

PLANNING BOARD MINUTES

March 10, 2021

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  
Sandy Velez  
David Catalana  
Douglas Menz  
Robert Odorizzi  
David Acosta  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Kathleen Hicks, Supervising Planner  
Ryan Headley, Principal Engineer/Planner  
Alena Broshchan, Substitute Planning Board Secretary

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 19, 2020 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 special meeting on the January 28, 2021 board meeting.  
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
David Catalana: Abstain  
Douglas Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Approval of minutes from the February 10, 2021 board meeting.  
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes  
Stephen Plevins: Abstain  
Sandy Velez: Abstain  
David Catalana: Abstain  
Douglas Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the February 10, 2021 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6435

Michael Pantalone: Yes  
Stephen Plevins: Abstain  
Sandy Velez: Abstain  
David Catalana: Abstain  
Douglas Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Abstain

DEVELOPMENT PLANS

Bertoia Auctions – located on the easterly side of DeMarco Drive between Industrial Way and W. Garden Road, Block 1005, Lot 14, Tax Map Sheet #10, Project No. 21-00006. Minor site plan approval to construct an additional 2,400 square foot storage building to an existing toy auction facility.

The applicant was represented by Michael J. Gruccio, Esq. The application is for minor site plan for a 2,400 square foot building to be accessory to the main building on site. The applicant accepts all the comments in the Planning and Engineering reports. There are no variances associated with this application. They are requesting a waivers for engineering scale for the plans. Showing existing on-site structures, their use and dimensions to property lines. Noting current use of the property and properties within 200 feet of subject parcel. A waiver for indicating the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. A waiver for indicating the driveway openings, existing and proposed, with referenced location and width at the curb line and at the property line. A waiver to show the existing and proposed buffer areas (dimensioned from improved surfaces to the property line), the existing and proposed screening materials, landscaping, fencing and trees. A waiver for showing existing and proposed utility lines and the location of poles. A waiver for showing existing and proposed on-site lighting type and location. A waiver from providing a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed. A waiver from showing contiguous lands owned by the applicant. Showing all easements and purpose of easements, located and dimensioned. Showing lands to be dedicated to public use, dimensioned on the plan, and provide two paper copies of the written descriptions. Waiver from including as applicable, any and all NJDEP application/permit numbers on the plan sheet. Waiver from including such other details as may apply to the proposed improvements or change of use. Waiver for details shall only be shown on designated detail sheets. Waiver from showing the developable land area of each lot because it is a fully developed site. An approval was granted by the Planning Board for major site plan, so there is an existing site plan in place and most of the omitted plan details were waived previously. No additional drainage is required. The applicant will provide information regarding interconnection of the proposed building to the main building and that will be provided.

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

Roll Call:

- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Sandy Velez: Yes
- David Catalana: Yes
- Douglas Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

Sharon Metcalf Minor Subdivision – located on the northerly side of W. Park Avenue between Lubins Lane and Quigley Avenue, Block 2708, Lots 28 and 29, Tax Map Sheet #27, Project No. 21-00010. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Michael J. Gruccio, Esq. The applicant owns Lots 28 and 29 with their home on lot 29. A shed and pool are located on lot 28. They are moving the lot line to create a larger Lot 29 which will then include the shed and the pool. A 5,326.65 square foot portion of Lot 28 will be conveyed to Lot 29. There are no variances associated with this application. A waivers are being requested from perfected plan details. The applicant will comply with the City Engineer's report.

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

Roll Call:

- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Sandy Velez: Yes
- David Catalana: Yes
- Douglas Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

PhilCorr, LLC – located on the southerly side of Almond Road between N.J.S.>H Route 55 and Mill Road, Block 2604, Lots 1 & 2.01, Tax Map Sheet #26, Project No. 21-00019. Preliminary/final major site plan approval to construct additional site improvements and parking to an existing industrial facility.

The applicant was represented by Michael P. Fralinger, Esq. The Planning Board approved an expansion in 2018. The lot included a single-family home. The homeowner sold the lot to the applicant, and that lot is incorporated into the site. The applicant is proposing site and parking improvements. There will be seventeen (17) additional trailer parking stalls and twenty (20) tractor/cab parking stalls. The applicant has more trailers than tractors. There will be a new stormwater management basin. The applicant is requesting a partial waiver for the basin. The basin will abut Route 55 and is 3 feet deep. There will be a 6-foot fence that will connect to the fence along Route 55 and extend to the pump house. There are no variances associated with this application. The applicant is requesting waivers from design standards being requested. A waiver for parking space row length without a tree island break for 17 and 20 space rows whereas 12 space rows are permitted. The applicant seeks a partial waiver for the fencing at the basin. The applicant also seeks a waiver from the front setback of the basin of 28 feet whereas 40 feet is required and side setback of the basin of 9 feet whereas 20 feet is required. A waiver from stormwater management basin in the front yard without a curvilinear edge as well as a basin being in the front yard which requires a fence. The basin is required to be either in the side or the rear yard. A waiver for 0 street shade trees whereas 3 street shade trees are required. A row of evergreens are being provided. A waiver for 0 parking area shade trees whereas 4 shade trees are required. The applicant is also seeking waiver from fencing and screening around the perimeter of the basin. A waiver from standard engineering scale required by the ordinance. The applicant will comply with the remainder of the Planning Report. They will also comply with all of the City Engineer's report except item 4, recommendation for a protective barrier to be provided along both proposed tractor/cab and trailer parking stalls.

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

Roll Call:

- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Sandy Velez: Yes
- David Catalana: Yes
- Douglas Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

#### PUBLIC HEARING

Enes Flooring LLC (a.k.a. Magnolia Restaurant) – located on the southeast corner of S. Main Road and Magnolia Road, Block 5901, Lot 1, Tax Map Sheet #59, Project No. 20-00089. Minor site plan approval to construct a 1,000 square foot pole barn as an accessory use along with associated site plan improvements to an existing restaurant.

The applicant was represented by Matthew J. Robinson, Esq. The applicant is requesting to construct a 1,000 square foot pole barn building. The pole barn will not have electric or plumbing. The trailer that is located on the southeast of the property and a canopy also located at the rear will be removed. The applicant purchased this property in 2016 in its current condition.

Gregory Simons, Professional Engineer, testified on behalf of the applicant. He believes the asphalt sidewalks will work for this property. The applicant is seeking a waiver for curbing. He will be providing street shade trees, removing the asphalt and planting grass and shrubs.

Mr. Headley explained that he has no objection to the applicant leaving the depressed curb on Main Road and Magnolia Road. The asphalt will be removed between the asphalt sidewalk and the curb, and grass will be planted along with shrubs. The applicant did submit a revised conceptual plan. The trash enclosure must be screened.

Mr. Robinson explained that the applicant submitted the requested revised conceptual plan. The trash enclosure will be provided. The applicant will remove the asphalt and leave a 5-foot-wide asphalt sidewalk as requested. The asphalt sidewalk will be replaced by concrete. The applicant will have at least a 3-foot-wide grass buffer between the area of the depressed curb and sidewalk. The applicant will install ADA compliant concrete sidewalk from the end of the asphalt sidewalk to the southern property line. There is a variance for 12 parking spaces whereas 16 are required. There will be no electric or plumbing in the pole barn. The storage space in the pole barn will be strictly for the restaurant. The applicant will comply with the remainder of the Planning Report. The applicant will comply with the City Engineer's report with the exception of item 14 requiring concrete sidewalk.

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

Roll Call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Douglas Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

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

Roll Call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Douglas Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Douglas Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

TIME: 7:47 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary