

MINUTES  
March 13, 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:

Michael Pantalone  
Stephen Plevins  
John Casadia  
Sandy Velez  
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, Planning Board Secretary

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-

Michael Pantalone  
Stephen Plevins  
John Casadia  
Sandy Velez  
Samuel Fiocchi  
David Catalana  
Christine Scarpa  
David Acosta  
David Manders

Newcomb Senior Apartments- Final Major Site Plan- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 & 1.02, Project #18-00026. Preliminary major site plan approval to construct two (2) 4-story low and moderate income senior garden apartment buildings. Each building will consist of a total gross floor area of approximately 59,156 square feet (14,789 square feet per floor) with a total of seventy (70) 1-bedroom units.

MINUTES –

Approval of minutes from the March 13, 2019 board meeting.  
The Chairman made a motion to approve the minutes.

Roll call:

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

RESOLUTIONS –

Approval of minutes from the March 13, 2019 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6334

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

Resolution #6335

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

Newcomb Senior Apartments- Final Major Site Plan- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 & 1.02, Project #18-00026. Preliminary major site plan approval to construct two (2) 4-story low and moderate income senior garden apartment buildings. Each building will consist of a total gross floor area of approximately 59,156 square feet (14,789 square feet per floor) with a total of seventy (70) 1-bedroom units.

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

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

The Chairman entertained a motion to approve Resolution #6339. Mr. Pantalone so moved, Ms. Velez seconded.

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

Open the Public Hearing

Roll call:

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

Marianne Sikking-Bradway Resubdivision- Located on the southwesterly corner of Sharp Road and Woodcrest Drive, Block 2418, Lots 2 & 3, Project #18-00057. Resubdivision approval to convey a portion of one lot to another lot.

The Chairman entertained a motion to close the public hearing. Mr. Pantalone so moved, Mr. Fiocchi seconded.

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

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

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

Presidential Heights II - Located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.1, Project #19-00010. Preliminary major subdivision approval to create thirteen (13) new lots with one remainder lot. Eleven (11) of the lots would be available for the construction of a single-family dwelling, two (2) lots are proposed for stormwater basins, and one (1) lot will remain vacant

The Chairman entertained a motion to close the public hearing. Mr. Pantalone so moved, Ms. Velez seconded.

John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
Stephen Plevins: Yes  
David Acosta: Yes  
Michael Pantalone: Yes

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

Stephen Plevins: Yes  
Christine Scarpa: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
David Acosta: Yes  
Michael Pantalone: Yes

Redevelopment Plan Amendment- 716 E. Wood Street-

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

Samuel Fiocchi: Yes

David Catalana: Yes  
Christine Scarpa: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6338. Mr. Pantalone so moved, Ms. Velez seconded.

David Catalana: Yes  
Christine Scarpa: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
Samuel Fiocchi: Yes  
David Manders: Yes

Redevelopment Plan Amendment- 4031 S. Lincoln Avenue-

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

Christine Scarpa: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6337. Mr. Pantalone so moved, Ms. Velez seconded.

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
David Manders: Yes

Amendment to Land Use Ordinance-

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  
Sandy Velez: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes  
Michael Pantalone: Yes  
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6336. Mr. Pantalone so moved, Ms. Velez seconded.

John Casadia: Yes  
Sandy Velez: Yes  
Samuel Fiocchi: Yes  
David Catalana: Yes  
Christine Scarpa: Yes

Michael Pantalone: Yes  
Stephen Plevins: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 9:57 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary