

# TOWNSHIP OF BELLEVILLE PLANNING BOARD

(Bove: motion  
Conte: second)

## APPROVAL OF February 13, 2020 MINUTES

**DATE: March 12, 2020**

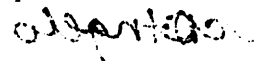
### RECORD OF BOARD VOTE

X- INDICATED VOTE	NV - NO VOTE		NP - NOT PRESENT	
MEMBER	Y	N	NV	NP
Raymond Veniero, Chairman	✓			
Andrew Conte, Vice Chairman	✓			
Brian Banda	✓			
Thomas Bove	✓			
Gerard Corbo				✓
Thomas Graziano	✓			
Patricia Inaugurato				
Frank Zangari	✓			
<u>Mayor Melham</u> / Jacqueline Guaman	✓			
Donna Hricko (Alt. 1)				✓
Lawrence Guions (Alt. 2)				✓

**Township of Belleville  
Planning Board  
Meeting Minutes  
Thursday, February 13, 2020**

There was a Planning Board meeting held at the Belleville Municipal Building, 152 Washington Avenue, on Thursday, February 13, 2020. Adequate notification was published on the Township website.

1. **Meeting was called to order at 7:00 PM by Chairman Raymond Veniero.**
2. **Flag Salute**
3. **Moment of Silence in remembrance of former Councilman, Kevin Kennedy**
4. **Statement of Certification** was recited by Ms. D'Angelo, Recording Secretary
5. **Roll Call: Absent**
  - Gerard Corbo
  - Frank Zangari
  - Jacqueline Guaman
  - Patricia Inaugurato
  - Rose Tubito (Michael Rubin fill-in)
6. **Chairman's Comments:** Jacqueline Guaman has resigned as a Class IV member and has been appointed as Mayor's Designee. Frank Zangari has been appointed as a Class IV member
7. **Approval of Minutes:**
  - Chairman Veniero asked for a motion for the approval of the minutes for January 9, 2020; Motion made by Mr. Graziano and 2<sup>nd</sup> by Mr. Conte; approved
8. **Old Business/Resolutions to be Memorialized:**
  - ALL resolutions listed on agenda to be carried until next meeting
9. **Adjournments:**
  - PART II: 705-757 Main Street (Block: 10001, Lot: 3) Belleville Industrial Center:  
Opposing Attorney
10. **Applications before the Board:**
  - **PB-2002: 59 Bellavista Avenue, Belleville Board of Education (Block: 9804, Lot: 16):** Courtesy submission for a maintenance building to be built on BOE property adjacent to School #9.
    - **Witness #1:** Jeffrey Curry, Architect, provided a general overview of the project (prefab steel building with a concrete foundation) and the layout. Mr. Curry stated the maintenance garage will be used for light truck and bus repairs.



# Township of Belleville Planning Board Meeting Minutes Thursday, February 13, 2020

- **PB-2001: 74-102 Washington Avenue & 75 William Street** 78-102 Washington Avenue Urban Renewal, LLC (Block 8503, Lots: 4-11) Preliminary and Final Site Plan approval for the development of a 158 unit mixed-use multifamily building with 3 retail/commercial spaces; **APPROVED.**

- **Attorney:** Joseph Demarco

- **Witness #1:** James Feury, Engineer, provided a general overview of the current state of the site which is almost all impervious coverage. Discussed location, elevation, landscape, street signage, storm water, grading drainage and clarified a few errors on the plan. Mr. Feury did agree to satisfy all items on the Township Engineer's report and introduced the following exhibit:

- **A1: Full set of plans**

- **Witness #2:** Albert Arencibia, Architect, testified to bulk standards, exterior façade and materials, windows, proposed solar panels on roof, commercial layout, parking, residential breakdown (28) 2 bedrooms (114) one bedrooms and (16) studios. Available amenities such as: lounge, outdoor courtyard, exterior terrace and fitness center. Following exhibits were presented by Mr. Arencibia:

- **A2: Handout of full set of plans**

- **A3: Colorized rendering of proposed building**

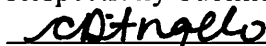
### RECORD OF BOARD VOTE

<b>X- INDICATED VOTE</b>	<b>NV - NO VOTE</b>		<b>NP - NOT PRESENT</b>	
<b>MEMBER</b>	<b>Y</b>	<b>N</b>	<b>NV</b>	<b>NP</b>
Raymond Veniero, Chairman	X			
Andrew Conte, Vice Chairman	X			
Brian Banda	X			
Thomas Bove	X			
Gerard Corbo				X
Thomas Graziano	X			
<u>Mayor Melham</u> / Jackie Guaman	X			
Patricia Inaugurato				X
Frank Zangari				X
Donna Hricko (Alt. 1)	X			
Lawrence Guions (Alt. 2)	X			

**11. Adjournment:**

Motion to adjourn by Mr. Graziano, 2<sup>nd</sup> by Mr. Conte. Meeting concluded at 9:13PM.

Respectfully Submitted,



Corrine D'Angelo, Recording Secretary