

MINUTES  
January 8, 2020

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:

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

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

Creekview Development - located on the northerly side of Maple Avenue between Brewster Road and Lincoln Avenue, Block 3301, Lot 43, Project No. 19-00083. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this property is off of Maple Avenue and east of Brewster Road. The applicant is splitting the lot down the middle. There are no variances or design waivers associated with this application. The applicant will comply with most of the items in the reports.

Safeway Storage Real Estate - located on the northeasterly corner of Landis Avenue and Mill Road, Block 2708, Lot 1, Project No. 19-00084. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this is an existing industrial facility. There is rail access that will reach both properties. The property has frontage along Mill Road and along Landis Avenue. Access is on Mill Road. The applicant is proposing to split the lots down the center between two existing buildings. There are variances for impervious lot coverage, side yard setback and side buffer triggered by the bridge. There are some perfected plan items that will be required. There are installing a fence. They will have a shared access and drainage for both lots. If approved, a condition of approval from Construction Official should be added.

Brewster Road Pump Station - located at the northwesterly corner of Landis Avenue and Brewster Road, Block 3204, Lot 10, Project No. 19-00090. Minor site plan approval to construct a 365 square foot control building along with associated site improvements to an existing pumping station facility.

Mr. Headley explained that this application is for a larger building with modifications. There are variances for front yard setback, front buffer, onsite parking space amount and building line setback. There are waivers from improvement and land disturbance from stream corridor. There is a requirement for a Letter of Interpretation for wetlands before giving a Planning Clearance for permits. That will be added to the report. There are also waivers for drive access and driveway opening setback. There are some existing non-conformances in this application.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2019 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.

REORGANIZATION-

Chairman- David Manders

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

Michael Pantalone: Yes  
David Acosta: Yes  
David Manders: Abstain

Vice Chairman- Michael Pantalone

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

Solicitor – Frank DiDomenico, Esq.

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

Secretary- Yasmin Ricketts

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

Designee in the absence of Yasmin Ricketts to sign documents on her behalf- Ryan Headley

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

Alena Broshchan as alternate secretary in the absence of Yasmin Ricketts

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

Meeting Schedule for 2020

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

David Manders: Yes

Zoning Committee Members for 2020

1. David Manders
2. Michael Pantalone
3. Sandy Velez

MINUTES –

Approval of minutes from the December 11, 2019 board meeting.  
The Chairman made a motion to approve the minutes.

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

DEVELOPMENT PLAN

Creekview Development - located on the northerly side of Maple Avenue between Brewster Road and Lincoln Avenue, Block 3301, Lot 43, Project No. 19-00083. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Michael Fralinger, Esq. This application is for a minor subdivision to create a remainder lot and one new lot. The application is conforming and no variances are being requested. The property located at 2788 Maple Avenue consists of 2.9 acres. The two proposed lots meet all standards of the R-3 Zone. There is currently a one single family home on the lot. The applicant agrees with all of the requirements of the Planning and Engineering reports. The applicant has also obtained a letter of interpretation from NJDEP.

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

Roll Call:

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

PUBLIC HEARING

Safeway Storage Real Estate - located on the northeasterly corner of Landis Avenue and Mill Road, Block 2708, Lot 1, Project No. 19-00084. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Michael Fralinger, Esq. This location is the site of Safeway's freezer and storage facility. There is a food processing facility on the north side and cold storage facility on the south side. The property was purchased in 2009 as 3 lots and consolidated into 1 lot. The applicant is proposing a lot line adjusted that existed in 2009. There is a railroad siding at the rear and a fence with a gate proposed along the new lot line. It is a requirement by the Federal Food Processing Regulations. The property is approximately 45 acres. The lot to the north will consist of 18.226 acres and the lot on the south will consist of 22.413 acres. The applicant is seeking a variance for impervious lot coverage for lot 1 of 61% whereas 60% is permitted. On the north side, there is a side yard setback of 0 feet whereas 20 feet is required. There is an existing metal bridge connecting the two buildings and spans the property line. On the south, there is a side yard setback of 0 feet whereas 20 feet is required. This is also because of the metal bridge connecting the two buildings. There is a side buffer on the north of lot 2 and on south of lot 1 of 0 feet whereas a minimum of 5 feet is required. There are waivers from plan details for showing all structures within 150 feet. There is a waiver for showing and identifying the developable land area of each lot. Each lot will have its own access, shared drainage and shared railroad access.

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

Roll Call:

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

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

Roll Call:

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

Brewster Road Pump Station - located at the northwesterly corner of Landis Avenue and Brewster Road, Block 3204, Lot 10, Project No. 19-00090. Minor site plan approval to construct a 365 square foot control building along with associated site improvements to an existing pumping station facility.

The applicant was represented by Steven Fabietti, Esq. Exhibit A-1, rendering of the proposed pump station building. The requested variances are the same variances that currently exist. The side buffer variances changed to 3 feet. The site is only visited by employees, so the parking requirement is not necessary. The applicant is requesting deviations from the Stream Corridors provisions of the City's Land Use Ordinance. The land disturbance setback is 0 feet whereas 75 feet is required. The applicant is requesting design waivers. A waiver for 13-foot-wide two-way driveway whereas 24 feet is required. A waiver for driveway opening setback from the extended property line of 0 feet whereas 5 feet is required. The applicant is also seeking a waiver from the providing screening materials along the residential use on the west side. The applicant is also seeking a waiver from providing slats in the chain link fence for security purposes. The applicant will provide a stop sign as requested as requested by the City Engineer. The applicant agrees to the remainder of the comments in the Planning and Engineering reports.

Dennis Palmer, Executive Director and Chief Engineer for the LSA, testified on behalf of the applicant. The sewer pump station has existed at this site since the 1970s. LSA is upgrading this facility because of issues. This facility will have a backup pump and generator on-site. The pumps are currently below ground and will be installed to ground level. Two employees will visit the site three days a week. The proposed building will be 365 square feet and it will fit in with the neighborhood. The applicant is seeking waiver from providing screening with the residential property because there is not enough room for screening. The applicant will provide arborvitae between the generator and the driveway. They would also like to keep the sidewalk for the bus stop located in the front of the station.

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

Roll Call:

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

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

Roll Call:

John Casadia: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 7:52 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary