

MINUTES  
June 8, 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  
Ryan Headley  
Sandy Velez  
Gary Stanker  
Michael Pantalone  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Yasmin Ricketts, Planning Board Secretary  
Stephen Hawk, Principal Planner

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.

Patricia O'Donnell Quail Street Minor Subdivision- Located on the southwesterly side of Quail Street and northeasterly side of Swan Drive, Block 6406, Lot 4, Project #06-00028. Minor subdivision approval to create two new lots.

Mr. Hawk explained that this is an unusual subdivision. It has frontage on Quail Street and frontage on Swan Drive. The owner of the property wants a subdivision. The lot with the house will be a little smaller than required by ordinance. There will be two lots on Swan Drive. The frontage for one lot will be slightly smaller than required by ordinance. Both variances are unnoticeable. They have fencing and a frame shed that will be removed based on the lot lines.

Extension Request- 1103 Realty Co., LLC.

Mr. Hawk explained that this is across from the Cumberland Christian School. There are two sets of offices. There is an area beyond the high power lands that has two buildings that have not been build. They would like to extend that approval. There are no staff concerns.

Extension Request- Highland Pines at Vineland, LLC.

Mr. Hawk explained that this was approved in 2007. This project is off of Palermo Avenue close to Athens Way. They started building some of the infrastructure and stopped. A developer bought the property. The project was approved for 17 lots. They would like a one year extension.

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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 May 11, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Abstain  
Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the May 11, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6161

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Abstain  
Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

#6162

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Abstain  
Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

#6164

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Abstain  
Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

#6165

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Abstain

Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

Open Public Hearing:

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

Patricia O'Donnell Quail Street Minor Subdivision- Located on the southwesterly side of Quail Street and northeasterly side of Swan Drive, Block 6406, Lot 4, Project #06-00028. Minor subdivision approval to create two new lots.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking a minor subdivision approval to create a remainder lot and two new lots. The current lot is L shaped with frontage on Quail Street and Swan Drive. Exhibit A-1, copy of the tax map and aerial photograph. The applicant intends to sell her home and downsize on one of the new lots. The new lots will meet the requirements of the R-4 zone. Proposed lot 4.02 meets all the zone standards. Proposed lot 4.03 requires a variance for lot frontage of 99.32' whereas 110' is required. It also needs a variance for lot size 15,434 square feet whereas 16,500 square feet is required. The lots conform to the surrounding lots in the neighborhood. There are no objections to the Planning Report. The shed has been removed and some fencing. The remainder of the fencing will be removed if the application is approved.

Mr. Hawk agreed that the lot sizes conform to the lot sizes in the neighborhood. The requested relief is minimal.

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

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
David Manders: Yes

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

Stephen Plevins: Yes  
Michael Pantalone: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
David Manders: Yes

Extension Request- 1103 Realty Co., LLC.-

The applicant applied for a one year extension from July 1, 2016 until June 30, 2017 for final major site plan approval, property located on West Sherman Avenue. The original approval was granted on April 13, 2005.

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

Michael Pantalone: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
David Manders: Yes

Extension Request- Highland Pines at Vineland, LLC.-

The applicant applied for a one year extension from July 1, 2016 until June 30, 2017 for final subdivision approval, Block 6910 Lots 15, 16, 17. The original approval was granted in June 2007.

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

Ryan Headley: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Ryan Headley: Yes  
David Manders: Yes

TIME: 8:15 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary