

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
NOVEMBER 9, 2015  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, DeAngelis, Karlich, Graziano  
Building Inspector Cocks

**ABSENT:** Member Convers, Wright

Chairman Parise opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

Chairman Parise informed the board that Bridges at Lake Parc canceled until December.

**1. Roseland Auto Group – Conditional Use Renewal – (217-2-5.2)**

**Present:** Michael Hagopian, Owner

Chairman Parise stated that Attorney Levinson reviewed the application and some corrections needed to be made to the signatures. Chairman Parise noted for the record that Mr. Hagopian submitted the corrected documents to the Planning Board Secretary. The Board commented that the site looked very nice and was being well maintained. Member DeAngelis added that the landscaping looked good. Building Inspector Cocks stated there were no issues or complaints and the site was in full compliance, with the exception that the applicant did not obtain a building permit for the sign on the building.

On a Motion made by Member DeAngelis and seconded by Member Graziano, it was unanimously **Resolved, that the Conditional Use Permit for Roseland Auto Group is issued for a period of two years, or until the regular meeting of October 2017 at which time the applicant must reappear before the Planning Board for review; and it is further Resolved, that as a condition of Conditional Use renewal, the applicant must apply for a building permit for the sign on the building within 30 days, or by December 9, 2015.**

**APPROVAL OF 2016 CALENDAR**

On a Motion made by Member Karlich and seconded by Member Graziano it was unanimously **Resolved that the Village of Monroe Planning Board Calendar for the year 2016 be adopted.**

### **APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the October 19, 2015 meeting be approved.**

### **Other Business**

Member Cocks noted that when the senior housing project on North Main Street was before the Planning Board the applicant had agreed to build a walking bridge from the sidewalk on the property, over the gully, and connect to the Heritage Trail once the trail was complete. The trail is now complete in that area and Member Cocks would like the bridge to be built. Chairman Parise stated the matter would be looked into.

### **ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:15 p.m.