

BOROUGH OF FAIR HAVEN PLANNING BOARD

Regular Meeting Minutes

July 11, 2017

1. The meeting was called to order at 7:30 by Mr. Rue, Chair, with a reading of the Open Public Meetings Act statement, followed by the pledge to the flag.

2. ROLL CALL

Present: Mr. Banahan, Mr. Folker, Mr. Ingle, Mr. Lehder, Mr. Lucas, Mr. Marchese, Mr. Rue

Absent: Mrs. Dale, Mr. Hoffman, Mr. Rice, Mrs. Flanagan,

Also Present: Mr. Kovats, Board Attorney

3. ADMINISTRATIVE ITEMS

MOTION Ingle, second Banahan, to approve the resolution granting extension of time to Laval Home Development, LLC for a minor subdivision

In Favor: Banahan, Folker, Ingle, Rue

Opposed: None

MOTION Folker, second Marchese, to approve the minutes of the May 9, 2017 meeting.

In Favor: Banahan, Folker, Ingle, Marchese, Rue

Opposed: None

MOTION Ingle, second Marchese, to approve the minutes of the May 9, 2017 Executive Session

In Favor: Banahan, Folker, Ingle, Marchese, Rue

Opposed: None

4. PUBLIC COMMENT – None

5. NEW BUSINESS

Mr. Marchese told the Board that the Council was considering eliminating or modifying the HFAR and they want to hear from the Planning Board. A subcommittee will make a recommendation. He stated that Michael Sullivan of CCH had been consulted and he came up with 3 alternatives. Mr. Lehder asked what the goal was, what they hoped to accomplish. Mr. Marchese said his goal is what is good for the applicant and simplifying the application. Mr. Banahan said we need to be mindful of what is the problem. He added that eliminating the HFAR increases the pressure to enlarge houses and is that what we want. Mr. Lehder noted that interpretation comes out of the Building Department as well as the Zoning board. Many homes never come before the Zoning Board. There is a need for consistency. He expressed concern about collateral consequences. Mr. Kovats stated that if a Board is routinely looking at similar variances and routinely approving them, why have them? Mr. Lehder stated this was not the case here. He noted there are many different issues because of how the town was set up. There are deviations in lot size within zones. The FAR is the escape valve. The Zoning Board gets

applications from residents, not developers. He went on to say this is a complex issue, there is a need to be careful. Measurements are important.

Mr. Ingle asked if a new Master Plan was needed. Mr. Kovats stated that the re-examination last year met the statutory obligation. The town could add new goals and objectives or eliminate old ones by amending it.

Mr. Rue announced that the July 27 meeting will be cancelled, the next meeting will be August 8, 2017.

Public Comment

Ruth Blaser, River Rd, asked the Board members if they felt that Fair Haven was built out. Mr. Rue stated that he was disappointed about what has happened on some lots. Mr. Ingle stated there were too many big houses. Mr. Lehder stated that technically, Fair Haven is built out but the issue is how they are being built.

MOTION to adjourn made by Mr. Lucas, second by Mr. Folker and approved by acclimation.

Meeting adjourned at 8:00 PM.

Respectfully submitted,

Judy Fuller, Secretary