

MINUTES  
November 12, 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:

Michael Pantalone  
Ryan Headley  
Sandy Velez  
John Casadia  
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

Landmark Lincoln Avenue- Located on the easterly side of Lincoln Avenue south of Sherman Avenue, Block 7201, Lot 100, Project #14-1421, minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that the application that this is part of a larger development. They would like to take this one lot and draw a lot line the center. That leaves 145' for each lot and 1800' deep. The area is more than enough for the zone and the frontage is the variance 145.35' vs. 200' in the R6 zone. There are some foundations on the north side and a shed that will be removed.

D Electric Motors, Inc.- Located on the northerly side of Sherman Avenue west of S.W. Boulevard, Block 6103, Lot 27, Project #14-1422, preliminary/final major site plan approval to construct a 7,800 square foot building addition to an existing one-story masonry structure utilized as an electric motor repair/reconditioning facility.

Mr. Hawk explained that this is a major site plan approval to expand the building. The addition will be to the west side of the building. A majority of the area is a concrete slab. There will be a parking expansion in the front to the west side. Most of the parking is on the east side and also on the other side towards SJ Glass. SJ Glass has an easement that allows them to park on D Electric property and travel through a section of the property. D Electric Motors is allowed to go around through the back of SG Glass. There was an easement arrangement worked out through the two parties. There is some asphalt being added in the rear to have conforming widths for truck traffic. They would like to put down stone in a dirt area for storage trailers. The applicant may want them for storage. The presence of the stone is a waiver. The existing structure is 97.54' away from the centerline of Sherman Avenue. Another variance is for the rear buffer variance. They have a parking row that has 13 spaces and there should be no more than 12 without a tree island. They have two shade trees instead of seven trees and they have agreed to put in two more.

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:

Michael Pantalone  
Ryan Headley  
Sandy Velez  
John Casadia  
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 October 15, 2014 board meeting.  
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Michael Pantalone: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Angela Calakos: Yes  
David Manders: Yes

RESOLUTIONS – Approval of resolution from the October 15, 2014 board meeting.  
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6099-  
Michael Pantalone: Yes  
Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Angela Calakos: Yes  
David Manders: Yes

Open the public hearing.  
Roll Call:

Michael Pantalone  
Ryan Headley  
Sandy Velez:  
John Casadia  
Angela Calakos  
David Manders

PUBLIC HEARING

Landmark Lincoln Avenue- Located on the easterly side of Lincoln Avenue south of Sherman Avenue, Block 7201, Lot 100, Project #14-1421, minor subdivision approval to create one new lot with one remainder lot.

Mr. Manders excused himself because of a conflict. The applicant was represented by Rocco Tedesco, Esq. The property was part of a major subdivision approved in 2006 for 59 residential units and that project was never built. In 2008, the property was rezoned to R-6 and requires a minimum of 80,000 square feet for construction of a single family home. The lots meet the bulk requirements with the exception of the frontage. The frontage variances are 145.35' whereas 200' is required. The existing shed and building foundation will be removed. The applicant would like to post surety for the removal of those items.

Ms. Hicks explained that there have been problems in the past with permitting the posting of surety for removal of structure.

Mr. Tedesco explained that the applicant would include the removal in the deed.

Howard Matthews, member of the public, indicated that he had no objections to this application.

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

Ryan Headley: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Angela Calakos: Yes  
Michael Pantalone: Yes

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

Sandy Velez: Yes  
John Casadia: Yes  
Ryan Headley: Yes  
Angela Calakos: Yes  
Michael Pantalone: Yes

D Electric Motors, Inc.- Located on the northerly side of Sherman Avenue west of S.W. Boulevard, Block 6103, Lot 27, Project #14-1422, preliminary/final major site plan approval to construct a 7,800 square foot building addition to an existing one-story masonry structure utilized as an electric motor repair/reconditioning facility.

The applicant was represented by Michael Fralinger, Esq. The property is located near Sherman Avenue and the Boulevard. The intersection of Sherman Avenue and the Boulevard was reconfigured and the applicant lost frontage. The applicant would like to construct a 7,800 square foot addition to the existing building. There is a concrete slab to the west of the building that was left from a fire. The entire site is asphalt with the exception of a small section in the rear. There are cross easements with South Jersey Glass and Door. The property line goes up to the sidewalk that runs in front of SJ Glass and Door. SJ

Glass and Door gets use out of the 12 parking spaces that are there. D Electric gets use of the asphalt drive that runs behind SJ Glass and Door that leads to the Boulevard. There is a right of way easement that is historical because of land locked lots. They will be removing 700 square feet of asphalt in the southwest corner and additional grass will be planted. They have an existing non-conforming setback. The building is 97.54' from the center line of Sherman Avenue and the proposed addition will have the same set back. The rear buffer variance of 2' is needed for a 24' wide drive aisle. There is an existing variance of 1.43' for the drive aisle. They need that dive aisle for access to the Boulevard. The applicant needs a waiver for parking space row length without a tree island break of 13 spaces whereas a maximum of 12 spaces permitted. Front buffer of 0' whereas 25' is required. They need a waiver for 2 shade trees whereas 7 shade trees are requited. They are planting the shade trees in the grass area only. A waiver is needed for the stone area surface of approximately 50' x 45' to the west of the property. They will be have storage trailers that are for storage only.

Mr. Casadia wanted them to give plant more trees on the site.

Mr. Fralinger explained that they are planting the trees in the only area where there is grass.

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

- John Casadia: Yes
- Michael Pantalone: Yes
- Ryan Headley: Yes
- Sandy Velez: Yes
- Angela Calakos: Yes
- David Manders: Yes

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

- Michael Pantalone: Yes
- Ryan Headley: Yes
- Sandy Velez: Yes
- John Casadia: No
- 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
- Michael Pantalone: Yes
- Angela Calakos: Yes
- David Manders: Yes

TIME: 8:27 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary