**TOWN OF PHILIPSBURG**

**PLANNING BOARD MEETING**

675 Corliss Avenue, Phillipsburg, NJ 08865

Minutes of May 28, 2015

Chairman William Duffy called the meeting to order at 7:18 p.m. and led the assembly in the Pledge of Allegiance. Mr. William Duffy read the Open Public Meeting Announcement. Those present were: John Penrose, Mr. Fulper, Mayor Wyant, Mr. Shelly, Mr. Rooney and William Duffy. Also present were Mr. Dave Maski, Mr. Gianfarcaro, Mr. Bill Edelston, Mr. Vick Ahmad,CEO of Phillipsburg Auto Repair, Mr. Rob Walsh, Engineer, and Ms. Elisa DiMarsico, Recording Secretary.

**RESOLUTIONS**

14-005- James Lynch 23-25 Summit Ave. Phillispsburg

A Motion was made to accept the changes for 23-25 Summit Avenue. Mr. Rooney made the motion and Mr. Shelly seconded the motion. Motion carried unanimously.

A motion was made by Mr. Rooney to accept the ammendmants to the property at 23-25 Summit Avenue and was seconded by Mr. Shelly. The Motion carried unanimously.

Mr. Duffy will send a letter to the Council President saying the Board approves.

**NEW BUSINESS**

15-002- 585 Memorial Parkway- Phillipsburg Auto Repair, Auto Sales Site Plan

The owner of Phillipsburg Auto Repair, Mr. Vick Ahmad wants to be able to allow the sale of up to two vehicles at a given time on the Auto shops property. The owner states there is ample parking on the property for the two added vehicles that will be posted for sale and the vehicles will be pulled into the shop at night. He states there will be no added lighted signs for the vehicles just for sale signs within or on the vehicle. The shops hours are Monday to Friday from 8:00 A.M. to 5:00 P.M. and Saturday from 9:00 A.M. to 5:00 P.M. The shop is closed on Sundays. The Owner, Mr. Vick Ahmad stated that he will obtain a letter from Makota or himself stating that Makota allows for him to have two of their parking spaces for the four employees that work at the shop. Mr. Ahmad agreed to return the letter to the Board with the site plan survey. Mr. Robert Walsh explained that to get permitted use through Trenton, the Shop needs to have permission to house at least two vehicles for sale, but the shop may have one or even none at a given time.

A motion was needed for the Use Variance for the D3 or conditional use Variance

A Motion was made by Mr. Fulper and Seconded by Mr. Penrose.

Yays: Mr. Fulper, Mr. Rooney, Mr. Shelly, Mr. Penrose and Mr. Duffy

Nays: NONE

ABS: Mayor Wyant

Motion carried.

A Motion for the Bulk Variance (No added signs, lot area, set back from the curb cuts and side wall utilities, the lot area front yard, no cars on right away line, no extra lighting for the cars for sale, no more than 2 cars being sold at one time) A motion was made by Mr. Penrose and seconded by Mr. Fulper.

Yays: Mr. Fulper, Mr. Rooney, Mr. Shelly, Mr. Penrose and Mr. Duffy

Nays: NONE

ABS: Mayor Wyant

Motion carried

A motion was made for the need for the applicant to return a letter from Makota or the applicant stating that Makota allows two spots to be used for employees of the Auto Shop and a Site Plan Survey to the Planning Board by Mr. Rooney and Seconded by Mr. Shelly.

 Yays: Mr. Fulper, Mr. Rooney, Mr. Shelley, Mr. Penrose and Mr. Duffy

Nays: NONE

ABS: Mayor Wyant

Motion carried.

**APPROVAL OF MINUTES**

A Motion was made to accept the Minutes of November 24, 2014 by Mr. Penrose and was seconded by Mr. Rooney. Motion carried unanimously.

A Motion was made to accept the Minutes of January 15, 2015 by Mr. Penrose and was seconded by Mr. Rooney. Motion carried unanimously.

**OLD BUSINESS**

NONE

**APPROVAL OF BILLS**

06-006 Van Cleef River View at Delaware Station in the amount of $220.00.

Motion was made by Mr. Rooney and Seconded by Mr. Shelly. Motion carried unanimously.

14-002 Van Cleef Islamic Center of Warren County in the amount of $310.00.

Motion was made by Mr. Rooney and Seconded by Mr. Shelly. Motion carried unanimously.

15-001 Van Cleef Eden Valley Manor in the amount of $592.00

Motion was made by Mr. Rooney and Seconded by Mr. Shelly. Motion carried unanimously.

15-002 Van Cleef Phillipsburg Auto Repair in the amount of $507.50

Motion was made by Mr. Rooney and Seconded by Mr. Shelly. Motion carried unanimously.

**OTHER BOARD RELATED BUSINESS**

A Motion was made by Mr. Shelly and seconded by Mr. Penrose to recognize the Resignation of Bruce Jones from the role of the Phillipsburg Planning Board Attorney. The Motion carried unanimously.

A Motion was made by Mr. Penrose and seconded by Mr. Rooney to recognize Ms. Susan Rubright as the new Planning Board Attorney. Motion carried unanimously.

**COMMUNICATIONS**

NONE

**EXECUTIVE DISCUSSION**

A Motion was made to enter into Executive Discussion by Mr. Shelly and seconded by Mr. Fulper at 8:25 P.M. Motion carried unanimously.

A Motion to come back from Executive Discussion was made by Mr. Rooney and seconded by Mr. shelly at 8:49 P.M. Motion carried unanimously.

**ADJOURNMENT**

A motion to adjourn was made at 8:52 P.M. by Mayor Wyant and seconded by Mr. Fulper. Motion carried unanimously.

Respectfully Submitted,

Elisa Di Marsico

Recording Secretary