

MINUTES  
January 9, 2019

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  
Michael Pantalone  
Keith Salerno  
Stephen Plevins  
Samuel Fiocchi  
David Catalana  
Christine Scarpa  
David Acosta  
David Manders

Also present were:

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

Efrain Acosta- Located on the southeasterly corner of E. Cherry Street and S. Eighth Street, Block 4113, Lot 1, Project #18-00098. Minor site plan approval to construct site improvements to a proposed two-family home.

Mr. Headley explained that this is a Center City Redevelopment Plan application that had to return with a site plan. The site plan had to show parking, landscaping and a moved driveway. The landscaping was not shown but they will have to show it on the perfected plan.

First Choice Freezers- Project #17-00059, amendment to Resolution #6251.

Ms. Hicks explained that the applicant was granted a preliminary and final site plan approval. The applicant would like to amend their site plan approval to provide the stormwater management system and drainage facilities in Phase 1. The Planning and Engineering staff are in favor of the amendment.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 15, 2018 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  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

REORGANIZATION-

Chairman- David Manders

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Abstain

Vice Chairman- Michael Pantalone

Sandy Velez: Yes  
Michael Pantalone: Abstain  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

Solicitor – Frank DiDomenico, Esq.

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

Secretary- Yasmin Ricketts

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

Designee in the absence of Yasmin Ricketts to sign documents on her behalf- Kathleen Hicks

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

Christine Scarpa as alternate secretary in the absence of Yasmin Ricketts

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Abstain  
David Acosta: Yes  
David Manders: Yes

Meeting Schedule for 2019

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes

David Catalana: Yes  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

Zoning Committee Members for 2019

1. David Manders
2. Michael Pantalone
3. Sandy Velez
4. Keith Salerno- Alternate

MINUTES –

Approval of minutes from the December 12, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes  
Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Abstain  
Christine Scarpa: Yes  
David Acosta: Yes  
David Manders: Yes

Efrain Acosta- Located on the southeasterly corner of E. Cherry Street and S. Eighth Street, Block 4113, Lot 1, Project #18-00098. Minor site plan approval to construct site improvements to a proposed two-family home.

Mr. Headley explained that the application originally came in as a Redevelopment Plan Amendment and they have to return with a site plan. The amendment was for second level and lower level apartments. The site plan had to show parking, landscaping and a moved driveway. The landscaping was not shown but they will have to show it on the perfected plan along with other details.

Loida Acosta, testified on behalf of her husband. She is also an owner of the property. She will provide the landscaping in the perfected plan. She went over the Planning Report and is requesting some waivers in paragraph 14. She is requesting a waiver from showing all existing structures on site and structures within 150' of land to be developed. She is also requesting a waiver from showing a note on the plan regarding the use of the property and the property within 200', and a waiver from indicating the north arrow on the plan.

Mr. Heading has no objections to the waivers that are being requested.

The Chairman entertained to approve the request. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Michael Pantalone: Yes  
Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
Sandy Velez: Yes  
David Manders: Yes

First Choice Freezers- Project #17-00059, amendment to Resolution #6251.

The applicant was represented by Robert Casella, Esq. The applicant is seeking an amended major site plan approval, final, to provide storm water management system and drainage facilities be included in phase one of the project. Resolution 6251 granted an approval to be constructed in three phases. The applicant agrees to provide an "as built" survey with the changes to the drainage system and second retention basin.

Ms. Hicks stated that the staff has no objections to the amendment. This will allow us to release the initial bonding that has been posted. The bond to be posted will be for the drainage system. City Council acted on the release conditioned on the approved phasing tonight.

The Chairman entertained to approve the application. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
Sandy Velez: Yes  
Michael Pantalone: Yes  
David Manders: Yes

The Chairman entertained to approve Resolution #6319. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
Sandy Velez: Yes  
Michael Pantalone: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
Sandy Velez: Yes  
David Acosta: Yes  
Michael Pantalone: Yes  
David Manders: Yes

TIME: 7:58 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary