

SPECIAL MEETING MINUTES

April 27, 2017

Also present were:

Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on April 13 and 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: Yes
Stephen Plevins: Yes
Ryan Headly: Yes
Maria Perez: Yes
David Acosta: Yes
Michael Pantalone: Yes

SPECIAL BUSINESS -

Consider whether Block 2801, Lots 5, 9, 10, and 11 constitutes a redevelopment area as requested by City Council Resolution #2017-135.

Ms. Hicks explained that this location is at the southwest corner of Park Avenue and West Avenue. The property is owned by Vineland Construction and it includes the office, two warehouses and garage. She conducted a study of the area to determine whether or not the area met the statutory requirements for an area in need of redevelopment. The area satisfies the criteria set forth in N.J.S.A. 40-A12A(a), (d), (g) and (h). The buildings meet criteria (a) because the warehouses are obsolete and are not adequate for modern warehousing. They have low ceilings, insufficient depth and lack cross docking. It meets criteria (d) because of overcrowding and excessive land coverage. The entire area is covered in concrete or asphalt and is not conducive for modern warehousing or industrial operations. The fencing configuration resulted in truck stacking on Park Avenue when the facility was fully operational. Lack of on-site drainage facilities contributes to flooding in the area. It meets criteria "g" because it is in the Urban Enterprise Zone. It meets with criteria "h" because it is in the Metropolitan Planning Area. For all those reasons, she finds that the area is in need of redevelopment.

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

Sandy Velez: Yes
Stephen Plevins: Yes
Ryan Headly: Yes
Maria Perez: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution#6211. Mr. Headley so moved, Ms. Velez seconded.

Sandy Velez: Yes
Stephen Plevins: Yes
Ryan Headly: Yes

Maria Perez: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes
Stephen Plevins: Yes
Ryan Headly: Yes
Maria Perez: Yes
David Acosta: Yes
Michael Pantalone: Yes

TIME: 7:04 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary