

PLANNING AND ZONING COMMISSION
MEETING MINUTES
March 19, 2026

1. The meeting was called to order by Mr. Liddle at 4:00pm with the Pledge of Allegiance. Commission Members Sigvardson and Nicholson were in attendance. Planning, Zoning & Development Director Ken Cimino, Town Solicitor Max Walton, and Planner Jill Oliver, Engineer Jim Lober were present. Donna Schwartz, Town Clerk, was also present. The meeting was being held at 32 West Avenue. Ms. DiNoto and Mr. Maly were not present.
2. **APPROVAL OF AGENDA**
A motion was made by Mr. Sigvardson, seconded by Mr. Nicholson, to approve the agenda. The motion was carried unanimously 3/0.
3. **APPROVAL OF MINUTES**
A motion was made by Mr. Nicholson, seconded by Mr. Sigvardson, to approve the minutes of March 19, 2025. The motion was carried unanimously 3/0.
4. **NEW BUSINESS**
 - A. **P-355 39 Atlantic Ave (272.000/CTM#134-13.00-19.00)**
35 Atlantic Ave (273.000/CTM#134-12.00-20.00)
33 Atlantic Ave (274.000/CTM#134-13.00-21.00)
 - Final Land Development Plans – Albari Spots, as prepared by Pennoni Associates, Inc., dated 4/7/25 and as revised through 1/26/26
 - Record Plan – Albari Spots, as prepared by Pennoni Associates, Inc., dated 4/7/25 and as revised through 2/5/26

Based on our review, we have no further comments regarding the Final Land Development Plan. All comments regarding the record plan have been addressed with the exception of the note including the maintenance agreement recordation information, which may be added post approval prior to recordation.

Mr. Alan Decker, Pennoni Associates, was available for questions. Mr. Liddle questioned the location of the drive thru. Mr. Decker explained the location of the drive thru. Mr. Sigvardson asked about a traffic study. Mr. Decker replied there would no study due to low impact. Mr. Nicholson questioned when the second building would be built, Mr. Decker replied sometime after the bank. The area will be graded and groomed.

PUBLIC COMMENTS OPENED

None

PUBLIC COMMENT CLOSED

A motion was made by Mr. Sigvardson, seconded by Mr. Liddle, to approve the final site plan including a needed maintenance agreement as Mr. Lober suggested. The motion carried unanimously 3/0.

5. ADJOURNMENT

A motion was made by Mr. Sigvardson, seconded by Mr. Nicholson, to adjourn the meeting at 4:23pm. The motion was carried unanimously 3/0.

Respectfully submitted,
Donna M. Schwartz MMC