

MINUTES
April 13, 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 Fourth Floor Conference Room of City Hall. Present were:

Maria Perez
Stephen Plevins
Christine Scarpa
Ryan Headley
John Casadia
Sandy Velez
Gary Stanker
David Manders

Also present were:

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

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.

Allied Specialty Foods, Inc.- Located on the southwesterly corner of Forest Grove Road and Freddy Lane, Block 604, Lot 3, Project #16-00032. Preliminary and final major site plan approval to install 97 asphalt parking spaces and create a truck maneuvering area for a proposed food processing use that will occupy an existing 77,189 square foot building in Phase 1 with an additional 40 asphalt parking spaces installed in Phase 2.

Mr. Hawk explained that this site has been vacant for some time. They have a user for the building. The applicant is relocating their operation to this facility. They are before the board for some changes to the parking area. They need nitrogen tanks and a grease collection tank located south of the building. That want a larger area for service trucks. That impacted the parking rows. They also made a turnaround area at the end of two isles. It went from 24' to a 45' wide area to accommodate larger vehicles. They decided to build three rows initially and the long forty space row will be in Phase 2. The construction official will give comments in regards to the handicap parking.

Baruffi & Centuolo- Located on the westerly side of Main Road between Wheat Road and Oak Road, Block 1801, Lot 60, Project #06-00017. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that this was approved for a public street and ten lots. The owner is returning for a minor subdivision to create one new lot with one remainder lot. The frontage for the northern lot is measured at the building line set for the zone. It is less than what is required and measured 152' vs. 160'. The width narrows and becomes 134' morre or less.

Amendment to Land Use Ordinance- Flood Hazard Ordinance-

Ms. Hicks explained that there are new flood maps developed by FEMA. They go into effect in mid-June. We received a directive to adopt a new flood hazard ordinance. They are areas with options within the model. Engineering and Planning are advocating going a bit beyond the standards. They studied the coastal areas and not our area. They did not take climate change into effect. The minimum standard is 1' of freeboard above the flood line. We are advocating 2' giving it an extra foot of protection. What triggers the study to delineate the base flood elevation? We are advocating any major subdivision or 1 acre of land. They also had a discussion with a flood plain manager and they suggested requiring elevation on replacement of mobile homes. The committee was supportive of all three changes.

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.

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.

MINUTES – Approval of minutes from the April 13, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

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

Approval of minutes from the April 21, 2016 special board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

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

RESOLUTIONS- Approval of resolutions from the April 13, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6156
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
John Casadia: Yes

Sandy Velez: Abstain
Gary Stanker: Abstain
David Manders: Yes

#6157

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

#6158

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

#6159

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

#6160

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

Open Public Hearing:

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

Allied Specialty Foods, Inc.- Located on the southwesterly corner of Forest Grove Road and Freddy Lane, Block 604, Lot 3, Project #16-00032. Preliminary and final major site plan approval to install 97 asphalt parking spaces and create a truck maneuvering area for a proposed food processing use that will occupy an existing 77,189 square foot building in Phase 1 with an additional 40 asphalt parking spaces installed in Phase 2.

The applicant was represented by Dante Romanini, Esq. The application is an amendment from a 2003 approval granted by the Planning Board. The building has been constructed but it has been vacant for a period of time. They are asking change parking for phase 1 to allow some equipment to be installed.

Kurt Otto, Professional Engineer, testified on behalf of the applicant. The building was built as a shell. The water management system was installed. The applicant will be adding some things to the previously approval. A dumpster will be added to the front of the property. Nitrogen storage tanks and a grease trap tank will be added to the rear of the property. There is an expanded turnaround in the parking area 45' wide. There will be line striping for the truck maneuver area. There will be a wall mounted sign. Site lighting will be updated to LED. Some locations of trees have been changed because of storm drainage. There will be a vestibule build out not shown on the original plans.

Mr. Hawk noted that the proposed vestibule build out must be shown on the revised plan. He also noted that the applicant must comply with the letter from the City of Water Utility dated May 10, 2016.

Mr. Paul Litten, Operating Partner and President of the applicant, testified on his own behalf. The facility manufactures Philly style steaks used on sandwiches. They also make toppings for all Walmart pizzas.

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

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

Baruffi & Centuolo- Located on the westerly side of Main Road between Wheat Road and Oak Road, Block 1801, Lot 60, Project #06-00017. Minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Howard Melnicove, Esq. The application is for a minor subdivision creating one new lot with one remainder lot. There are two variances proposed for lot 60.01. A variance for lot frontage of 152' whereas 160' is required. Lot width of 134' whereas 160' is required. The variances are a result of the irregular shape of the lot and the non-parallel lot lines.

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

Ryan Headley: Yes
John Casadia: Yes
Sandy Velez: Yes

Gary Stanker: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Manders: Yes

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

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

Amendment to Land Use Ordinance- Flood Hazard Ordinance-

Ms. Hicks explained that there are new flood maps developed by FEMA. They go into effect in mid-June. We received a directive to adopt a new flood hazard ordinance. They are areas with options within the model. Engineering and Planning are advocating going a bit beyond the standards. They studied the coastal areas and not our area. They did not take climate change into effect. The minimum standard is 1' of freeboard above the flood line. We are advocating 2' giving it an extra foot of protection. What triggers the study to delineate the base flood elevation? We are advocating any major subdivision or 1 acre of land. They also had a discussion with a flood plain manager and they suggested requiring elevation on replacement of mobile homes. The committee was supportive of all three changes.

The Chairman entertained a motion to make a recommendation to City Council. Ms. Perez so moved, Ms. Velez seconded.

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

The Chairman entertained a motion to approve Resolution #6163. Ms. Perez so moved, Ms. Velez seconded.

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

Extension Request- Twin Bridges Major Subdivision-

The applicant applied for a one year extension from July 1, 2016 until June 30, 2017 for a final major subdivision know as Twin Bridges. It is located on the south side of Hance Bridge Road and north side of

Mays Landing Road, west of Pennsylvania Avenue. The original approval was granted on September 8, 2004.

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

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

Extension Request- Landis Square Phase IV-

The applicant applied for a one year extension from July 1, 2016 until June 30, 2017 for final major site plan approval for Landis Square Phase IV, property located at Landis Avenue and East Avenue. The original approval was granted on March 23, 2009.

The Chairman entertained a motion to approve the subdivision. Ms. Perez so moved, Mr. Stanker seconded.

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:15 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary