

Present: Fisher, Waterbury, Canonico, Schuster  
Kennedy (attorney)  
Absent: Anderson, Murphy, Daly, Schwartz, Ventre

Chairman Fisher called the meeting to order @ 7:30 pm

Salute to the flag, roll call, open public statement read

**Minutes:**

A motion was made by Mr. Schuster, seconded by Mr. Fisher to adopt the minutes of the September 3, 2014 as submitted. All approved.

**Correspondence:** none

**PB Rep Report:**

Ms. Waterbury advised that the Toll Bros application for impervious coverage has been referred to Mayor & Council for an Ordinance amendment.

**Master Plan Draft** – to be introduced at the October 15, 2014 for the first public hearing.

**Unfinished Business:**

<b><u>Vincent S Maestro Montessori Academy, Inc:</u></b>	<b><u>Amended Site Plan Approval</u></b>
35 White Rd	playground area
Bl: 34, Lot: 5.01	

A motion was made by Mr. Schuster, seconded by Mr. Fisher to adopt the resolution of approval for the Vincent S Maestro Montessori Academy for a playground area conditions from the original approval and conditions that were applied to the playground amended site plan approval, resolution amended.

Roll Call:

Affirmative: Fisher, Schuster

Negative: none

**New Business:**

**M/M Marshall Wright:**

Bulk Variance – generator in front yard

4 Corn Lane

Bl: 62, Lot: 2

Mr. Kennedy announced that the service was in order and the board has jurisdiction to hear this matter.

Mr. Kennedy marked the following into evidence:

**A-1:** Zoning Permit Denial letter dated 7/18/2014

**A-2:** Application for Hearing, dated 9/15/2014

**A-3:** Survey prepared by George Lucas, dated 1/18/1989

**A-4:** Series of photos of applicant's property

**A-5:** Specifications of generator

Mr. Marshall Wright, 4 Corn Lane, owner of the single family home for 25 years, was sworn.

Mr. Wright explained that he is seeking permission to install a generator on his property which is located on the corner of Corn Lane & Silverbrook Road, which creates 2 front yards. He would like to install the generator facing the Silverbrook Road which is where his gas line & electric service is located.

Mr. Wright testified that the generator is a Generator 17KW system, which the sound level is 66 decibels, which normal conversation @ 3' 65 decibels, city traffic is 85 decibels and a power mower is 107 decibels. This is a relatively high tech quiet unit.

Ms. Waterbury pointed out that the location of the generator on the Silverbrook Road side is heavily landscaped, she asked if the landscaping was directly in front of the house or will the generator be screened in view. Mr. Wright said that the shrubs are very large and he will be carving out an area behind the shrubs to locate the generator. The generator will not be seen from the road or the sidewalk.

Mr. Schuster asked how far off the house are the bushes, they are massive bushes? Mr. Wright said that he has a 2' clearance behind the bushes, and then the bushes come out another 10'. Mr. Fisher asked if they have to add bushes to conceal the generator would he agree? Mr. Wright said yes he would, and he would agree to add that as a condition of approval.

A motion was made by Ms. Canonico, seconded by Ms. Waterbury to open the meeting to the public. All approved.

No comments/questions

A motion was made by Ms. Canonico, seconded by Ms. Waterbury to close the meeting to the public. All approved.

**Approval:**

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to approve the application of M/M Wright for the installation of a generator in the front yard area of Silverbrook Rd, with the condition that if any shrubbery needed to be removed the homeowner would replace in perpetuity for screening to Silverbrook Road, and to maintain the 66 decibels, as testified to.

Roll Call:

Affirmative: Fisher, Waterbury, Canonico, Schuster

Negative: None

**Adoption of Resolution**

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to adopt the resolution of approval to M/M Wright for the installation of a generator as testified to as read into the record.

Roll Call:

Affirmative: Fisher, Waterbury, Canonico, Schuster

Negative: None

**M/M Neil Groom:**

Bulk Variance for generator in front yard area

286 Sycamore Ave

Bl: 61, Lot: 12

Mr. Kennedy announced that he has reviewed the service and finds it to be adequate and the board has jurisdiction to hear this application.

Mr. Kennedy marked the following into evidence:

**A-1:** Application for Hearing dated 9/17/2014

**A-2:** Zoning Permit Denial, dated 8/2/2014

**A-3:** Survey, prepared by John Gallagher dated 8/12/2002

**A-4:** Specifications of Generator

**A-5:** Site Plan, showing the location of the generator

**A-6:** Photos of home owner's property

Ms. Jessica Groom, owner of single family home, for 8 years located 286 Sycamore Ave was sworn.

Ms. Groom testified that they are seeking permission to install a generator in the front yard of their home, since this is the best location for the gas & electric utilities and most cost effective. She explained that they do not have enough room on the side of their home for the generator, and if would be too close to her neighbor. They are set back from Sycamore Ave approximately 85' and the front of their house is heavily landscaped with 2 rows of shrubs so the generator would not been seen even with removing one row of shrubbery. Ms. Groom indicated that if they have to remove any bushes they will replace

them, and she will accept that as a condition of approval. Ms. Groom indicated that they cannot put the generator in the back yard because they just renovated their home with a family room in the back.

Ms. Waterbury indicated that this unit 20kw generator has a decibel of 64 during the weekly engineer exercise and 69 during a full speed generator diagnostics and normal operation, which is similar to the last application.

Mr. Fisher announced there wasn't any public in attendance.

**Approval:**

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to approve the application of M/M N Groom, to allow a generator in the front yard area @ 286 Sycamore Ave with the condition that the applicant to provide additional screening if the existing screening doesn't screen the generator in perpetuity and to maintain the decibels as indicated in testimony.

Roll Call:

Affirmative: Fisher, Waterbury Canonico, Schuster

Negative: None

**Resolution:**

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to adopt & memorialize the resolution of approval for M/M Neil Groom as read into the record allowing a generator in the front yard with conditions.

Roll Call:

Affirmative: Fisher, Waterbury, Canonico, Schuster

Negative: None

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to adjourn the meeting @ 8:15 pm. All approved.