



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
March 8, 2023**

Members Present: Benny Bergantino
Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum

Members Absent: None

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Asst. Administrative Officer
Daniel Geagan, Deputy Director
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:00 p.m.

On the motion of Mr. Flynn, seconded by Mr. Penta, the Board voted to approve the February 2023 meeting minutes, with Ms. Polselli abstaining.

A. Public Informational Meeting

1. Conditional Master Plan-Major Subdivision-Zoning Board of Review Recommendation; 33 Talcott Avenue & 112 Vohlander Street; AP. 333; Lots: 82 & 83

The Applicant sought a Conditional Master Plan Approval for a Major Subdivision and a recommendation to the Zoning Board of Review. The Applicant requested to subdivide (1) one parcel consisting of (3) three abutting non-conforming record lots, to create (2) two standalone parcels; (1) one 7,000 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required side-yard and front-yard setbacks; and (1) one 5,000 square foot lot with less than required land area, frontage, and lot width, and a pre-existing, non-conforming, single-family dwelling and garage with less than required front, side, and rear-yard setbacks, in an A-7 Residential Zoning District.

Mr. Catalano, seconded by Mr. Penta, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Conditional Master Plan approval. All in favor, none opposed.

B. Zoning Board of Review Recommendation

The Applicant sought a Zoning Board of Review Recommendation for (1) one 7,000 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required side-yard and front-yard setbacks; and (1) one 5,000 square foot lot with less than required land area, frontage, and lot width, and a pre-existing, non-conforming, single-family dwelling and garage with less than required front, side, and rear-yard setbacks, in an A-7 Residential Zoning District.

Ms. Gerlach, seconded by Ms. Polselli, made a motion to provide a favorable recommendation to the Zoning Board of Review for the requested deviation. All in favor, none opposed.

C. Public Hearing

1. Combined Preliminary-Final Approval-Major Subdivision, Buttonwoods Plat 274 Lots 11 & 12.

The Applicant sought a combined Preliminary-Final Approval of a Major Subdivision. The Applicant proposed to create (2) two lot; (1) one new 12,693 square foot lot with a single-family dwelling; and (1) one new 24,304 square foot lot for the development of a single-family dwelling in an A-40 Residential Zoning District.

Mr. Catalano, seconded by Ms. Cullion, made a motion to adopt the Planning Department's Findings and Recommendations and to grant a combined Preliminary-Final Approval. All in favor; none opposed.

D. Bond Reduction

1. Landscape Bond Reduction: Library Lane

Library Lane Condos
Skyward Surety Bond No. 0761693
Full Release \$10,000.00

Mr. Flynn, seconded by Mr. Penta, made a motion for the full release of the Library Lane Condo Surety Bond. All in favor; none opposed.

E. City Council Recommendation

1. Mawney Ave-Tax Title Lot Recommendation

Assessor's Plat 332; Assessor's Lot 509-City Tax Title to Grant Court Development, Inc.

Mr. Flynn, seconded by Mr. Catalano, made a motion to forward a favorable recommendation to the City Council for the Tax Title transfer to Grant Court Development, Inc. All in favor; none opposed.

Mr. Catalano, seconded by Ms. Cullion, made a motion to adjourn @ 7:07 pm. All in favor; none opposed.