

PLANNING BOARD MINUTES

August 12, 2020

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone  
Stephen Plevins  
John Casadia  
Sandy Velez  
David Catalana  
Robert Odorizzi  
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

Steenland – Sherman Avenue – located on the easterly side of East Sherman Avenue between Hance Bridge Road and Thunder Road, Block 7301, Lot 1, Project No. 20-00048. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this a by right application. It is a triangular shaped lot. The applicant is creating a line and making two lots. Both lots are conforming. Lot numbers will be required for the perfected plan.

Steenland – Hance Bridge Road – located on the southwesterly corner of Hance Bridge Road and East Sherman Avenue, Block 7704, Lots 3 & 4, Project No. 20-00049. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

Mr. Headley explained that this also a by right application. It is the opposite side of the previous application location. There is one big lot and one rhombus shaped lot. They are shifting lines so the driveway is on one lot. The applicant will be creating two new buildable lots. There are no variances or waivers required. Lot numbers will be required for the perfected plan.

Davy Realty LLC Amended – located on the southerly side of W. Garden Road between DeMarco Drive and N. Mill Road, Block 1005, Lots 2 & 13, Project No. 20-00054. Revised preliminary major site plan approval for Phase 2 and preliminary/final major site plan approval for Phase 2A to construct a 129,433 square foot industrial building (Phase 2A – 42,900 sf.; Phase 2B – 86,533 sf.) along with associated site improvements.

Mr. Healdey explained that there is currently an existing large building. They are separating their previous approval in two phases 2a and 2b. The previously approved site improvements have not changed. The amended is a matter of phasing. The applicant previously went before the Zoning Board because of a height variances.

James & Dorothy Bertoldi – located on the northeasterly corner of East Butler Avenue and South East Boulevard, Block 7101, Lots 81, 83 & 84, Project No. 20-00050. Minor subdivision approval to create one (1) new lot with three (3) remainder lots.

Mr. Headly explained that this location is on East Butler Avenue and South East Boulevard. There are three lots and they are adding one new lot with three remaining lots. There will be a total of four lots. This is triggering some variances because of no sewer being available. and ?? Perfected plan items.

Redevelopment Plan Amendment- Northeast Precast, 4031 S. Lincoln Avenue, Block 7503, Lots 35.01, 35.02 & 35.03.

Ms. Hicks explained that this is the Energy and Minerals site. The area is designated IB zone. They are proposing nine (9) hole golf course, clubhouse with restaurant, cigar lounge, pro-shop/gunsmith, cart storage/maintenance, multi-purpose room, second floor suites, golf driving range, shooting range, soccer field, and yard with rail access for incoming raw material for Block 7503, Lot 33.01. It will go to the Zoning Board because of the unpermitted uses.

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.

MINUTES –

Approval of minutes from the July 8, 2020 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the July 8, 2020 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6400

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

Resolution #6401

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

Resolution #6402

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

DEVELOPMENT PLAN

Steenland – Sherman Avenue – located on the easterly side of East Sherman Avenue between Hance Bridge Road and Thunder Road, Block 7301, Lot 1, Project No. 20-00048. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that the lot is triangular. The applicant is proposing a lot line to create one new lot and one reminder lot. The proposed lots meet the W-5 Woodlands zone standard. Both lots will be conforming, so there are no variances required.

The proposed new lot 1.01 will contain a net area of 11.186± acres with frontage of 1,230 feet on East Sherman Avenue and a net depth of 655.86 feet.

The proposed remainder of lot 1 will contain a net area of 16.521± acres, with frontage of 2,070.54 feet along E. Sherman Avenue and a net depth of 550.44 feet.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Steenland – Hance Bridge Road – located on the southwesterly corner of Hance Bridge Road and East Sherman Avenue, Block 7704, Lots 3 & 4, Project No. 20-00049. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

Mr. Headley explained that there are currently two lots and one will be created. The existing house will be on its own lot, and the driveway will completely be on lot 4. There are no variances or waivers associated with the application and the minor subdivision is a “by right” subdivision. The lots are located in the A-5 Agricultural and W-5 Woodlands zones.

A 1.06± acre portion of existing lot 3 will be conveyed to existing lot 4. Proposed remainder lot 4 will contain a net area of 27.653± acres, with frontage of 252 feet on Hance Bridge Road.

Proposed new lot 4.01 will contain a net area of 121.077± acres with frontage of 1,423.05 feet on Hance Bridge Road and 3,899.15 feet on E. Sherman Avenue.

The proposed remainder of lot 3 will contain a net area of 19.348± acres, with frontage of 251 feet along Hance Bridge Road and a net depth of 416.66± feet.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Davy Realty LLC Amended – located on the southerly side of W. Garden Road between DeMarco Drive and N. Mill Road, Block 1005, Lots 2 & 13, Project No. 20-00054. Revised preliminary major site plan approval for Phase 2 and preliminary/final major site plan approval for Phase 2A to construct a 129,433 square foot industrial building (Phase 2A – 42,900 sf.; Phase 2B – 86,533 sf.) along with associated site improvements.

The applicant was represented by Rocco Tedesco, Esq. The applicant received preliminary and final major site plan approval during 2018, for a 66,642 square foot industrial building and preliminary approval for 108,002 square feet of industrial building. The building size will increase from 129,430 square feet to be constructed in two phases. Phase 2A is the construction of 42,900 square feet. Phase 2B is the construction of 86,533 square feet. There are no new variances associated with this application. All variances were previously granted. The applicant will agree with all of the remainder of the Planning and Engineering Reports. The City’s Fire Marshall issued a letter requiring a fire hydrant, and that will be worked out between the applicant and the Fire Marshall.

Stephen Nardelli, PE, PP, the applicants Professional Engineer and Professional Planner discussed the waivers requested for plan detail.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes

Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

PUBLIC HEARING

James & Dorothy Bertoldi – located on the northeasterly corner of East Butler Avenue and South East Boulevard, Block 7101, Lots 81, 83 & 84, Project No. 20-00050. Minor subdivision approval to create one (1) new lot with three (3) remainder lots.

Mr. James Bertoldi, testified on his own behalf. One new lot is being created. Lot 81 and Lot 84 increase in size and Lot 83 will decrease in size. The large lot being created Lot 83.01 is larger than the area required. He will be selling this lot to his daughter. His home is located on Lot 83 and his mother's home is located on Lot 82. There is a cross gravel driveway from his lot to his mother's lot. He agrees with the Planning and Engineering Reports.

Mr. Headley indicated that there is also a waiver for the driveway opening setback.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
Michael Pantalone: Yes

Extension Request- Vineland Construction- 60 W. Landis Avenue, Block 2802, Lot 13, Project# 17-00029.

The applicant applied for a one year extension from August 9, 2020 until August 9, 2021 for a final site plan approval. This is the second extension approval.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
Michael Pantalone: Yes

Redevelopment Plan Amendment- Northeast Precast, 4031 S. Lincoln Avenue, Block 7503, Lots 35.01, 35.02 & 35.03.

Ms. Hicks explained that this is formally a sand mining operation. The applicant is requesting an amendment to the Redevelopment Plan to permit nine (9) hole golf course, clubhouse with restaurant, cigar lounge, pro-shop/gunsmith, cart storage/maintenance, multi-purpose room, second floor suites, golf driving range, shooting range, soccer field, and yard with rail access for incoming raw material for Block 7503, Lot 33.01.

Lots 35.01 and 35.03 are located within the I-B Industrial-Business Zone and Lot 35.02 is located within the W-5 Woodlands Zone.

As a small portion of Lots 35.01 and 35.03 are located within the I-B Zone, but outside of the Redevelopment District, any proposed development in that zone would require a use variance from the Zoning Board.

The City Staff had no objection to the request. However, the Staff does recommend formal site plan approval and that the yard for incoming raw materials be restricted to product for Block 7503/Lot 33.01 only.

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

Roll Call:

John Casadia: Yes  
David Catalana: Abstain  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

The Chairman entertained a motion to approve the Resolution#6403. Ms. Velez. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes  
David Catalana: Abstain  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

Extension Request- Menantico Estates- Menantico Road, Block 5204, Lots 3 & 5, Project# 17-00064.

The applicant applied for a one year extension from July 11, 2020 until July 11, 2021 for a final subdivision approval. This is the first extension approval.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone  
Stephen Plevins  
John Casadia  
Sandy Velez  
David Catalana  
Robert Odorizzi  
David Acosta  
David Manders

TIME: 7:28PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary