

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, September 5, 2023
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

Present: Adam Yarrish, Chair
Carol Powers, Vice Chair
Pete Donohue

Public: Kim Griffen
Diane Gillman
John Buonaiuto
Amber Miller

Chairman Yarrish called the meeting to order at 7:02 p.m.

1. PREVIOUS MINUTES

Motion made by Vice Chair Powers to approve the August 1, 2023 minutes. Motion seconded by Mr. Donohue and carried unanimously.

2. PERMITS

- A. St. Paul's Church, 802 Bantam Road. - No one was present and this item will be rolled to the next regular meeting of October 3rd.
- B. John Buonaiuto, 19 Marne Park. – Two permits

Motion made by Vice Chair Powers to add John Buonaiuto to the agenda. Motion seconded by Mr. Donohue and carried unanimously.

- 1. Fence permit. Chairman Yarrish noted that the requested fence was under the 6' requirement for needing a setback, however, it would be located completely within the boundaries of Mr. Buonaiuto's property. Permit #722 was issued and payment for the permit was received.
- 2. Shed permit. The Commission reviewed the permit request. The 8'x12' shed was proposed to be located 10' from the side and rear setback, meeting the regulations. Permit #723 was issued and payment for the permit was received.

- C. Amber Miller, 906 Bantam Road. – Business use permit.

Motion made by Vice Chair Powers to add Amber Miller to the agenda. Motion seconded by Mr. Donohue and carried unanimously.

Ms. Miller stated that she is proposing to open a lash extension business at 906 Bantam Road. The Commission determined that the use was proper for the zone and discussed signage with Ms. Miller. Permit #720 was issued and payment for the permit was received.

3. PUBLIC COMMENT –

Kim Griffen inquired as to the status of a permit for the children's art center at 1062 Bantam Road. The Commission quickly researched the question and determined that a sign permit was issued in June of 2023, however, the use

permit was overlooked. Chairman Yarrish stated that the use is permitted per Section 606 of the regulations and that he would reach out to the owner and ask that they submit for a permit.

Diane Gillman inquired as to the status of a permit for a home health care business operating out of the second floor at 853 Bantam Road. The Commission stated that they have not received any requests for that use and that they will look into it in order to bring the property into compliance.

4. OLD BUSINESS - None

5. NEW BUSINESS - None

6. CORRESPONDENCE

A. WRITTEN FORMAL CORRESPONDENCE

1. Joe Concodello for J.C. Merritt, 1218 Bantam Road. Chairman Yarrish stated that he had an email conversation with Mr. Concodello regarding a second story addition noting that there would be no expansion of the footprint. He asked Mr. Concodello to submit a permit request.

B. CONVERSATIONAL NOTES WITH PEOPLE

1. Chairman Yarrish stated that he had spoken with Dale from St. Paul's Church regarding the possibility of splitting off a piece of property that is currently part of the church property which has a single-family home. He asked the Church representative to have a survey prepared and bring it to the Commission for discussion.

7. COMMISSION DISCUSSION

A. Discussion on Food Truck regulations – Postponed to the regular meeting of October 3rd.

B. Discussion on Short Term Rental and Food Truck Regulations to be sent to Borough Attorney. Postponed to the regular meeting of October 3rd.

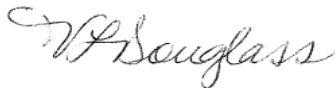
8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION

The Commission discussed postponing the work on the Plan of Conservation and Development until October to allow for Vice Chair Powers to attend. The proposed schedule for the POCD meetings for the remainder of 2023 is as follows: October 17, November 21 and December 19 at 7:00 p.m.

9. ADJOURNMENT

There being no further business Ms. Powers moved to adjourn the meeting at 7:33 p.m. Motion seconded by Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk