

SPECIAL MEETING MINUTES

September 21, 2016

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:

Maria Perez
Sandy Velez
Ryan Headley
Christine Scarpa
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Brian Myers, City Engineer

RESOLUTIONS- Approval of resolutions from the September 14, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6182

Maria Perez: Yes
Sandy Velez: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
David Manders: Yes

#6180

Maria Perez: Yes
Sandy Velez: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
David Manders: Yes

#6181

Maria Perez: Yes
Sandy Velez: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
David Manders: Yes

First Choice Freezers- Located on the southwesterly corner of Mill Road and Almond Road, Block 2604, Lot 14, Project #16-00039. Preliminary and final major site plan approval to construct a 61,402 square foot addition to an existing cold/freezer storage building.

The applicant was represented by Robert Casella, Esq. In the Planning Report, comment 5a, they are requesting a side buffer of 2' whereas 25' is required. Impervious lot coverage of 60.5% whereas 60% is required. Comment 6a, waiver for fencing and screening around the perimeter of the proposed storm water management basin. The entire site is fenced. Comment 6b, agreeing to screening materials along the residential uses located on the adjacent property to the north of the site. Comment 8, will show exact start and end points for the fencing on the perfected plan. No signage is being proposed. Comment 10, parking can be corrected if there is a discrepancy. Comment 12l, easement along northerly property line, client has a business relationship them. The remainder of the report is acceptable.

Ms. Hicks wanted clarification on the square footage of the building. The building addition is 56,866 square feet and a covered loading dock addition of 4,536 square feet.

Jerome Irick, Professional Engineer, testified on behalf of the applicant. The loading dock is covered.

Ms. Hicks explained that comment 5a, is 2'. The existing six parking spaces were to be removed with the last approval. That still needs to be done. They are located at the very southeast corner. The clarification in 12l, beneficiary easement must be provided with the perfected plan.

Mr. Manders wanted to know the reasons for the requested variances.

Mr. Irick explained that they need a certain width of pallets to line up in the freezers to transfer products. That dictated the size of the building and the side buffer variance. The impervious coverage is dictated by the loading dock and turning radius for the tractor trailers.

Ms. Hicks wanted to know about the stone area wrapping around the addition. It ends in the basin area.

Mr. Irick explained that stone area which traverses the entire building permits maintenance of the building. It will be easier for Mr. Levari to access the arear in his golf cart and not get the cart stuck in the sugar sand.

Ms. Hicks requested that the stone perimeter drive end at the limit of the building so that trucks do not use that stone area. The applicant agreed and will include it in the perfected plan.

Mr. Irick addressed the City Engineer's report. The applicant agrees with paragraphs 1 through 4. Paragraph 5, storm water management, applicant will work out details with the City Engineer. Paragraph 7, addresses the 12 foot wide travel area around the building which has been addressed. Paragraph 8, turning movement for trucks, drivers will be directed to loading docks by the dispatcher so that truck traffic will be regulated. The applicant will comply with the reminder of the City Engineer's report. The applicant will increase plantings to 8 feet high between the applicant's site and the residential properties to the north as per 6b in the Planning Report.

Jose Colandres, member of the public, testified that he lives adjacent to the site. He had concerns with privacy and noise reduction. He planted some tress for additional coverage.

Tina Colandres, member of the public, testified that she lives adjacent to the site. She requested screening trees 15' tall, not 8' tall.

Robert Merritt, member of the public, testified that he lives next to the church in the area and they planted white pine. He suggested double rows of white pine.

Tom Ganett, member of the public, testified that he is concerned with air quality.

Luigi Tramontona, member of the public, testified that he is in favor of the expansion and the applicant is a good neighbor.

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

Sandy Velez: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
Maria Perez: Yes
David Manders: Yes

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

Ryan Headley: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Sandy Velez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Ryan Headley: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Sandy Velez: Yes
David Manders: Yes

TIME: 5:47 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary