

MINUTES
December 10, 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
Maria Perez
Stephen Plevins
Ryan Headley
Sandy Velez
Gary Stanker
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.

JUDITH TAMAGNI & GERALD AMARI- Located on the southerly side of Trento Avenue between Panther Road and Cornucopia Avenue and westerly side of Cornucopia Avenue between Trento Avenue and Ascher Road , Block 7302, Lots 4, 15, 15 QFARM, Project #14-1428.

Mr. Hawk explained that this application is a determination because all the lots are greater than 5 acres and farmed so they are exempt from a true subdivision application. They want to eliminate a lot line and add a lot line. They are making both lots equal in size.

Amendment to Chapter 425- Land Use Ordinance Billboards (Limited Access Highway)-

Mr. Pantalone explained that the Zoning Committee met and went over amendments to Chapter 425. The owner of the billboard company was there and explained what they wanted to do. They are looking to install billboards on Rt. 55. The committee was not in favor of billboards along Rt.55 and instead want to keep it a nice greenway.

Mr. Manders also explained that the Zoning Committee did not believe that our local businesses could afford that type of advertising and it would go to businesses outside of the city.

Ms. Hicks explained that the Mayor wanted her to draw up an ordinance that would be sent to City Council.

Amendment to Chapter 425-5 Land Use Ordinance Fee Schedule-

Ms. Hicks explained that the Zoning Officer wanted some fees increased. He feels pools and sheds should be charged a full fee instead of the half that is currently being charged. We also need to add a line item for legal fees that do not get charged and the City is incurring those costs. The City also absorbs the costs for non-profit organizations that are exempt. There are many that come that have very large plan reviews.

Mr. Pantalone explained that the Zoning Committee recommended that the Zoning fees stay the same with no increase and the rest of the changes should be approved. The non-profit exemptions should be eliminated with the exception of schools and government projects.

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
Stephen Plevins
Ryan Headley
Sandy Velez
Gary Stanker
Michael Pantalone
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 November 12, 2014 board meeting.

The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Stephen Plevins: Abstain
Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
Maria Perez: Abstain
Angela Calakos: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolution from the November 12, 2014 board meeting.

The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6100-

Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
Maria Perez: Abstain
Stephen Plevins: Abstain
Angela Calakos: Yes
David Manders: Yes

#6101-

Sandy Velez: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
Maria Perez: Abstain
Stephen Plevins: Abstain
Ryan Headley: Yes

Angela Calakos: Yes
David Manders: Yes

DEVELOPMENT APPLICATION

JUDITH TAMAGNI & GERALD AMARI- Located on the southerly side of Trento Avenue between Panther Road and Cornucopia Avenue and westerly side of Cornucopia Avenue between Trento Avenue and Ascher Road , Block 7302, Lots 4, 15, 15 QFARM, Project #14-1428.

Ms. Judith Tamagni testified on her own behalf. She and her brother, Gerald Amari, are seeking a resubdivision. There are two lots that were inherited from their father. They are dividing the properties so that they both have an equal amount of land. Both lots will continue to be farmed. Portion of lot 4 will be conveyed to lot 15. Lot 15 will be enlarged and have frontage on Cornucopia Avenue. The remainder lot 4 will have frontage along Trento Avenue.

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

Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Angela Calakos: Yes
David Manders: Yes

Amendment to Chapter 425- Land Use Ordinance Billboards (Limited Access Highway)-

Ms. Hicks explained that she was directed by the Mayor to prepare amendments to Chapter 425 relating to billboards. The proposed billboards would be limited to Route 55. She reduced the face area from 1,000 square feet to 750 square feet. She also reduced the height from 100' high to 60' high. The state of NJ regulates signage along state highways and permits would be required for a developer proposing billboards. The billboards will be limited to interchanges along Route 55. The proposed amendment would allow digital signs in the B-4 and I-B zones.

Mr. Pantalone, Chairman of the Zoning Committee, explained that the committee was not in favor of the amendment to billboards. They found that the signs would be a distraction along Route 55. They were also concerned with losing the "green belt" along Route 55.

The Chairman entertained a motion to make a recommendation to City Council deny the request. Ms. Perez so moved, Ms. Velez seconded.

Stephen Plevins: Yes
Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Angela Calakos: Yes
David Manders: Yes

The Chairman entertained a motion to approve the resolution as prepared by the Solicitor. Ms. Perez so moved, Ms. Velez seconded.

Stephen Plevins: Yes

Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Angela Calakos: Yes
David Manders: Yes

Amendment to Chapter 425-5 Land Use Ordinance Fee Schedule-

Ms. Hicks explained that the Zoning Officer requested that some fees be changed. The change would be for zoning permits to be increased for pools and sheds to full price. There is also an addition for deeds and easements review, and an addition for other legal fees not collected. There was discussion about tax exempt organizations being eliminated from the fee schedule and having them charged for application and review fees. Public schools and government agencies would remain exempt.

Mr. Pantalone, Chairman of the Zoning Committee, explained that the committee feels that the Zoning fees for pools and sheds remain the same. They are in favor of the other changes and feel the tax exempt agencies be eliminated with the exception of public schools and government agencies.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved Ms. Perez seconded.

Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Angela Calakos: Yes
David Manders: Yes

The Chairman entertained to approve the resolution as prepared by the Solicitor. Mr. Pantalone so moved Ms. Perez seconded.

Ryan Headley: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Angela Calakos: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes

Angela Calakos: Yes
David Manders: Yes

TIME: 8:23 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary