

MINUTES
November 8, 2017

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:

Sandy Velez
Maria Perez
Stephen Plevins
Michael Pantalone
Christine Scarpa
David Acosta
David Manders

Also present were:

Kathleen Hicks, Supervising Planner
Brian Myers, City Engineer
Ryan Headley, Principal Engineer/Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2016 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.

ROLL CALL-

Sandy Velez
Maria Perez
Stephen Plevins
Michael Pantalone
Christine Scarpa
David Acosta
David Manders

MINUTES – Approval of minutes from the October 11, 2017 board meeting.
The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
Maria Perez: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

RESOLUTIONS – Approval of meeting resolutions from the October 11, 2017 board meeting.

#6239

Sandy Velez: Yes
Maria Perez: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

#6240

Sandy Velez: Yes
Maria Perez: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

#6241

Sandy Velez: Yes
Maria Perez: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

#6242

Sandy Velez: Yes
Maria Perez: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

J.G. Finneran Associates, Inc.- Located on the northerly side of Reilly Court, Block 303, Lots 51, Project #17-00053. Preliminary/final major site plan approval to construct a 70' x 290' (20,015 SF) building addition to be utilized as part of the existing plastic and glass fabrication building.

The applicant was represented by Sheldon Schulman, Esq. The J.G. Finneran is a long existing facility. They manufacture glass and plastic products. The applicant will comply with all the comments in the Planning and Engineering Reports.

Mr. Steven Filippone, Professional Engineer, testified on behalf of the applicant. This is the fourth site plan that he has worked on for this facility within the last twenty-five years. The property is more than twenty-seven acres. There are wetlands on the property and it limits development. The applicant is adding 26 parking spaces. There will be a shallow storm management basin that will be 18 inches deep. There are no variances associated with this application.

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

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

Open Public Hearing

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

Panda Express Minor Subdivision- Located on the southerly side of Landis Avenue, Block 3503, Lot 7.1, Project #17-00028. Minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Rocco Tedesco, Esq. The applicant is proposing to create a lot consisting of 50,029 square feet for Panda Express Restaurant. It will be next to the Lidl Shopping Center. They are requesting a variance for lot depth of 229.49 feet whereas 250 feet is required. The variance is triggered because of an access drive in the rear servicing the Lidl Shopping Center. They are also requesting a variance for lot frontage and width for the remainder lot. Both variances are 164.42 feet whereas 200 feet is required. The applicant accepts all comments in the Planning and Engineering reports.

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

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

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

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

Panda Express- Located on the southerly side of Landis Avenue, Block 3503, Lot 7.1, Project #17-00027. Preliminary/final major site plan approval to construct a 2,265 square foot fast food restaurant (Panda Express) with 82 proposed seats and a drive thru.

The applicant was represented by Rocco Tedesco, Esq. The applicant is proposing to construct a Panda Express fast food restaurant. This fast food restaurant will have a higher quality food. There are currently 2,000 Panda Express restaurants in the country and they also located worldwide. They are proposing a 2,265 square foot free-standing restaurant with 82 seats and a drive-thru. The main access will be shared with the Lidl Supermarket. There will be a drive-thru with a bypass lane. There is also an entrance that is a right turn only for eastbound vehicles on Landis Avenue. They are also proposing façade signs facing Landis Avenue, west side of the restaurant and east side of the restaurant. Planning Report, paragraph 5, impervious lot coverage variance is 71% whereas 60% is permitted. Lot depth is 229.49' whereas 250' is required. The lot depth variance was granted by way of the minor subdivision approval for the lot. Paragraph 6, the applicant is seeking two sign variances for the façade signs. The east and side signs are 36 square feet. They are larger than the ordinance permits because they are not oriented to a street frontage. Paragraph 7, provides waivers that the applicant is requesting. The waivers are for end island width of 5' whereas 10' is required. A waiver for a storm water management basin side yard setback of 15' whereas 25' is required. Paragraph 9, applicant is requesting the option of a payment in lieu of tree replacement. Ryan Headley calculated \$60.00 per tree for a total of \$7,500.00. They are requesting a payment in lieu of planting trees for more than 50% of the required number of replacement trees. They are also seeking a waiver from design standards of the Community Design Section of the ordinance. The building is not oriented to a public street. Some illumination levels at some locations are brighter than 1.0 foot candle. Paragraph 13, the applicant exceeds the parking requirement. Engineering Report, comment 16, requires revision of plans to show cross easements for southern entrance to the site. There will be a blanket easement for access between the Panda Express and Lidl Supermarket lot.

Ms. Hicks stated that she had no objections to façade signs.

Mr. Bill Awgon, Project Manager, testified on behalf of the applicant. The restaurant will have a maximum of 21 to 24 employees and have 5-6 employees per shift. They will work full time and part time.

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

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

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

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes

David Manders: Yes

Landis Square- Phase IV (Southeast Corner)- Located on the southerly side of Landis Avenue between East Avenue and South Myrtle Street, Block 4201, Lots 1-6 & 53, Project #16-00041. Amended major site plan approval to construct tenant and community monument and wall signage and address underground stormwater improvements.

The applicant was represented by Charles Gabage, Esq. The applicant is cleaning up the application. The total of rental units will increase from 71 units to 74 units. The three bedroom units will be eliminated and five one bedroom units are being added. In the Planning report, the wall signs will conform to the ordinance standards. The applicant is seeking variances for two freestanding signs. They will be monument signs located at the corners of Landis Avenue and Myrtle Street. Paragraph 7, sign setback variances of 5' whereas 10' is required. Paragraph 8, storm water management basin front setback of less than 1' whereas 20' is required. Basin setback from a dwelling, septic system or well of 10' whereas 50' is required.

Ms. Hicks stated that the number of units was approved.

Mr. Hans Lampart, Managing Member, testified on his own behalf. The monuments signs will each be 40 square feet whereas 24 square feet is permitted. He believes a larger sign will assist in directing people to the site. He is seeking a sign setback from the from the property line for both monument signs. They are both set back 5' from the property line whereas 10' is required. The monument sign at the corner of Landis Avenue and East Avenue will be for the residential units and the retail space. They do not create any safety hazards. He is also requesting a waiver for the storm water management basin front setback of less than 1' whereas 20'. The system is located underground. The elevation of the site increases from east to west. There will be 3 to 4 steps from the building entrance to the sidewalk. There will be a handicapped ramp on the west side of the front entrance.

Ms. Hicks explained that the elevated walks and rails have to be shown on the plans.

Mr. Lampart also indicated that they plan on replacing most of the brick pavers with concrete.

Ms. Hicks explained that the brick pavers become a problem to maintain. They also pose a safety issue to the seniors.

Mr. Lampart proposed to replace the standard 6200 Oxford Series lights with 6100 Dover Series light poles.

Ms. Hicks explained that the Oxford Series poles are consistent with all the other light within Landis Avenue Redevelopment Area and it is recommended by staff. The applicant agreed to comply with the streetscape requirements of the Landis Avenue Redevelopment Area. The applicant agrees with the reminder of the Planning Report.

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

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes

David Manders: Yes

The Chairman entertained a motion to approve the request. Mr. Pantalone so moved, Mr. Stanker seconded.

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

South Lincoln Avenue Zoning

The recommendation is for Block 7503, Lots 1, 2, 47 and 48 to be rezoned from R-6 to I-B. Block 7503, Lots 32, 34 and 45 to be rezoned from I-B to I-3. Ms. Hicks explained that the lots in question to be rezoned are located around the perimeter of a large area recently designated a redevelopment zone within the city. The lots to be rezoned match the surrounding zone. Most of the lots are small and one large lot. Additional industrial land will benefit the city. The lots are close to Route 55.

The Chairman entertained a motion to make a recommendation to council. Mr. Pantalone so moved, Mr. Stanker seconded.

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Abstain

The Chairman entertained a motion to approve Resolution #6243. Mr. Pantalone so moved, Mr. Stanker seconded.

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Abstain

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes

David Manders: Yes

TIME: 9:35 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary