

MINUTES
September 11, 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
Keith Salerno
Samuel Fiocchi
Robert Odorizzi
Sandy Velez
David Catalana
Christine Scarpa
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

Fratelli Holdings Amended Major Site Plan – located on the westerly side of North Main Road between Wheat Road and Oak Road, Block 1801, Lot 67.01, Project No. 19-00061. Amended final major site plan approval to construct a total of sixteen (16) self-storage buildings comprising a total of 83,200 square feet along with a 1,500 square foot office space accessory to the self-storage business.

Mr. Headley explained that this project was approved in 2006. They have a buyer and they do not want the retail portion, so they would like to eliminate it and add three more storage buildings. There are no other changes to the plan.

Corning Pharmaceutical Glass Resubdivision – located on the easterly side of Crystal Avenue and Pine Street, Block 2326, Lots 1.01, 1.02, 1.03, Project No. 19-00062. Resubdivision approval to convey a portion of one lot to two (2) other lots.

Mr. Headley explained that this is a redivision. They are shifting lot lines and there are some technical variances associated with it. There are some waivers being requested for perfected plan items.

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.

MINUTES –

Approval of minutes from the August 14, 2019 board meeting.
The Chairman made a motion to approve the minutes.

Christine Scarpa: Abstain
Stephen Plevins: Abstain
David Catalana: Yes
Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolution from the August 14, 2019 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6356

Christine Scarpa: Abstain
Stephen Plevins: Abstain
David Catalana: Yes
Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes

Robert Odorizzi: Yes
David Manders: Abstain

Resolution #6357

Christine Scarpa: Abstain
Stephen Plevins: Abstain
David Catalana: Yes
Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6355

Christine Scarpa: Abstain
Stephen Plevins: Abstain
David Catalana: Yes
Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Manders: Yes

Fratelli Holdings Amended Major Site Plan – located on the westerly side of North Main Road between Wheat Road and Oak Road, Block 1801, Lot 67.01, Project No. 19-00061. Amended final major site plan approval to construct a total of sixteen (16) self-storage buildings comprising a total of 83,200 square feet along with a 1,500 square foot office space accessory to the self-storage business.

The applicant was represented by Leonard Schwartz, Esq. The applicant received final major site plan approval from the Planning Board in 2008. The original plan included self-storage and a retail building. The applicant would like to eliminate the retail portion and expand the self-storage facilities. They are proposing three self-storage buildings. The current plan had two entrances for the site. One entrance for the self-storage and one for the retail building. The retail drive will be eliminated. Two lots have been combined as new lot 67.01.

Andrew Hogg, Professional Engineer, testified on behalf of the applicant. The new application replaces 9,600 square feet of retail space with 25,550 square feet of self-storage. The self-storage increases from 57,650 square feet to 83,200 square feet and 16 separate buildings. The impervious coverage variance is being decreased from 62.4% to 57.9%. No water or sewer is required for the storage units. The applicant is requesting a waiver for the two bicycle parking spaces requirement. There will be 1 to 2 employees on site. The landscaping plan will remain the same.

Ms. Hicks testified that she has no objections to the bicycle parking waiver. She recommends that the application be considered a new application to allow a new timeline.

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

Roll Call:

Stephen Plevins: Yes
David Catalana: Yes
Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
David Acosta: Yes

Open the Public Hearing

Roll call:

Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
Sandy Velez: Yes

Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Manders: Yes

Corning Pharmaceutical Glass Resubdivision – located on the easterly side of Crystal Avenue and Pine Street, Block 12326, Lots 1.01, 1.02, 1.03, Project No. 19-00062. Resubdivision approval to convey a portion of one lot to two (2) other lots.

Corning is working for additional property for development opportunities and have more frontage on Crystal Avenue.

The applicant was represented by Matthew Robinson, Esq. The applicant is seeking a redivision approval for three lots. Corning Pharmaceutical Glass, owns lot 1.01 and will assume the additional acreage. Gerreisheimer Glass owns lots 1.02 and 1.03. An 11,242 square foot portion of lot 1.02 is in the shape of a triangle and will be added to lot 1.01. A rectangular portion of lot 1.03 will be conveyed to lot 1.01. The applicant is seeking 3 variances. The variance is for impervious lot coverage for lot 1.01. There is also an impervious lot variance for lot 1.02.

There is a parking variance for lot 1.03. 0 vs. 22 parking spaces required is provided. Lot 1.03 has no parking.

Mr. Headley noted that the comment relating to compliance of the Affordable Housing Ordinance does not apply.

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

Roll Call:

Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
John Casadia: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 7:00 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary