

## Town of Eden - Planning Board Minutes

January 9, 2025 7:00 pm

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**MEMBERS PRESENT:** Brian Reed, Chairman  
Andy Romanowski  
Frank Meyer, DDS  
Joe Eppolito  
Marc Timblin  
Dan Buchanan  
Fran McLaughlin

**EXCUSED:** Andy Tarasek  
Katrina Schmitt-Rouf

**OTHERS:** Town Council – Susan Wilhelm and Mike Byrns  
Applicants – **Morgan Rizzo and Olivia Jarmusz**  
8226 North Main Street – Gently Used Clothing Store

Mr. Reed called the meeting to order at 7:00pm and welcomed our returning members, Mr. Eppolito and Mr. Buchanan and welcomed our newest member – alternate Fran McLaughlin. **Mr. Reed made a motion to approve the minutes from the December 4, 2024 meeting; seconded by Mr. Eppolito. Motion approved unanimously.**

### **8226 North Main Street Pre-Submission for Gently Used Clothing Store**

Ms. Rizzo explained that she and Ms. Jarmusz have been selling gently used clothing online since 2021. They are now interested in opening a store front. They will be occupying Suite 3, which is upstairs and to the left.

The Planning Board asked the following questions (applicant response in italics):

- Will you be making any changes outside or to the façade? *No.*
- There is ample parking? *Yes. There is half of the parking lot at the rear as well as next to the post office.*
- Will there be any new signage? *No. We will just update what is currently there to include our business.*

Mr. Reed stated that because there are no changes that would ordinarily trigger a Site Plan Review, no Site Plan is needed; a Site Plan Waiver is more appropriate. Ms. Rizzo and Ms. Jarmusz will need to follow up with the Building Department regarding the payment for this waiver. Mr. Rice noted that, just prior to opening, the Town Fire Inspector will do a walk through to ensure that all exit signs are present and everything is in order.

**Mr. Reed made a motion to approve a Site Plan Waiver for the gently used clothing store at 8226 North Main Street because there are no items that would trigger a Site Plan; seconded by Mr. Buchanan. All in favor; motion approved unanimously.**

**Mr. Reed motioned to adjourn the Planning Board meeting, seconded by Dr. Meyer; Motion approved unanimously.**

Respectfully submitted,  
Shelly Griebel, Secretary