

MINUTES  
February 14, 2018

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  
Keith Salerno  
Gary Stanker  
Sandy Velez  
Michael Pantalone  
Christine Scarpa  
David Acosta  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Ryan Headley, Principal Engineer/Planner  
Yasmin Ricketts, Board Secretary

Allied Specialty Foods Amendment. - 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 upgrades to the ventilation systems including the construction of two (2) refrigeration equipment buildings with associated condensers and makeup air units. Additionally, a temporary wastewater pretreatment system is under construction.

Mr. Headley explained that this project is located on the corner of Forest Grove Road and Freddy Lane. They were previously approved for a parking area. Allied sold to Tyson. They are expanding and they require additional equipment that cannot be housed on the roof. It refrigeration equipment, condenser and makeup air unit. The same three unit configuration on the northern side as well. There is a temporary wastewater pretreatment system that is under construction. They are obligated to have it up and running by the end of the month. It will be there for a year or rear and a half before they install a permanent system. The gates should be moved back for truck traffic.

Grove Lane Minor Subdivision (Re-Approval)- Located on the westerly corner of Grove Lane south of Forest Grove Road, Block 803, Lot 3, Project #18-00004. Minor subdivision approval to create 2 new lots with one remainder lot.

Mr. Headley explained that this application was previously approved. The approval lapsed before it was recorded. This is before the board for the exact same approval. They are giving a lot to the Board of Education. There are some variances associated with this application.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 9, 2017 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  
Stephen Plevins  
John Casadia  
Keith Salerno  
Gary Stanker  
Sandy Velez  
Michael Pantalone  
Christine Scarpa  
David Acosta  
David Manders

MINUTES – Approval of minutes from the January 10, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes

Sandy Velez: Yes  
Michael Pantalone: Yes  
Christine Scarpa: Abstain  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the January 10, 2017 board meeting.  
The Chairman made a motion to approve the minutes.

#6257

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

#6258

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

#6259

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

#6260

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

#6261

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

#6262

Maria Perez: Yes

Stephen Plevins: Yes  
John Casadia: Yes  
Keith Salerno: Yes  
Gary Stanker: Yes  
Sandy Velez: Yes  
Michael Pantalone: Yes  
Christine Scarpa: Abstain  
David Acosta: Yes  
David Manders: Yes

#6263

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

#6264

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

#6265

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

Allied Specialty Foods Amendment. - 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 upgrades to the ventilation systems including the construction of two (2) refrigeration equipment buildings with associated condensers and makeup air units. Additionally, a temporary wastewater pretreatment system is under construction.

The applicant was represented by Dante Romanini, Esq. The applicant received a major site plan approval for this site on May 11, 2016. They are returning for some minor amendments. They need to install refrigeration equipment before the summer and it needs to be expedited. The facility is already operating.

Kurt Otto, Professional Engineer, testified on behalf of the applicant. The building needs an improvement to the ventilation system. Exhibit A-1, amendment site plan. The building is operating as a meat processing plant. The systems will be installed in the front and the rear. The system in the front will be surround by bollards to protect it from delivery trucks. The system in the rear will be installed between the building and existing sidewalk.

Tim Martin, testified on behalf of the applicant. They first started production in March and they figured out that the building does not have enough ventilation or refrigeration. The nightly cleaning process includes hot water and it causes steam. They need to evacuate the steam out and bring the temperature back down to safely process meat in a timely fashion. There are will be 200 employees when they are fully staffed. Allied Foods received a water permit for 9,000 gallons a day usage. Tyson realized that they were in violation and contacted LSA. The applicant has to remove contaminants to meet the state's requirements.

Mr. Headley wanted to make sure that the gate was moved back away from the right of way.

Mr. Martin agreed.

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

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

The Chairman entertained a motion to approve the Resolution #6266. Mr. Pantalone so moved, Ms. Scarpa seconded.

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

Grove Lane Minor Subdivision (Re-Approval)- Located on the westerly corner of Grove Lane south of Forest Grove Road, Block 803, Lot 3, Project #18-00004. Minor subdivision approval to create 2 new lots with one remainder lot.

Mr. Headley explained that this was previously approved and the approval lapsed. There were several variances and waivers that were approved. The remaining lot will be given to the Board of Education.

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

Gary Stanker: Yes  
Sandy Velez: Yes  
Michael Pantalone: Yes  
Christine Scarpa: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Manders: Yes

The Chairman entertained a motion to approve the Resolution #6267. Mr. Pantalone so moved, Ms. Velez seconded.

Gary Stanker: Yes  
Sandy Velez: Yes  
Michael Pantalone: Yes  
Christine Scarpa: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:01 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary