers & Virtual on WebEx
5:30 P.M.

The meeting was held both virtually and in-person. Members of the public had access via https://webex.com, the WebEx application, and via telephone.

1. Call to Order

The meeting was called to order at 5:31 pm.

2. Pledge of Allegiance

3. Roll Call

Present:  
Steven Kovach
Jonathan Pulino
Nicholas Ficaro
Kevin Brignole
David Booth (seated for Linda Reil)

Absent: Linda Reil

Staff: Tom Hazel, Zoning Enforcement Officer

4. Public Comment

None.

5. Approval of Minutes
   5.1. Regular Meeting of July 7, 2022

Motion to approve the minutes of the July 7, 2022 meeting
Moved by Pulino, Seconded by Brignole
Voting in favor: Kovach, Pulino, Ficaro, Booth and Brignole,
Passed 5-0-0

6. Old Business

None.

7. New Business

None.
8. Public Hearing

8.1. Request for a Variance of section 23.02A for the proposed installation of a generator at 169-171 Liberty Street in the Mixed Use (MX) Zone to support a group home in case of power loss. Applicant/Agent David Ferrigno/Gilead Community Services Inc.

The applicant explained that to place the generator by the setbacks in the regulations the generator would be in the middle of their parking lot which is a shared lot and is difficult to park the required vehicles already. He proposed the generator location to be in the rear left corner of the lot 3 feet from the rear property line and 3 feet from the side property line. This would keep it away from the traffic flow and away from the building and its windows and doors. The applicant stated the need of power during outages due to the clientele of the group home and the issues in moving the clients to a new location during outages. The applicant also stated that the outages have been frequent and for durations of up to 16 hours, thus the need for back up.

Motion to close public hearing
Moved by Pulino, Seconded by Ficaro
Voting in favor: Kovach, Pulino Brignole, Ficaro and Booth
Passed 5-0-0

In deliberation commissioner Brignole corrected the applicant on their hardship. The hardship being the generator location per the regulations would have it located in the middle of the parking area not that they have a need for a generator.

Motion to the variance
Moved by Pulino, Seconded by Ficaro
Voting in favor: Kovach, Pulino, Ficaro, Booth and Brignole
Approved 5-0-0

8.2 Request for a Variance of section 21.02 for the proposed addition of a covered front porch to the existing dwelling at 54 Dorthy Drive in the RPZ Zone. Applicant/Agent Kristen Rzasa.

The applicant appeared via WebEx and was only able to communicate via chat which was read into the record by staff. The applicant was proposing a covered front porch addition to her residence. The plan submitted showed an 8 foot encroachment into the front yard setback but the applicant stated on the record that she would need a 5 to 6 foot encroachment. It would follow the bumped out soffit line as shown on the map and would be covered.

Motion to close the public hearing
Moved by Brignole, Seconded by Booth
Voting in favor: Kovach, Pulino, Brignole, Ficaro and Booth
Passed 5-0-0

Deliberations were held and the commissioners debated the hardship for the applicant. The commissioners were finding it difficult to discern a hardship and just because an applicant wants something does not constitute a hardship.
Motion to the variance  
Moved by Ficaro, Seconded by Brignole  
Voting Against: Kovach, Pulino, Brignole, Ficaro, and Booth  
Denied 0-5-0

8.3 Request for a Variance of section 48.03 and 48.05 for the proposed installation of two electronic institutional signs to be displayed at 1 Wilderman’s Way. Applicant/Agent Michael Scott/TSKP Studio.

The applicant was proposing two monument signs at either end of the closed portion of Hunting Hills Road. The monument signs would be brick with an electronic display panel to inform students and public of ongoing events or critical information. The applicant describe the property as a campus comprised of multiple uses and between the school, the athletic fields and the community center there will be a need to inform the public of events. The signs would be perpendicular to the road way and the applicant stated that the light from the signs should have minimal if no impact on surrounding residential homes due to the fact they are set within the campus not at the property edges. Two individuals from the public spoke. The first stated that due to lack of needed improvements to the school itself that the signs should be a last expense and other issues should be dealt with first. The second resident spoke about the distance of residential lots to the signs, particularly the sign to the south. He was concerned about light impact to the closest residence.

Motion to close the public hearing  
Moved by Brignole, Seconded by Pulino  
Voting in favor: Kovach, Pulino, Brignole, Ficaro, and Booth  
Vote 5-0-0

The deliberations about the need for signs especially electronically lit signs was debated. The suggestion that the application be condition that the signs only be operational from dawn to dusk so as to limit the light impact. Especially when there would likely be no public there to read them in the evening.

Motion to the variance  
Moved by Brignole, Seconded by Ficaro  
Vote in favor: Kovach, Pulino and Brignole  
Voting against: Ficaro and Booth  
Passed 3-2-0

8.4 Request for a variance to section 21.02 to allow a lot without frontage on an existing parcel located on Livingston Road Map-Lot 44-0175. Applicant Agent Joseph M. Carta.

The applicant deferred to their professional engineer. The engineer stated the lot was created pre zoning regulations and was lacking any frontage on a road. The proposal is to create a 25 foot access easement across the lot that has frontage and build a single family home. The lot has been approved to support a septic and the lot is large enough to conform to all other zoning requirements.
Motion to close the public hearing  
Moved by Pulino, Seconded by Booth  
Vote in favor: Kovach, Pulino, Ficaro, Brignole, and Booth  
Vote 5-0-0

In deliberation it was asked of staff if the date of the lot was verified and that abutters were notified. Staff stated that all the information was correct and notices were sent.

Motion to the variance  
Moved by Pulino, Seconded by Ficaro  
Vote in favor: Kovach, Pulino, Ficaro, Brignole, and Booth  
Passed 5-0-0

9. **Adjournment**

Motion to adjourn  
Moved by Pulino, Seconded by Ficaro  
Voting in favor: Kovach, Pulino, Ficaro, Booth, and Brignole.  
Passed 5-0-0

The meeting adjourned at 6:37 pm.

Submitted,

[Signature]

Thomas Hazel, Zoning Enforcement Officer  
Department of Land Use