

Chair Richard Pelletier, Comm. Barbara Plum, Comm. James Fortuna, Comm. Les Adams, Comm. Catherine Johnson, Comm. Ron Borelli, Comm. Carl Bolz, Comm. Quentin Phipps, Comm. Nicholas Fazzino

MEMBERS
PRESENT

Comm. Deborah Kleckowski, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

Michiel Wackers, Deputy Director

STAFF

There were six (6) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office.

PUBLIC

The Pledge of Alliance was recited at 7:04 p.m.

ITEM 1
PLEDGE OF
ALLIANCE

Roll Call was conducted by Comm. James Fortuna.

ITEM 2
ROLL CALL

No items were removed from the agenda.

ITEM 3
ITEMS RE-
MOVED FROM
THE AGENDA
AND WHY

No one from the public spoke.

ITEM 4
PUBLIC
COMMENT ON
ITEMS

Michiel Wackers read the ZEO's sign certification into the record.

ITEM 5
ZEO SIGN
CERTIFICATION

Atty. Michael Dowley and Guido Bafumi presented the proposal. Comm. Catherine Johnson recused herself, commented on the proposal and indicated that the existing garage should be preserved. On motion and second by Comms. Barbara Plum and Ron Borelli the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Barbara Plum and Quentin Phipps the Commission granted a Special Exception for an adaptive historic re-use to convert a three-family dwelling located at 59 Broad Street to a new use as an insurance office with the condition that: 1) a modification be granted to the parking requirements and the number of parking spaces be reduced as shown on the plan; 2) that staff and the applicant be allowed to revise the parking arrangement to preserve the existing garage, but if a suitable revision cannot be achieved, then the original proposal for five (5) parking spaces without the garage is required; 3) that all exterior renovations to the main structure be reviewed by the Design Review and

ITEM 6.1
GRANTED A
SPECIAL EX-
CEPTION FOR
AN ADAPTIVE
HISTORIC RE-
USE TO CON-
VERT A THREE-
FAMILY DWEL-
LING LOCATED
AT 59 BROAD
STREET TO A
NEW USE AS AN
INSURANCE
OFFICE

Preservation Board; and 4) that all department comments be addressed. Vote was unanimous. Applicant/agent Guido Bafumi SE2009-9

There was no Old Business.

ITEM 7
OLD BUSINESS

There was no New Business.

ITEM 8
NEW BUSINESS

No one from the public spoke.

ITEM 9
PUBLIC
COMMENT
ON TOPICS

On motion and second by Comms. Barbara Plum and James Fortuna the Commission approved the minutes of the August 26, 2009 regular meeting. Vote was unanimous with Comms. Ron Borelli and Nicholas Fazzino abstaining.

ITEM 10.1
APPROVED THE
MINUTES OF THE
8/26/09 REGULAR
MEETING

Comm. Catherine Johnson noted that each page of the revised By-Laws should be dated.

ITEM 10.2
OTHER COM-
MISSION
AFFAIRS

The Commission scheduled a workshop on the Plan of Conservation and Development for the next meeting of September 23, 2009.

ITEM 10.3
PLAN OF CON-
SERVATION
AND DEVELOP-
MENT

On motion and second by Comms. Barbara Plum and James Fortuna the Commission adjourned the meeting at 8:03 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Michiel Wackers, AICP
Deputy Director