

MINUTES  
October 8, 2014

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 Fourth Floor Conference Room of City Hall. Present were:

Maria Perez  
Michael Pantalone  
Stephen Plevins  
Ryan Headley  
Sandy Velez  
Dale Jones  
Angela Calakos  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Yasmin Ricketts, Planning Board Secretary  
Kathleen Hicks, Planning Supervisor  
Stephen Hawk, Principal Planner  
Brian Myers, City Engineer

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2013 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.

PRE-MEETING CONFERENCE

Garden State Highway Products, Inc.- Located on the northerly side of Oak Road between Main Road and Brewster Road, Block 1909, Lot 56, Project #14-1416, major site plan approval to install asphalt areas for truck maneuvering and parking spaces for an existing sign business.

Mr. Hawk explained that the applicant has expanded several times throughout the years. As a result of a court proceeding, the applicant is before the board to rectify the site and resolve a property line dispute. This is not a building expansion. It is a redesign of the site for truck maneuvering. There are two access points. There is one on the east side and a driveway on the west side. There is a stone area and parking spaces will go away to allow truck maneuvering. The stone area and parking spaces will go away and will be paved for larger area for trucks to back out and move on the site. Asphalt will be added and the parking spaces will be relocated to the front area of the site. They have increased the impervious coverage to 67.6% up from 64.3%. The buffer variance is 0.75' away from the property line whereas 9' is required. Comment 7a, required for six trees in the frontage. They could place some trees in the islands and around the site for some greenery. There is a design waiver for thirteen parking spaces and maximum allowed is twelve. 10' setback is required for the recharge areas. The side recharge area is 1' whereas 20' is required.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:

Maria Perez

Michael Pantalone  
Stephen Plevins  
Ryan Headley  
Sandy Velez  
John Casadia  
Dale Jones  
Angela Calakos  
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2013 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 September 10, 2014 board meeting.  
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Maria Perez: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Dale Jones: Yes  
Angela Calakos: Yes  
David Manders: Yes

RESOLUTIONS – Approval of resolution from the September 10, 2014 board meeting.  
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

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Maria Perez: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Dale Jones: Yes  
Angela Calakos: Yes  
David Manders: Yes

Open the public hearing.

Roll Call:

Maria Perez: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Dale Jones: Yes  
Angela Calakos: Yes  
David Manders: Yes

PUBLIC HEARING

Garden State Highway Products, Inc.- Located on the northerly side of Oak Road between Main Road and Brewster Road, Block 1909, Lot 56, Project #14-1416, major site plan approval to install asphalt areas for truck maneuvering and parking spaces for an existing sign business.

The applicant was represented by Michael Fralinger, Esq. The applicant received a Planning Board approval in 2001 for a major site plan. They returned in 2012 for another site plan approval for a 25,000 square foot expansion. The current building size is 30,600 square feet and the building was 25,000 square feet before the expansion. The property is abutted on the north and east sides owned by the Vineland Produce Auction. Currently there is access to the property from Oak Road and on the east to Dauito Lane which is a private driveway owned by the Vineland Produce Auction. There has been a dispute between the applicant and the Vineland Produce Auction regarding trucks accessing the Vineland Produce Auction property. The dispute went to court and the Judge ordered for the applicant to return to the Planning Board and seek approval for additional pavement and other site improvements to accommodate the trucks on the site. There is a storm water management basin in the rear of the property and an underground system in the front of the property. They will be removing the pavement back to the property line and remove the underground system located on the east side. They will accommodate the largest tractor trailers, WB-67. Approximately 3 to 5 WB-67 trucks visit the site per week. The access to Dauito Lane will be eliminated and the eastern most driveway onto Oak Road will be widened to 35' to accommodate the larger trucks. The truck access will be at the eastern most drive on Oak Road and pavement will be added on the site for truck maneuvering. The pavement on the east will be removed within 9" of the property line. That was approved by the Vineland Produce Auction. The impervious coverage is increased from 64.3% to 67.6%. The existing impervious coverage is approximately 60%. There is a variance for a buffer on the east side of .75'. Due to pavement, that area does not currently have a buffer. The buffer is to Dauito Lane and not to any structure and there are no structures to the east. Parking will be moved from the east side to the front and increased to 40 parking spaces. There are currently 32 employees on the main work shift and 40 available parking spaces will be on site. The applicant will provide 6 shade trees and shrubbery will also be added. They are seeking a waiver for parking row of 13 spaces, 19' space depth, without a tree island break but will replace trees at each end of that parking row. There is a waiver for the front and side setbacks for the storm water recharge system. The applicant has no objections to the City Engineer's report.

Ms. Hicks indicated that there was no other option in order for the site to work properly.

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

Michael Pantalone: Yes  
Stephen Plevins: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Dale Jones: Yes  
Maria Perez: Yes  
Angela Calakos: Yes  
David Manders: Yes

The Chairman entertained to approve the request. Mr. Pantalone so moved Mr. Headley seconded.

Stephen Plevins: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes

John Casadia: Yes  
Dale Jones: Yes  
Maria Perez: Yes  
Michael Pantalone: Yes  
Angela Calakos: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.  
Roll call:

Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Dale Jones: Yes  
Maria Perez: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Angela Calakos: Yes  
David Manders: Yes

TIME: 8:07 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary