

MINUTES
December 14, 2016

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:45 PM in the Second Floor Caucus Room of City Hall. Present were:

Maria Perez
Stephen Plevins
Ryan Headley
Sandy Velez
John Casadia
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Stephen Hawk, Principal Planner
Brian Myers, City Engineer

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

PRE-MEETING

Inspira Medical Center Emergency Room Expansion- Located on the corner southwest corner of Sherman Avenue and College Drive, Block 6002, Lot 1, Project #16-00074. Preliminary/final major site plan approval to construct a 6,210 square foot second level addition to the emergency room at an existing hospital building.

Mr. Hawk explained that they are constructing a second floor addition over the emergency room. It is increasing the parking requirements based on square footage. There are no site improvements proposed.

East Coast Development, LLC- Modification to Resolution #6186.

Mr. Hawk stated that the applicant went before the board a few months before and received an approval. Our review plan showed 2" of stone in the laydown area and that they needed a waiver for the 2". The applicant's engineer gave testimony that the stone would be met. After the meeting, the applicant indicated that they did need 2". They are returning to give an explanation for their request for a modification of the approval.

Eye Associates Parking Expansion- Located on the easterly side of Lincoln Avenue between Landis Avenue and Laurel Road, Block 4503, Lot 32, Project #16-00067. Preliminary/final major site plan approval to add 16 asphalt parking spaces to be utilized for an existing 21,547 square foot medical office building.

Mr. Hawk explained that the area is surrounded by farms. They went before the Zoning Board before the zone changed to the B-Zone. The applicant is proposing to expand the pavement area and adding 16 parking spaces. Initially, the basement area was not included in the parking calculations because it was not going to be used. Now, they are proposing to utilize that space in the basement. They will explain how the expansion will meet the demand of the site.

ROLL CALL-

Maria Perez
Stephen Plevins
Ryan Headley
Sandy Velez
John Casadia
David Manders

MINUTES – Approval of minutes from the November 9, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes

Sandy Velez: Abstain
John Casadia: Abstain
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the November 9, 2016 board meeting.
The Chairman made a motion to approve the minutes.

Roll Call:

#6188
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Sandy Velez: Abstain
John Casadia: Abstain
David Manders: Yes

#6189
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Sandy Velez: Abstain
John Casadia: Abstain
David Manders: Yes

Eye Associates Parking Expansion- Located on the easterly side of Lincoln Avenue between Landis Avenue and Laurel Road, Block 4503, Lot 32, Project #16-00067. Preliminary/final major site plan approval to add 16 asphalt parking spaces to be utilized for an existing 21,547 square foot medical office building.

Mr. Manders recused himself from this application.

The applicant was represented by Rocco Tedesco, Esq. This application is for an additional 16 parking spaces. The applicant is making some interior revisions to the first floor and basement of the medical office building. There will be no changes to the exterior of the building. There will be no increase in patient intensity or number of employees. There are two variances being requested. There is a side buffer on the south side of 10' whereas 25 is required. The second variance is for onsite parking spaces, 98 spaces whereas 143 spaces are required. The applicant agrees with the comments in the Planning Report. As to the Engineering Report, the applicant agrees to all the comments. The applicant will resolve any storm water management issues with the City Engineer.

The Chairman entertained a motion to close the public hearing. Ms. Perez so moved, Mr. Headley seconded.

Stephen Plevins: Yes
Ryan Headley: Yes
John Casadia: Yes
Maria Perez: Yes
Sandy Velez: Yes

The Chairman entertained a motion to approve the application. Mr. Headley so moved, Mr. Plevins seconded.

Ryan Headley: Yes
John Casadia: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes

Inspira Medical Center Emergency Room Expansion- Located on the corner southwest corner of Sherman Avenue and College Drive, Block 6002, Lot 1, Project #16-00074. Preliminary/final major site plan approval to construct a 6,210 square foot second level addition to the emergency room at an existing hospital building.

The applicant was represented by Rocco Tedesco, Esq. The applicant is requesting a 6,210 square foot second floor addition to the existing emergency room at the hospital. The proposed addition will be adjacent to the emergency room on the same level. The application incorrectly stated that it would be a second level addition. There will be no increase in patient intensity. It will provide more efficient treatment for senior citizens. They are seeking a variance for parking. There are 1,549 parking spaces

provided whereas 1,995 required. The applicant agrees with the comments in the Planning and Engineering Reports.

The Chairman entertained a motion to close the public hearing. Ms. Perez so moved, Ms. Velez seconded.

Sandy Velez: Yes
John Casadia: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
David Manders: Yes

The Chairman entertained a motion to approve the application. Ms. Perez so moved, Ms. Velez seconded.

Sandy Velez: Yes
John Casadia: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
David Manders: Yes

SPECIAL BUSINESS-

East Coast Development, LLC- Modification to Resolution #6186.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking to modify Resolution #6186 for the expansion of the Borelli yard. Part of the approval granted was an expansion of the lay-down area. That area is used for heavy steel often weighing tons and being moved by terrain forklifts. During the hearing, the applicant's engineer agreed to 4" of stone over a DGA base which is the standard. The applicant expressed that 4" does not work for his business.

Mr. Vincent Borelli, Managing Member of East Coast Development, LLC, testified on his own behalf. He explained that the steel is very heavy and the company utilizes an articulated all terrain forklift with an 8,000 pound capacity to move steel. The 4" of stone forms ruts and becomes a hazard. 2" of stone compacts nicely and the forklifts can operate better.

The Chairman entertained a motion to approve the request. Ms. Perez so moved, Ms. Velez seconded.

John Casadia: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
David Manders: Yes

TIME: 8:07 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary