

MINUTES  
October 12, 2016

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 Second Floor Caucus Room of City Hall. Present were:

Michael Pantalone  
Maria Perez  
John Casadia  
Sandy Velez  
Christine Scarpa  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Kathleen Hicks, Supervising Planner  
Stephen Hawk, Principal Planner  
Brian Myers, City Engineer

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

Farside Resubdivision- Located on the southerly side of Hendricks Avenue between Wilson Avenue and Southwest Boulevard, Block 7002, Lots 27 and 28, Project #16-00061. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that this location is on Hendricks Avenue near the Boulevard. The applicant is conveying a portion of one lot to another lot. The lot is going from non-conforming to a more conforming lot. The changes will not impact the septic system. The driveway is clear of the property line.

Lucca Freezer & Cold Storage- Located on the southerly side of Industrial Way opposite DeMarco Drive, Block 1003, Lot 11.01, Project #16-00058. Major site plan preliminary and final approval to construct two separate building additions of 26,232 square feet and 10,080 square feet to an existing freezer and cold storage building.

Mr. Hawk explained that there has been numerous site plans previously approved. There will be a reduction in truck parking as a result of this development. Employee parking is needed to eliminate street parking and more spaces are proposed at the easterly side of the site. Relief of the tree island break and impervious lot coverage is needed. There will be 97 new parking spaces.

East Coast Development- Located on the northerly side of Industrial Way west of DeMarco Drive, Block 1003, Lot 1, Project #16-00060. Preliminary/final major site plan approval to construct a 5,000 square foot addition to an existing contractor's yard building (Building #1) and construct a 3,600 square foot addition to a separate existing contractor's yard building (Building #2) and install a stone surface lay down area expansion of approximately 15,200 square feet.

Mr. Hawk explained that there is a stone laydown area in the rear of the building. They want more stone laydown area. The existing canopy needs to be addressed. A variance is needed for buffers because of the adjacent residential uses. This is a steel fabrication operation similar to Southern Steel.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

ROLL CALL-

Michael Pantalone: Yes  
Maria Perez: Yes  
Ryan Headley: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

MINUTES – Approval of minutes from the September 14, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

SPECIAL MEETING MINUTES – Approval of minutes from the September 21, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

John Casadia: Abstain  
Ryan Headley: Yes  
Michael Pantalone: Abstain  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

RESOLUTIONS- Approval of resolution from the August 10, 2016 special board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6183  
John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes

David Manders: Yes

OPEN PUBLIC HEARING-

Roll Call:

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

Farside Resubdivision- Located on the southerly side of Hendricks Avenue between Wilson Avenue and Southwest Boulevard, Block 7002, Lots 27 and 28, Project #16-00061. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Farside testified on his own behalf. Mr. Farside's cousin owns the lot 28 and is selling his home. He is purchasing a 25' strip out of lot 28 to be added to his lot 27.

Mr. Hawk explained that lot 27 will remain an undersized lot but it will be more conforming. There are no issues with the septic system as a result of this application.

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

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

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

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

Lucca Freezer & Cold Storage- Located on the southerly side of Industrial Way opposite DeMarco Drive, Block 1003, Lot 11.01, Project #16-00058. Major site plan preliminary and final approval to construct two separate building additions of 26,232 square feet and 10,080 square feet to an existing freezer and cold storage building.

The applicant was represented by Michael Fralinger, Esq. The property has several approvals and the last one was done on July 13, 2016. In 2015, the applicant received an approval for an 117,000 square foot expansion connecting the former ice area. This was Phase 1 of a two phase expansion. In 2016, the applicant received an approval for a revised truck parking and maneuver area. They also received an approval for automobile parking and a guard house. This is Phase 2. The current application before the board is for Phase 3. It includes two separate additions of 26,232 square feet and 10,080 square feet together with 19 additional loading docks and 97 additional automobile parking spaces. The additions are for the repacking and storage on site. Repacking is currently in the ice arena on the east side. Dry storage is on the west side. There are 350 production employees on the main work shift. They will park their vehicles on the east side and enter from that side of the building. There will be truck parking on the west side. The 26,232 square foot addition is for cold storage and the 10,080 square foot addition for a staging area. The loading docks are to be located along the 10,080 square foot addition. 13 truck parking spaces will be lost but there are 174 truck parking stalls including the 66 loading docks. 97 parking spaces for automobiles are being added to the site for employee parking. The storm water management improvements required by the July 2016 approval have been complete. The parking will be completed within 3 weeks. All internal operations are complete. A variance is needed for impervious lot coverage being increased to 58.1%. A variance is needed for building height 43.5 feet. The applicant agrees with the remainder of the comments in the Planning Report. As to the Engineering Report, paragraph 4, vehicles travel along the south side of the building. There is a fire lane and it will not be used for regular vehicles. The applicant agrees with the remainder of the Engineering Report. There are design waivers for parking space length without a tree island upgrade. Additional parking spaces on the east side. There are a total of 458 parking spaces on the site. Additional spaces are needed for shift change.

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

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

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

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

East Coast Development- Located on the northerly side of Industrial Way west of DeMarco Drive, Block 1003, Lot 1, Project #16-00060. Preliminary/final major site plan approval to construct a 5,000 square foot addition to an existing contractor's yard building (Building #1) and construct a 3,600 square foot

addition to a separate existing contractor's yard building (Building #2) and install a stone surface lay down area expansion of approximately 15,200 square feet.

The applicant was represented by Michael Fralinger, Esq. The property is in the I-2 zone. He submitted Exhibit A-1, aerial of the site. Borrelli Steel operates a steel fabrication plant at this site. East Coast Development is the owner of the property. Borelli Steel has been operating at this site since 2002. Raw steel is delivered to be fabricated. Building 1 is for heavy steel fabrication and building 2 is for lighter steel fabrication. In the rear of the property is a stone lay down area. Finished and unfinished steel is placed in this location. Asphalt is not used because steel rips the paving surface. Exhibit A-2, colored rendering of the site plans. Borrelli Steel wants to expand its operation. Building 1 has a heavy crane for lifting heavy steel objects. Some fabricated product will be kept in the proposed 3,600 square foot addition. The proposed 15,200 square foot lay down area is needed for steel yet to be finished. The applicant is seeking a variance for 5' buffer whereas 25' is required. There will be an 8' fence at the rear of the property. This fence will be chain link with gray slats. The applicant is seeking a variance for impervious lot coverage 71.23% whereas a maximum of 60% is permitted. The applicant is seeking a waiver for the storm water management basin setback on the east side of 8.48' and rear setback of 8.48' whereas 20' is required. They are also seeking a waiver for fencing of the storm water management basin. The entire site is fenced. They need a waiver for the stone surface lay down area of 15,200 square feet. Lastly, the applicant is seeking a waiver to provide shrubbery to break the monotony of the proposed fence at the rear of the property. The applicant agrees with the remainder of the Planning Report. The applicant agrees will all the comments in the Engineering Report.

Vincent Orlando, Professional Engineer, testified on behalf of the applicant. The applicant has operated at this site since 2002 and wants to expand the operation. There is no substantial detriment to the public good as the residential areas are a great distance away. The applicant maintains the site. The storm water management basin is at the rear of the property. The waiver for the 8.48' setback does not result in any negative impact on drainage. The applicant will comply with the 4' of stone requirement for the stone area. The applicant will make all changes to the perfected plan.

John Haar, member of the public, appeared with regard to the application. He questioned the reason for the basin's large size. He also questioned if a basin could also be constructed on his lot. He indicated that he was satisfied with the plantings along the rear fence line as proposed.

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

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

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

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes

Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
Maria Perez: Yes  
Ms. Velez: Yes  
Christine Scarpa: Yes  
David Manders: Yes

TIME: 8:50 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary