

The Keyport Unified Planning Board held Special Meeting on October 29, 2018 which was called to order at 7:01 PM in the Council Chambers at Borough Hall, 70 West Front Street, Keyport, NJ, called to order by Mark Sessa, the Sunshine Law Notice was read followed by the Flag Salute.

PRESENT: Mayor Aumack, Councilman Goode, J. Kovacs-Olsen R. Benedict, N. Vecchio, D. Fotopoulos, J. Kovacs, L. Davidson, M. Sessa

ABSENT: J. Oviedo, K. Howe

Marc Leckstein, Planning Board Attorney, Trevor Taylor, Borough Engineer CME Associates, Malvika Apte, Stephen Gallo, Borough Administrator, Joseph Baumann, Borough Attorney

**RESOLUTION: Keyport Homes, LLC
KUPB 18-06
Blk 128, lots 2, 3, 4.01**

Motion to approve resolution was made by N. Vecchio, second by L. Davidson

Ayes: N. Vecchio, M. Sessa, L. Davidson, D. Fotopoulos

Abstentions: Mayor Aumack, M. Goode, R. Benedict, J. Kovacs

**PRESENTATION: DETERMINATION OF THE KEYPORT SCATTERED SITE
STUDY AREA AS AN AREA IN NEED OF REDEVELOPMENT,
AND MORE SPECIFICALLY AS A CONDEMNATION
REDEVELOPMENT AREA**

Mr. Gallo introduced himself to the Board and public. Mr. Gallo spoke about the scattered site redevelopment plan. Mr. Gallo stated that a couple of year's property has fallen into disrepair because of Sandy, mortgage rise and people just walking away from their homes. Mr. Gallo explained the Borough passed an ordinance regarding the vacant properties and the effect of the ordinance a significant amount of properties are being purchased and then sold. Mr. Gallo spoke about properties that have not been sold and that are in disrepair. Mr. Gallo explained the scattered site plan.

Mr. Gallo stated that Trevor Taylor, Borough Engineer, Malvika Apte, Planner from CME, as well as Joseph Baumann the Borough Attorney was present in case there are any questions.

Mr. Taylor spoke about the report that was before the Board for their comments. The report is a draft dated 10/5/2018 and is titled "Concerning the Determination of the Keyport Scattered Site Study Area as an Area in Need of Redevelopment and more specifically, as a

Condemnation Redevelopment Plan.” Mr. Taylor stated that Ms. Apte will go through the report and describe each property and why it is listed in the report. Ms. Apte stated that there are 41 properties included in the report. Ms. Apte stated she will go through the report in two parts one where they are at right now and the second part being a review of what the study is and how it was brought before the Planning Board and explained the state law. Ms. Apte explained the process of the plan.

Ms. Apte explained the different criteria that the properties could fall under and were placed on the plan.

Mr. Sessa stated that he would like to go through each property so it gives everyone a chance to comment.

Mr. Kovacs asked if this was considered spot zoning; Ms. Apte stated that it wasn't really because they are looking at most scattered sites throughout the Borough. There was further discussion regarding spot zoning and redevelopment.

Mr. Kovacs stated that this is another word for eminent domain; Mr. Leckstein stated yes. Mr. Kovacs stated that one of the properties belong to the Borough. Why isn't the Borough taking care of their property?

Mr. Gallo stated that this is not spot zoning they are not doing anything to effect the unlined zone. Mr. Gallo stated regarding the future of the Borough property is not known. They are not sure if it is going to folded back into Waterfront Park or potential redevelopment. The property is currently vacant. There was further discussion regarding the property.

Mr. Leckstein explained to the Board that the job is not to question the wisdom of whether or not the properties should be listed but whether or not they meet the criteria to be declared an area of redevelopment. The only thing the Board gets to decide is whether it is an area of redevelopment with eminent domain or without. The Board is being asked to consider with eminent domain. It is not to question the Council and it is not up to the Board to say they meet the criteria. Further discussion regarding the properties that on the report.

Mr. Leckstein mentioned that the Board doesn't have to approve the full report. The Board can just approve the properties they agree with.

Mr. Fotopoulos mentioned that maybe one of the properties that Mr. Kovacs was referring to that the Board approved and is on the list is 140 Broad Street. Mr. Fotopoulos stated that there is a sign on the property stating what it is going to be built. Councilman asked if we can go through the properties in order.

Mr. Fotopoulos asked if redevelopment with condemnation is where the Borough takes the property; Ms. Apte explained that it doesn't always mean that it is not like the Borough is going to come tomorrow and take the property. Mr. Gallo stated that the Borough has no interest in acquiring property and then reselling them. There was further discussion regarding the possibilities of the property and the possibilities of the present owners the option to redevelop the property. Mr. Gallo explained that even after the report the Board still is involved with the process.

Mr. Fotopoulos stated that he has mixed feeling about redevelopment. He explained that he doesn't believe the present owner should benefit. Mr. Leckstein explained that is not relevant to the Board that is up to the Governing Body. Mr. Gallo stated that it is not there plan. There was further discussion regarding the redevelopment plan. Mr. Leckstein explained the process to the Board.

Mr. Fotopoulos stated that smart growth has been mentioned in the report is it sited anywhere in the report as to what criteria of smart growth the report is referring to; Ms. Apte spoke about the different criteria's for smart growth.

Ms. Kovacs-Olsen asked if the Borough property is part of green acres; Mr. Taylor explained that it is not part of the ROSI. There was further discussion regarding what properties by the waterfront are included in green acres.

Mr. Taylor will speak about each property in the report and the Board will give the public a chance to give comments.

Block 21.01 Lots 35-36 (45 West Front Street)

There was discussion regarding what criteria the property falls under, it is criteria E and H.

Mr. Benedict stated that he feels the property is being used more now than ever, he understands that there is not revenue to the Borough. Mr. Fotopoulos stated that he understands it is privately owned property but loves the view. Doesn't feel we are quite there yet to be considered redevelopment. Further discussion regarding the property. Ms. Kovacs-Olsen stated that she doesn't feel it is enough time.

Mr. Gallo stated that the property has been vacant for 2 years feels that even before it burnt down it would have met other criteria's. Mr. Fotopoulos stated that there were two apartments that were living in the building. Further discussion regarding the property.

Ms. Davidson asked if the same owner; Mr. Gallo stated that one bought the other one out.

Motion to open to the public at 7:43pm was made by L. Davidson, second by D. Fotopoulos with ayes by all present

Seeing there is no one from the public with any questions or comments; motion to close to the public at 7:43pm was made by M. Goode, second by D. Fotopoulos with ayes by all present.

Discussion regarding removing this property from the plan. Mr. Leckstein advised the Board that only thing they should be considering is if the property meets the criteria right now.

Ms. Kovacs-Olsen asked if the properties can be an area of redevelopment without condemnation; Mr. Leckstein replied yes. There was discussion regarding whether the Board could recommend property with condemnation. There was further discussion regarding if the notice for redevelopment plan with eminent domain, it was agreed that the notice did include eminent domain.

Mr. Leckstein asked Ms. Apte to explain why they feel the property should be included with eminent domain. Ms. Apte spoke about the criteria's that this property falls under, Ms. Apte stated that the property only has to meet one criteria. Mr. Leckstein explained to the Board what the choices are.

Further discussion regarding the property and if it should stay in the report. Mr. Baumann stated that the Board should just see if the property meets the criteria.

Motion that the property doesn't meet criteria was made by R. Benedict, second by J. Kovacs

Ayes: Mayor Aumack, M. Sessa, R. Benedict, L. Davidson, J. Kovacs

Nays: M. Goode, N. Vecchio, D. Fotopoulos

Block 21.01 lot 51.01 (4 Broad Street)

Motion to open to the public at 7:57pm was made by M. Goode, second by J. Kovacs

Mr. Lane, 51 First Street, this property is owned by the Borough to build it would have to be elevated 7 feet, feels it should be a redevelopment opportunity. Mr. Lane feels that this property falls under criteria E.

Motion to close to the public at 7:59pm was made by J. Kovacs, second by Councilman Goode with ayes by all present.

Motion that the property does not meets criteria E, H was made by M. Goode, second by Mayor Aumack with ayes by all present.

Ayes: Mayor Aumack, M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict,
L. Davidson, J. Kovacs

Block 21.01 lot 52 (6 Broad Street)

Mayor asked how this property meets criteria D. Doesn't feel it should be D. Ms. Apte explained that the pavements around the property are in disrepair. There was discussion regarding this property.

Motion to open to the public at 8:03pm was made by R. Benedict, second by L. Davidson with ayes by all present.

Mr. Lane stated that he feels it should be criteria E.

Mr. Leckstein explained that the Board may suggest a different criteria and if the Planner agrees then it could be changed. Ms. Apte stated that she agreed it could meet criteria E

Motion to close to the public at 8:06pm was made by D. Fotopoulos, second by L. Davidson with ayes by all present.

Motion to have the planner revise the report that the property meets criteria E was made by M. Goode, second by Mayor Aumack

Ayes: Mayor Aumack, M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict,
L. Davidson

Nays: J. Kovacs

Block 22 lots 24 & 25 (124 W. Front Street)

Mr. Kovacs asked if the property was large enough to develop. Mr. Sessa stated that there was a hot dog stand there. Mr. Leckstein reminded the Board that they really shouldn't be considering what may or may not be built at the location just that it fits the criteria.

Motion to open to the public at 8:06pm was made by D. Fotopoulos, second by L. Davidson

Seeing there is no one from the public with any questions or comments; motion to close to the public at 8:06pm was made by D. Fotopoulos, second by R. Benedict with ayes by all present.

There was discussion regarding the wild life on the property and what would happen if it became a redevelopment plan.

Motion that the property does meets criteria E was made by N. Vecchio, second by D. Fotopoulos

Ayes: Mayor Aumack, M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict,
L. Davidson

Nays: J. Kovacs

Block 39 lot 29 (96 W. Front Street)

Mr. Taylor spoke about the criteria of the property stated that since the report was done the owner has boarded up the windows and gone to the building department for permits. Councilman Goode asked if any permits were issued. Laurie Graham, TACO for the Borough stated that they were issued permits; no action has been taken in two (2) years.

Motion to open to the public at 8:09pm was made by N. Vecchio, second R. Benedict with ayes by all present.

Joshua Frankel, purchased from a sheriff sale as three family, wants to make it a single family. It has been vacant for 2 years they paid the tickets to the building department and will fix it. There was discussion regarding this property. Mr. Gallo stated that if the property is declared an area of redevelopment that doesn't mean that the owner can't fix it up. One thing they are concerned about is the boarding up the building. Feels it meets the criteria and doesn't stop the owner with the plans.

Mayor asked L. Graham if the permits were issued two (2) years ago would they have to reapply for the permits; yes. There was discussion regarding who the permits were issued to.

Mr. Lane, stated that they did do work they boarded up the windows. Mr. Lane stated that this is in the general commercial district and urges the Board to apply redevelopment.

Mr. Frankel stated that the last two years they have been in contract.

Motion to close to the public at 8:14pm was made by M. Goode, second by L. Davidson with ayes by all present.

Motion that the property does meets criteria A, D, E, H was made by D. Fotopoulos, second by R. Benedict

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 40 Lot 16 (66 Main Street)

Motion to open to the public at 8:16pm was made by Mayor Aumack, second by R. Benedict with ayes by all present.

Seeing there is no one from the public with any questions or comments; motion to close to the public at 8:19pm was made by Mayor Aumack, second by R. Benedict with ayes by all present.

Motion that the property does meets criteria A, H was made by Mayor Aumack, second by M. Goode

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 60 Lot 6 (108 Broad Street)

Motion to open to the public at 8:19pm was made by D. Fotopoulos, second by N. Vecchio

Mr. Lane stated that it is clearly dilapidated, the property has been in court for years.

Motion to close to the public at 7:59pm was made by J. Kovacs, second by Councilman Goode

Motion that the property does meets criteria A, D, H was made by M. Goode, second by D. Fotopoulos

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 60 Lot 16 (140 Broad Street)

Board had discussion regarding the property. Mr. Leckstein reminded the Board it doesn't matter what is going to be built on the property. Further discussion regarding the property.

Motion to open to the public at 8:24pm was made by M. Goode, second by L. Davidson

Ms. Collette Kennedy, stated that when the houses were on the property one was taken care of and one was run down.

Mr. Lane spoke about the underutilized lot. The owner is planning on building a duplex and remove the shed.

Mr. Leckstein asked Mr. Baumann that if the Board declares the property an area of redevelopment and the Council goes through the steps of declaring it and the developer goes ahead and actually develops it and it doesn't meet the criteria. Would the property come off; yes. There was further discussion regarding this property.

Cheryl Dickerson, feels putting on list is like a warning and have them take positive action.

Motion to close to the public at 8:29pm was made by D. Fotopoulos, second by R. Benedict with ayes by all present.

Discussion regarding the procedure after the Planning Board accepts the plan. Mr. Baumann stated that it is a long process. Mr. Gallo stated that all the properties have received letters regarding the meeting. Further discussion regarding the process.

Motion that the property does meets criteria with the addition of criteria E (D, E, H) was made by N. Vecchio, second by D. Fotopoulos

Ayes: M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson

Nays: Mayor Aumack, J. Kovacs

Block 61 Lot 6 (76 Broad Street)

Mr. Fotopoulos stepped down for this property he is related to the owner.

Motion to open to the public at 8:40pm was made by N. Vecchio, second by M. Goode

Andrew Purcell is in contract to purchase property. Doesn't feel this property meets criteria. The contract isn't final, Mr. Purcell feels that this process is putting a cloud on the property. Councilman Goode asked if the contract is executed; yes but they haven't closed on it yet. Discussion regarding the property.

Laurie Graham spoke about the violations that were issued against property.

Motion to close to the public at 8:53pm was made by Mayor Aumack, second by Councilman Goode

Motion that the property does meet criteria A, B, D was made by M. Goode, second by Mayor Aumack

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, R. Benedict, L. Davidson,
J. Kovacs

Abstention: D. Fotopoulos

Block 63 Lot 3 (119 Broad Street)

Laurie Graham asked that this property be removed from the list. The developer has been doing work and she feels it no longer meets the criteria.

Motion to remove property from the list was made by J. Kovacs, second by Councilman Goode

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict,
L. Davidson, J. Kovacs

Block 86 lot 1 (7 Hurley Street)

Laurie Graham asked that this property be removed from the list. This property is under construction.

Motion to remove property from the list was made by J. Kovacs, second by N. Vecchio

Ayes: Mayor Aumack, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Abstention: M. Goode

Block 99 Lot 13 (22 Van Dorn Street)

Motion to open to the public at 9:02pm was made by D. Fotopoulos, second by Mayor Aumack

There was discussion regarding property and the planning board approval for this property.

Motion to close to the public at 9:03pm was made by D. Fotopoulos, second by Mayor Aumack

Motion that the property does meet criteria A, H was made by D. Fotopoulos, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson

Nays: J. Kovacs

Block 99 Lots 14 & 15 (22 Van Dorn Street)

Motion to open to the public at 9:04pm was made by D. Fotopoulos, second by N. Vecchio

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:04pm was made by N. Vecchio, second by D. Fotopoulos with ayes by all present.

Mayor Aumack doesn't feel that this property meets criteria C.

Motion that the property does meet criteria E, H but not C was made by M. Goode, second by Mayor Aumack

Ayes: Mayor Aumack, M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson,

Nays: J. Kovacs

Block 100 Lot 1.01 (18 Maple Place)

Laurie Graham asked that this property be removed from the list. This property has been sold and rented. Purchaser has done work with the CO.

Motion to remove property from the list was made by J. Kovacs, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 102 Lot 5 (25-27 Brook Avenue)

The information for this lot is not correct. Lot 5 is a vacant lot.

Motion to carry this property with correct information to the December 13, 2018 meeting was made by R. Benedict, second by L. Davidson

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 103 Lots 43 & 44 (343 Atlantic Street)

Motion to open to the public at 9:13pm was made by D. Fotopoulos, second by R. Benedict

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:134pm was made by D. Fotopoulos, second R. Benedict by with ayes by all present.

Motion that the property does meets criteria A, H was made by D. Fotopoulos, second by L. Davidson

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos
R. Benedict, L. Davidson, J. Kovacs

Block 110 Lot 24 (105 Highway 35)

Motion to open to the public at 9:15pm was made by R. Benedict, second by Councilman Goode

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:15pm was made by R. Benedict, second by Councilman Goode with ayes by all present.

Motion that the property does not meet criteria A, B and add criteria E was made by M. Goode, second by Mayor Aumack

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict,
L. Davidson, J. Kovacs

Block 10 Lots 8 & 9 (Southwest corner of Maple Place and Manchester Avenue)

Motion to open to the public at 9:17pm was made by M. Goode, second by N. Vecchio

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:17pm was made by R. Benedict, second by J. Kovacs with ayes by all present.

Motion that the property meets criteria D add criteria A was made by Mayor Aumack, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict,
L. Davidson, J. Kovacs

Block 127 Lot 21 (37 Myrtle Avenue)

Motion to open to the public at 9:20pm was made by Mayor Aumack, second by M. Goode

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:20pm was made Mayor Aumack, second by Councilman Goode with ayes by all present.

Motion that the property does meets criteria D, H and criteria A was made by M. Goode, second by Mayor Aumack

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 129 lot 5 (162 Second Street)

Motion to open to the public at 9:23pm was made by Mayor Aumack, second by M. Goode

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:23pm was made Councilman Goode, second by L Davidson with ayes by all present.

There was discussion regarding environmental impact because of an oil leak on the property. Mr. Taylor stated it is not on DEP website.

Motion that the property does meets criteria A, B, D, H was made by Mayor Aumack, second by D. Fotopoulos

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 129 Lot 6 (162 Second Street)

Motion to open to the public at 9:25pm was made by Mayor Aumack, second by Councilman Goode

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:25pm was made Councilman Goode, second by L Davidson with ayes by all present.

Motion that the property does meets criteria E, H remove criteria C was made by D. Fotopoulos, second by J. Kovacs

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 130 Lot 10 (136 Third Street)

Motion to open to the public at 9:27pm was made by D. Fotopoulos, second by N. Vecchio

Richard Williams, executor of the estate. Mr. Williams explained that the estate is in probate and under audit. He takes care of the property and pays the taxes. He is waiting until everything is settled so he can sell the property.

Mr. Leckstein explained that they have to consider what the property is today, asked that Mr. Williams keep in touch with Mr. Gallo.

There was discussion regarding how long the property was vacant.

Motion to close to the public at 9:30pm was made by M. Goode, second by R. Benedict

Motion that the property does meets criteria A, H was made by M. Goode, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 130 Lot 42 (Corner of Manchester Avenue & 7th Street)

Motion to open to the public at 9:31pm was made by D. Fotopoulos, second by M. Goode

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:32pm was made D. Fotopoulos, second by N. Vecchio with ayes by all present.

Motion that the property meets criteria E, H remove criteria C was made by Councilman Goode, second by R. Benedict

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 130 Lots 48 & 49 (75 Manchester Avenue)

Motion to open to the public at 9:33pm was made by L. Davidson, second by D. Fotopoulos

Mike Lane stated that the area designated redevelopment area, it is zoned light industrial. Feels it is underutilized. Would like criteria E added.

Motion to close to the public at 9:35pm was made by N. Vecchio, second by L. Davidson

Motion that the property meets criteria A, B, D, E, H was made by Mayor Aumack, second by Councilman Goode

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 130 Lots 50 & 51 (corner of Manchester Avenue & Maple Place)

Motion to open to the public at 9:36pm was made by D. Fotopoulos, second by R. Benedict

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:36pm was made D. Fotopoulos, second by N. Vecchio with ayes by all present.

Mayor stated that they cleaned up the property. Mr. Leckstein asked that they get new pictures for the report.

Mr. Kovacs spoke about two hot spots, one behind 80 Fulton which he has environmental concern. Mr. Taylor will double check the website.

Motion that the property meets criteria E, H not criteria C was made by D. Fotopoulos, second by R. Benedict

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 134 Lot 2 (39 Fulton)

Motion to open to the public at 9:39pm was made by D. Fotopoulos, second by N. Vecchio

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:39pm was made R. Benedict, second by L. Davidson with ayes by all present.

Motion that the property does meet criteria A, H was made by D. Fotopoulos, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 134 Lot 25 (43 Fulton)

Motion to open to the public at 9:41pm was made by D. Fotopoulos, second by R. Benedict with ayes by all present.

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:41pm was made D. Fotopoulos, second by N. Vecchio with ayes by all present.

Motion that the property does meet criteria A, H was made by D. Fotopoulos, second by N. Vecchio

Block 134 Lot 45.01 and 45, 46 &47 (87 Fulton Street)

Motion to open to the public at 9:43pm was made by D. Fotopoulos, second by N. Vecchio with ayes by all present.

Seeing there is no one from the public with any questions or comments; motion to close to the public at 9:44pm was made Councilman Goode, second by R. Benedict with ayes by all present.

Mr. Kovacs asked if any permits were given for the foundation.

Motion that the property meet criteria E, H was made by D. Fotopoulos, second by N. Vecchio

Block 135 Lot 8 (298 First Street)

Motion to open to the public at 9:45pm was made by N. Vecchio, second by Councilman Goode with ayes by all present.

Eddie Watson, stated that he used to live there, the property has a new roof and gas line. Property is maintained. Expect to start renovations which will include new facade.

Mayor Aumack stated that the neighbors have complained about the property. Mayor asked if they took out any permits; no. There was further discussion regarding the property.

Motion to close to the public at 9:52pm was made by D. Fotopoulos, second by R. Benedict with ayes by all present.

Motion that the property does meets criteria A, H was made by J. Kovacs, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 138 Lot 11 (corner of First Street and Walnut)

Motion to open to the public at 9:53pm was made by M. Goode, second by J. Kovacs

Mr. Gouin attorney that represent Shimon Griberger who is the principal owner of Baron Builders. Mr. Gouin stated that they have been before the Board three times with different property owners. There was discussion regarding the property condition. Mr. Leckstein reminded the Board that they have to decide if the property meets the criteria as it is today.

Collette Kennedy stated that the building should have come down six years ago.

Ms. Graham stated that have permits to cut and cap the lines.

Motion to close to the public at 10:10pm was made by Mayor Aumack, second R. Benedict with ayes by all present

Motion that the property does meet criteria A, D, H was made by Mayor Aumack, second by R. Benedict

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Block 138 Lot 16 (45 Oak Street)

Motion to open to the public at 10:15pm was made and carried

Seeing there is no one from the public with any questions or comments; motion to close to the public at 10:15pm was made Councilman Goode, second by L. Davidson with ayes by all present.

Motion that the property does meets criteria A, E, H was made by M. Goode, second by N. Vecchio

Ayes: Mayor Aumack, M. Goode, , N. Vecchio, M. Sessa, D. Fotopoulos R. Benedict, L. Davidson, J. Kovacs

Motion to carry report to December 13th to review the final product was made by J. Kovacs, second by n. Vecchio with ayes by all present.

Motion to adjourn at 10:18pm was made by R. Benedict, second by N. Vecchio with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, November 8, 2018.