

MINUTES
March 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
Maria Perez
John Casadia
Sandy Velez
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

PRE-MEETING

Lerco Fuel Co., Inc. - Located on the northerly side of Chestnut Avenue between South East Boulevard and Sixth Street, Block 4116 Lots 17 & 18, Project #14-1360, major site plan approval to install two 30,000 gallon propane storage tanks of approximately 9 feet in diameter and 66 feet in length together with a 500 gallon cylinder evacuation tank, as part of a development of a proposed propane bulk storage facility.

Mr. Hawk explained that Lerco Fuel has a desire to redo the site and eliminate the fuel storage and fuel dispensing and go into propane. In May the Zoning Officer issued them a Zoning permit to install the propane tanks. The applicant started the work and the Zoning Officer rescinded the Zoning permit. They went to the Zoning Board to appeal the decision. Four people voted to uphold the Zoning permit and three against it. Since the site is within the redevelopment district, the matter is before the Planning Board for the site plan approval. The two propane tanks are 9' diameter by 66' long cylinders on their sides. The long end is parallel to the ground. They are proposing asphalt for a circulation pattern for the larger trucks. There is parking in the back and on the side. The surface is crushed concrete and will be placed in the corner. There is a 500 gallon cylinder evacuation tank. A person can refurbish their tank. There is a new concrete area proposed with a raised portion and sides enclosed. It may be the receiving area where trucks can pull up at dock height. The first relief is maximum impervious coverage. 87.4% of the site is going to be covered with impervious surfaces with either buildings or pavement. The staff is encouraging the applicant to provide more grass. The applicant explained that the coverage with asphalt is part of a sealing of the site as part of a remediation effort.

Mr. Casadia expressed his concerns about the danger of the site.

Mr. Hawk explained that the applicant is going to provide screening as required. They want to paint a sign on the front tank that is going to face Chestnut Avenue. The tank is 9' in height and on a concrete foundation that will support it. They need a sign variance for sign size.

Ms. Hicks explained that she wants to know if the sign will be visible from the road and the effectiveness of that sign.

Mr. Hawk explained that the state has standards for setbacks of the tanks.

Mr. DiDomenico read the Zoning Board approval for this application.

Request for 627-629 E. Elmer Street-

Ms. Hicks explained that this site is the old PAL building on Elmer Street. There was a perspective purchaser that wanted a contractor's office and two apartments. The Economic Development director had a meeting with the Market Place and they are complaining of insufficient parking. They want a recommendation if this site should be retained as a parking lot.

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
Maria Perez
John Casadia

Sandy Velez
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 February 12, 2014 board meeting.
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the January 8, 2014 board meeting.
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6078-

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain
David Manders: Yes

#6079-

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain
David Manders: Yes

#6080-

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain
David Manders: Yes

#6081-

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain
David Manders: Yes

#6082-

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain
David Manders: Yes

PUBLIC HEARING

Roll Call:

Michael Pantalone
Maria Perez
John Casadia
Sandy Velez
David Manders

Lerco Fuel Co., Inc. - Located on the northerly side of Chestnut Avenue between South East Boulevard and Sixth Street, Block 4116 Lots 17 & 18, Project #14-1360, major site plan approval to install two 30,000 gallon propane storage tanks of approximately 9 feet in diameter and 66 feet in length together with a 500 gallon cylinder evacuation tank, as part of a development of a proposed propane bulk storage facility.

Mr. Kizner, Esq. explained that they would like to continue the application until there are 7-9 members on the board present.

Mr. DiDomenico indicated that the application will be heard April 9, 2014 at 7:30PM with no additional notice.

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

Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Yes

SPECIAL BUSINESS

Request for 627-629 E. Elmer Street-

Ms. Hicks explained that the old PAL building has 14 parking spaces. If the building is demolished, there is a possibility for 20 parking spaces on the site. The perspective purchaser from the previous recommendation has not signed an agreement with the City. The Landis Market Place is in need of more parking.

The Chairman entertained to make a recommendation to retain the site for a parking lot. Mr. Pantalone so moved, Ms. Perez seconded.

John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn. Mr. Pantalone so moved, Mr. Mazur seconded.
Roll call:

Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
David Manders: Yes

TIME: 7:50 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary