

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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5 8. DSP-21032 5801 ARBOR STREET PROPERTY  
6 Board Meeting, DSP-21032

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8 T R A N S C R I P T  
9 O F  
10 P R O C E E D I N G S

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12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14 March 16, 2023

15 VOLUME 1 of 1

16  
17 BEFORE:

18 PETER A. SHAPIRO, Chair

19 DOROTHY F. BAILEY, Vice-Chair

20 WILLIAM M. DOERNER, Commissioner

21 MANUEL R. GERALDO, Commissioner  
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OTHERS PRESENT:

DOMINIQUE LOCKHART, Staff, Planner II/Zoning  
JAMES HUNT, Staff, Division Chief/Development Review  
Division  
DELISA COLEMAN, Senior Counsel  
NATHANIEL FORMAN, Attorney for Applicant

C O N T E N T S

SPEAKER	PAGE
James Hunt	3
Dominique Lockhart	4
Nathaniel Forman	5

P R O C E E D I N G S

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MR. CHAIR: We'll move on to Item 8 on our agenda.

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This is DSP-21032 5801 Arbor Street Property. This is

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continued from the January 26th, 2023, Planning Board

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meeting.

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We have Mr. Burke, or is it Ms. Lockhart? It must

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be Ms. Lockhart, who will be giving the staff presentation.

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We have Mr. Forman, who represents the applicant.

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This also is an evidentiary hearing, so those intending to

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provide testimony separate from the attorney for the

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applicant --

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MADAM VICE-CHAIR: Chair, this is not an

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evidentiary hearing.

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COMMISSIONER GERALDO: It's a continuance.

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MADAM VICE-CHAIR: This is a continuance.

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COMMISSIONER GERALDO: It's a continuance, Mr.

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Chair.

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MR. CHAIR: Is this a request for a continuance?

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COMMISSIONER GERALDO: I believe so.

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MADAM VICE-CHAIR: That's correct.

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MR. CHAIR: I thought this was a continuance from

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before.

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MR. HUNT: Yeah. Mr. Chair, I'm sorry. I'm

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sorry; for the record, James Hunt. The applicant did

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request a continuance before, and they're requesting another

1 continuance at this point in time, as well, to have further  
2 conversations with the city of Cheverly.

3 MR. CHAIR: Oh, I'm sorry. I didn't read my own  
4 notes. Okay. I see it here right now. So the request is  
5 to continue this case until April 27th, 2023.

6 UNIDENTIFIED SPEAKER: If it's sooner --

7 MR. CHAIR: So let's hear briefly from Ms.  
8 Lockhart.

9 MS. LOCKHART: Yes.

10 MR. CHAIR: And thank you for helping me,  
11 everybody.

12 MS. LOCKHART: Okay. Good afternoon, Chair  
13 Shapiro and members of the Planning Board. For the record,  
14 this is Dominique Lockhart with the Zoning section. The  
15 application before you, Item 8 on the agenda, is for DSP-  
16 21032 5801 Arbor Street Property. Provided in your back-up  
17 is a letter dated March 2nd from the applicant's  
18 representative, Nathaniel Forman, requesting a continuance  
19 to the April 27th Planning Board hearing date. The  
20 continuance is to allow time for the applicant to review the  
21 recommendations from the town of Cheverly.

22 Staff recommends approval of this continuance, and  
23 this concludes staff's presentation. Thank you.

24 MR. CHAIR: Thank you, Ms. Lockhart.

25 Mr. Forman, anything to add?

1           MR. FORMAN: Good afternoon, Mr. Chair and members  
2 of the Board. This is Nate Forman with O'Malley, Miles,  
3 Nysten & Gilmore. We are in agreement with staff's  
4 recommendation of approval for the continuance and look  
5 forward to presenting for the Board in April.

6           MR. CHAIR: Thank you, Mr. Forman. So with that,  
7 Commissioners, I would look for a motion.

8           COMMISSIONER GERALDO: Mr. Chair, I move that we  
9 approve the continuance from today to April 27th in DSP-  
10 21032.

11          MADAM VICE-CHAIR: Second request for continuance.

12          MR. CHAIR: The motion is seconded. Motion by  
13 Commissioner Geraldo, seconded by Vice-Chair Bailey.

14          Any discussion on the motion? If not, I'll call  
15 the roll.

16          Mr. Geraldo?

17          COMMISSIONER GERALDO: I vote aye.

18          MR. CHAIR: Vice-Chair Bailey?

19          MADAM VICE-CHAIR: Vote aye.

20          MR. CHAIR: Commissioner Doerner?

21          COMMISSIONER DOERNER: Vote aye.

22          MR. CHAIR: I'll vote aye as well. The ayes have  
23 it, 4-0. Thank you, Mr. Forman. Thank you, Ms. Lockhart.

24          (Whereupon, the proceedings were concluded.)

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

8. DSP-21032 5801 ARBOR STREET PROPERTY 03-16-2023  
Board Meeting, DSP-21032

By: Stacy L. Grate Date: August 5, 2023  
Stacy L. Grate, Transcriber