

MINUTES
September 12, 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:

Sandy Velez
John Casadia
Keith Salerno
Michael Pantalone
Stephen Plevins
David Acosta
David Manders

Also present were:

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

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-

Sandy Velez
John Casadia
Keith Salerno
Michael Pantalone
Stephen Plevins
David Acosta
David Manders

MINUTES –

Approval of minutes from the August 8, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the August 8, 2018 board meeting.

The Chairman made a motion to approve the minutes.

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

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6308. Mr. Pantalone so moved, Ms. Velez seconded.

Sandy Velez: Yes

Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

2. Redevelopment Plan Amendment- 800 E. Elmer Street, Block 4004, Lot 11.

Ms. Hicks explained that the property is 10,000 square feet. There is a two story building with an office on the first floor and two bedroom apartment on the second floor. The applicant would like to an office and two bedroom apartment on the first floor and two bedroom apartment on the second floor. The staff objects to the request because of the size of the lot. There is no demand for an office on Elmer Street. If approved, a site plan will be required. The staff recommends a duplex with no site plan required.

Mr. Yarilee Miranda testified on his own behalf. He would like to now convert the dwelling into a duplex with no site plan required. He would also like to make the downstairs apartment a four bedroom with two bathrooms. The lower level is bigger but does not have the exact square footage. There will be sufficient space for parking for the two units.

Mr. Headley indicated that the applicant would need five parking spaces.

Ms. Hicks indicated that the lot is 100' x 100' and would like seven parking spaces.

Mr. Headley explained that they would like seven spaces at 9.5' each and cut out asphalt for grass. Mr. Miranda can sketch it out and have it reviewed.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6307. Mr. Pantalone so moved, Ms. Velez seconded.

Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:29 PM

Respectfully submitted,
Yasmin Ricketts

Planning Board Secretary