

DRAFT

Planning Board

Minutes 02-10-2026

Attendees: Dr. Paul Ziarnowski, Dr. Jim Liegl, David Stringfellow, Elizabeth Schutt, Jay Jackson, Gary Stisser, Town Liaison Max Stephen

Absent: Jessica Yuhas

1. CALL THE MEETING TO ORDER:

Meeting was called to order by 7:30PM

2. NEW BUSINESS:

A. Caolina Solina – Requesting Preliminary approval of a two-lot subdivision to be located at 8282 Cole Road.

First order of business, and we're gonna change this thing a little bit, and we're going to do new business first so Carol doesn't have to sit here. Carol Selena, requesting preliminary plat approval of a 2-lot subdivision to be located at 8282 Cole Road.

Dr. Ziarnowski:

Tell us a little bit about what you're gonna do. I think we all have a pretty good idea. It looks pretty straightforward from what you submitted. But, just when you're on words, introduce yourself for the mic for the recording, and then tell us about yourself.

Ms. Selena:

Hi. Good evening. I'm Carol Selena from 8282 Cole Road. I currently have a 30 approximately a 32 acre lot, and I want split it down the middle into 2 16 acre parcels.

Dr. Paul Ziarnowski:

We have the plat preliminary that she got for us. Are there any questions from the board? Everyone responded “No”

Dr. Paul Ziarnowski:

Reported that Okay. It's just, again, a formality. We must do this. This is pretty cut and dry. There's no neighbors nearby. It is your own property. You're cutting it right up in the middle. What must happen is, as I explained to you before, there will be a public hearing next meeting. To be nice to all your neighbors so they don't come in and complain about anything. And if that is approved, then you will go down and get new SBL numbers SPL numbers, and then you will have 2-lots. Pretty straight forward. Okay. We need a motion for scheduling a public hearing.

A motion was made by Dr. Paul Ziarnowski to a Schedule for Public Hearing; the motion was seconded by Ms. Schutt.

Mr. Ziarnowski – Yes

Ms. Schutt – Yes

Mr. Stringfellow – Yes

Mr. Stisser – Yes

Mr. Leigl – Yes

Mr. Jackson – Yes

Ms. Yuhas – Absent

Approval of Minutes:

A motion was made by Mr. Leigl and it was seconded by Ms. Schutt to approve the minutes.

Mr. Ziarnowski – Yes

Ms. Schutt – Yes

Mr. Stringfellow – Yes

Mr. Stisser – Yes

Mr. Leigl – Yes

Mr. Jackson – Yes

Ms. Yuhas – Absent

Dr. Paul Ziarnowski reported:

- We have no resolution yet of the wind farm. I haven't heard anything on the wind farm.
- We have no formal submission of Pin Oak.
- I'm not sure what's going on with that. They were hot to do their submission in October or November, and nothing has passed on that.

OLD BUSINESS:

There is no other old business hanging out there.

The car wash is going, doing well. Should be done shortly, I think.

REPORTS:

There's another new business item that's coming up next month, and next month is going to be a busy one for everybody. There are four items on the agenda, I believe, next month.

- Mr. Hawkins is coming to talk about lot sizes in the town, and he's going to submit his petition.
- There is somebody who bought property behind the new spa on Boston State Road. The new spa that is in Patchen. The blue building, they did a nice job on the building. They got a variance at c 1 zoning and They got a variance for c 2. They would like to do some type of construction on the lot behind them. They will have to come before us and make sure this is correct for the lot. They would like to put up a fence, but they need to come before the planning board to make sure the plan is correct. So, there's a little bit of disconnect between code enforcement and our building and the process.
- Like Ms. Solina did tonight, she did the subdivision. Okay? Thank you for coming in tonight. So, it's like walking him through the process rather than having him haphazardly because sometimes I know that it gets confusing after they got their variants there was still more to be done. And I don't know why they didn't direct them to the planning board, but they didn't. They just went to

code and building, and building said, okay. Sarah is going to work on the form with Jason. Hopefully that will eliminate the confusion because it's happened more than once.

- The dog wash, same thing, where people need to be guided, structured along the way. Okay?
- Planning consultant is in sunny Florida right now, but she's been working behind the scenes. She works when she's down there, and I've been in contact with her.
- Town attorney is not here. He will be here at the next meeting because there's a lot going on.
- Board Liaison: Mr. Pender, what do you have for us? I am just observing and learning as we go along. Thank you, I appreciate it.
- Board Clerk: Margaret Derk is our new Board Clerk, she's doing 1 bang up of a job. We're looking forward to having her go on. So, Margaret, just make sure that this motion tonight is carried through and that it's publicized for the public hearing.

A motion was made by Mr. Leigl and it was seconded by Mr. Jackson that the meeting adjourned at 7:39 PM.

ALL IN FAVOR – YES

Approved

Closed at 7:30 PM

Margaret Derk

Board Clerk