

MINUTES  
August 9, 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:

Maria Perez  
Stephen Plevins  
John Casadia  
Keith Salerno  
Gary Stanker  
Sandy Velez  
David Acosta  
David Manders

Also present were:

Yasmin Ricketts, Planning Board Secretary  
Kathleen Hicks, Supervising Planner  
Ryan Headley, Principal Engineer

Extension Request- Highland Pines at Vineland, Resolution #5553

Mr. Headley explained that the applicant applied for a one year extension from July 1, 2017 until June 30, 2018 for a major site plan approval. This is the second request. They are moving forward with the project.

Ms. Hicks explained that the board received a letter from Mr. Hans Lampart concerning the project on East Avenue and Landis Avenue (Senior Project). He has a concern about the impact of the lighting on the residential units because he is building closer to the street compared to the other buildings on the Avenue. He is asking for a relief from providing decorative lighting. There is a second part, he did some drainage improvements done without approval. He will return to the board with a revised site plan for approval of the drainage. The lighting issue will be discussed tonight.

Mr. Lampart distributed revised plans to board. He lives in the area and his office will be located at this location. He walked through the site at night and there are 3 or 4 street lights with a decorative pole. The bedrooms are facing the street and there is a lot of light. The area is going to look cluttered with all the lights and trees. Doubling or tripling the light will make it very difficult for those units. The plans calls for 6 or 7 light poles and they are doubles. The amount of light there currently is more than adequate to light the sidewalk. He is suggesting that instead of the lights, he would install 4 poles with the two arms. There will be two at the entrance and two at the corners. He would also like to install pavers on the porch, steps, out to the street and tie in pavers around the outside. As for the drainage, there is no on site draining. The closest catch basin is four blocks away. His intent was to try to reduce the amount of water. In the winter it will freeze and become a hazard. He installed 30" sub pipe wrapped in stone and all the roof leaders feed into that. He tried to make the situation better by reducing the amount of water the best that he could.

Mr. Headley explained that Engineering would like to review the drainage before it goes back before the board. It is too early to discuss the drainage. He wanted to know if there was an option to place a shield behind the light.

Ms. Hicks explained that there are also utility poles that cannot be removed. The area will become even more cluttered.

Mr. Manders suggested having four lights and the trees remain and the board agreed.

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-

Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Yes  
David Acosta: Yes  
David Manders: Yes

MINUTES – Approval of minutes from the July 12, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Abstain  
Stephen Plevins: Abstain  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Abstain  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS – Approval of meeting minutes from the July 12, 2017 board meeting.

#6226

Maria Perez: Abstain  
Stephen Plevins: Abstain  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Abstain  
David Acosta: Yes  
David Manders: Yes

#6228

Maria Perez: Abstain  
Stephen Plevins: Abstain  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Abstain  
David Acosta: Yes

David Manders: Abstain

#6229

Maria Perez: Abstain  
Stephen Plevins: Abstain  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Abstain  
David Acosta: Yes  
David Manders: Yes

#6230

Maria Perez: Abstain  
Stephen Plevins: Abstain  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Abstain  
David Acosta: Yes  
David Manders: Yes

#6231

Maria Perez: Abstain  
Stephen Plevins: Abstain  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Abstain  
David Acosta: Yes  
David Manders: Yes

Extension Request- Highland Pines at Vineland, Resolution #5553

The applicant applied for a one year extension from July 1, 2017 until June 30, 2018 for a major subdivision approval. This is the second request. They are moving forward with the project.

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

Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6172- Landis Corner Lighting

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

Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Yes  
David Acosta: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Yes  
David Acosta: Yes  
David Manders: Yes

TIME: 7:39 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary