

**Planning Board
Virtual Meeting
July 26, 2023**

Meeting started at 7:03pm.

Statement of compliance read by Chairman Fagan.

Roll Call

Present:

Absent:

Mayor Lawrence La Ronde
Dave Hollod
Aimee Corzo
Chairman Tom Fagan
David Branan
Frank Kreder
Andre Mitchell
Michael Giordano
Mark Kruszczyński
Cheryl McKeever

Liz Appezzato

Also present is Board Attorney Brian Schwartz and Planning Consultant Paul Grygiel.

Pledge of allegiance.

Executive Session

Mayor La Ronde made a motion to go into Executive Session for the purpose of discussing anticipated litigation.

Seconded by Aimee Corzo.

All in favor.

None opposed.

No abstentions.

Executive session began at 7:08pm.

Dave Branan made a motion at 8:07pm to come out of Executive Session.

Seconded by Mayor La Ronde.

All in favor.

None opposed.

No abstentions.

Roll Call

Present:

Mayor Lawrence La Ronde
Dave Hollod
Aimee Corzo
Chairman Tom Fagan
David Branan
Frank Kreder
Andre Mitchell
Mark Kruszczyński
Cheryl McKeever

Absent:

Liz Appezzato
Michael Giordano

Break at 8:08pm.

Returned from break at 8:20pm.

Roll Call

Present:

Mayor Lawrence La Ronde
Dave Hollod
Aimee Corzo
Chairman Tom Fagan
David Branan
Frank Kreder
Andre Mitchell
Mark Kruszczyński
Cheryl McKeever

Absent:

Liz Appezzato
Michael Giordano

Resolution

Mayor La Ronde made a motion to table Resolution SPR-22-001 Yeshiva Tiferes Boruch.

Seconded by David Branan

Roll Call Vote

Mayor Lawrence La Ronde - yes
Dave Hollod - yes
Aimee Corzo - no
Chairman Tom Fagan - yes
David Branan - yes
Frank Kreder - yes
Andre Mitchell - yes
Mark Kruszczyński - abstained
Cheryl McKeever - yes

Yes – 7

No - 1

Abstention - 1

Mr. Schwartz suggested to Chairman Fagan that he put the Yeshiva application on the agenda for the next meeting on August 9, 2023 so there could be further discussion. Paul Grygiel will be unavailable for that meeting.

Mr. Schwartz will contact the applicant's attorney to let him know that the application will be discussed further and on the agenda for a public meeting.

At the meeting the Board may decide to vote on the Resolution or discuss it further. So far, the Board has not had a public discussion of the Resolution. Other than the last hearing, the Board has not had a discussion regarding the conditions to the Resolution that Mr. Schwartz prepared because the last meeting was the first time they saw them.

Mayor La Ronde asked if the conditions were sent out to the Board. Mr. Schwartz stated he did not send it out to the Board. Chairman Fagan will contact Dawn and have her send the conditions out.

Brian Schwartz left the meeting at 8:30pm.

Old Business

None

New Business

None

Work Session

Discussion of proposed amendment to the Villa Maria redevelopment plan.

Paul Grygiel stated the redevelopment plan was adopted by the Mayor and Council a few years ago. The original plan was for 13 affordable units and up to 24 total units. This was not feasible or for some reason it did not happen. There is a prospective new developer that is proposing 13 affordable units with up to 32 total units.

Mayor La Ronde stated 13 of the units are fulfillment for this round of affordable housing. This is round 3. The other 11 units will be used in a future round in 2025. The reason they are going to 32 units is because they wanted to put in some market value to get revenue off of the property. There will be 24 units that are affordable which will be mixed 1, 2, & 3 bedrooms. The rest of the 9 will be market value which will be mixed into the compound. There won't be separate market value and affordable housing buildings. They asked for this so there is no stigma and it

will also generate revenue. They are just asking to change the development plan that they had so they can move forward. The developer is anxious to get underway. The only change is going from 24 units to 32 units.

Chairman Fagan wanted to confirm that this will cover their obligation to 2025. It will.

Brian Hak stated they want to get before the Planning Board as soon as possible and in order to do that they need to amend the existing redevelopment plan to accommodate the proposal that is being brought forward by the new redeveloper. Once the redevelopment plan is recommended to the Council and the Council adopts it by way of ordinance, they will be in a position to come before the Board with an application. They want to do this as quickly as possible.

Cheryl McKeever stated she thinks she has to recuse herself from this matter.

Chairman Fagan thanked Aimee Corzo and the Council for moving this along.

Mayor La Ronde pointed out that Mark Kruszczyński can vote because this is a new item and he did not have to be at other meetings for this.

Mayor La Ronde made a motion to approve the development plan as set forward in front of the Board.

Seconded by Aimee Corzo.

Roll Call Vote

Mayor Lawrence La Ronde - yes

Dave Hollod - yes

Aimee Corzo - yes

Chairman Tom Fagan - yes

David Branan - yes

Frank Kreder - yes

Andre Mitchell - yes

Mark Kruszczyński - yes

Cheryl McKeever - abstained

Yes – 8

No – 0

Abstained – 1

Approval of Minutes

Dave Hollod made a motion to approve the June 14, 2023 minutes.

Seconded by Andre Mitchell.

All in favor.

None opposed.

No abstentions.

Minutes approved.

Mayor La Ronde made a motion to adjourn the meeting.

Seconded by Mr. Kreder.

All in favor.

None opposed.

No abstentions.