

SPECIAL MEETING MINUTES  
June 26, 2013

SPECIAL MEETING

The regular meeting of the Planning Board was called to order by Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:

Stephen Plevins  
David Mazur  
John Casadia  
Michael Pantalone  
Maria Perez  
Ryan Headley  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Kathleen Hicks, Planning Supervisor  
Stephen Hawk, Principal Planner  
David Maillet, Principal Engineer

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given June 8, 2013 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, City Clerk, and the Board members.

PUBLIC HEARING

OPEN PUBLIC HEARING

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Yes  
David Manders: Yes

FIRST CHOICE FREEZERS- Southwesterly corner of Mill Road and Almond Road, Block 2604, Lot 14, Project#13-1327, major site plan approval to construct a 61,220 square foot freezer addition together with an 8,530 square foot loading dock to an existing cold/freezer storage building.

Mr. Hawk explained that First Choice Freezers is located on Mill Road. They also have frontage on Almond Road. They were previously before the board for an expansion, and now they are requesting a second expansion. The expansion proposed is in the back of the site. They want to create a new freezer area and a loading dock in front of it. Their storm water management will get pushed further back in the site. There

are some items that the applicant will be addressing. They will be addressing comment #5, regarding the southerly side setback. The existing freezer was built 19.55' away from the property line. They are extending that line further. It will need a slight variance. There is an area of the site where the existing building encroaches and goes over the property line. It is directly to the structure on the Aunt Kitty's lot next door. The storm water management basin has a slight area in the rear that is closer than the 20' to the rear line. They mentioned that they will redesign the basin and not need a waiver. With regards to comment #8, they need screening along northerly line that has residential properties. They will address the screening. They need to resolve handicapped parking with the Construction Official.

The applicant was represented by Robert Casella, Esq. The applicant has reviewed the Planning and Engineering reports and the engineer has addressed most of the comments. Comment #5, the applicant needs a bulk variance for the side yard by 0.5'. They are continuing along that same wall line. Comment #8, they are proposing to use fencing at lot 13.

Mr. Hawk indicated that the area is going to be cleared and there will not be as much woods. Having slats in a fence will meet the screening requirement.

Mr. Casella indicated that it would be 8' high.

Mr. Hawk explained that they would prefer that the applicant to use a black fence with black vinyl slats.

Mr. Casella explained that they would comply with the parking space requirement and they will work with the Construction Official for handicapped parking.

Mr. Hawk explained that screening is required along lots 11, 12, and 13.

Mr. Casella indicated that they will satisfy it with either additional plantings on lot 12 or with the extension of the fence to 13 and 12.

Mr. Hawk indicated that lot 11 will need slats or more plantings, because the screening row does not go along the entire length of lot 11.

Mr. Irick, Professional Engineer explained that they will put slats along lots 11, 12, and 13.

Mr. DiDomenico wanted to know if they agree with fencing around the basin.

Mr. Irick explained that the plan does not show fencing around the fencing, but they will install an 8' high chain link fence with no slats. They would like to not provide screening because there is a lot of sand and it may be difficult to grow anything.

Ms. Hicks wanted to know if comment 8a will be eliminated, and 8b will still be a waiver for the screening.

Mr. Irick stated that she was correct.

Mr. Casella explained that the rest of the Planning Report was acceptable.

Mr. Hawk wanted to know if the square footage amounts in the reports were acceptable because they differ from the applicant's. The amounts are higher.

Mr. Irick explained that Mr. Hawk was correct. Some minor revisions to the loading dock occurred and they will show it on the perfected plan.

Mr. Casella addressed the Engineering Report. Comments 3, 4, and 7, Mr. Irick would like to meet with the Engineering Department and work out the maintenance plan along with other details.

Mr. Maillet explained that a meeting is not actually needed. A maintenance plan is pretty straight forward.

Mr. Irick explained that the contractor would like the meeting. The basin configuration may be a little smaller and they would like to meet with the Engineering Department.

Mr. Maillet explained that understanding the design of the basin and the site particulars, he was comfortable with a meeting.

Mr. Irick explained that they have soil erosion approval and they would like to get started. He hopes that nothing effects that approval. Comment #12, the parking spaces may be eliminated and they will show it on the perfected plan. They will have 25 spaces and they will be line striped.

Mr. Casella wanted the DEP and DOT conditions removed.

Mr. DiDomenico explained that they are applicable.

Luigi Tramontana, testified on behalf of the applicant. He resides on lot 9 and favors the application.

The Chairman entertained to close the public hearing. Ms. Perez so moved, Mr. Pantalone seconded.  
Roll Call:

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Absent  
David Manders: Yes

The Chairman entertained to approve the application. Ms. Perez so moved, Mr. Pantalone seconded.  
Roll Call:

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Yes  
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the June 12, 2013 board meeting.

The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6046-

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#6047-

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes

David Mazur: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#6048-

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#6049-

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#6050-

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn. Ms. Perez so moved, Mr. Pantalone seconded.  
Roll call:

Michael Pantalone: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Mazur: Yes  
Angela Calakos: Yes  
David Manders: Yes

TIME: 5:15 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary