

MINUTES
April 10, 2019

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
Stephen Plevins
John Casadia
Sandy Velez
Samuel Fiocchi
David Catalana
Christine Scarpa
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
David Maillet, Supervising Engineer
Ryan Headley, Principal Engineer/Planner
Yasmin Ricketts, Planning Board Secretary

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 15, 2018 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
Stephen Plevins
John Casadia
Sandy Velez
Samuel Fiocchi
David Catalana
Christine Scarpa
David Acosta
David Manders

Newcomb Senior Apartments- Final Major Site Plan- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 & 1.02, Project #18-00026. Preliminary major site plan approval to construct two (2) 4-story low and moderate income senior garden apartment buildings. Each building will consist of a total gross floor area of approximately 59,156 square feet (14,789 square feet per floor) with a total of seventy (70) 1-bedroom units.

Mr. Headley explained that the property is the former hospital. The applicant is moving ahead with phase 1 of the project. The amended application is almost identical to the plan that was previously approved. There are two phases and the applicant is asking for a final approval for both phases. There are no variances and one waiver for bicycle parking. In the Planning Report, comment #9, the applicant should give testimony about the memorial area.

Presidential Heights II - Located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.1, Project #19-00010. Preliminary major subdivision approval to create thirteen (13) new lots with one remainder lot. Eleven (11) of the lots would be available for the construction of a single-family dwelling, two (2) lots are proposed for stormwater basins, and one (1) lot will remain vacant.

Mr. Headley explained this property is north of Shadow Lake. They are completing two of the streets and connecting Washington Avenue and Jefferson Avenue. It is an infill lot. They are proposing eleven homes and two basins. The remainder will be open space. All the lots have the same variances. They will provide testimony for those variances. There are some waivers for the basins. The applicants agree with a majority of the comments.

Marianne Sikking-Bradway Resubdivision- Located on the southwesterly corner of Sharp Road and Woodcrest Drive, Block 2418, Lots 2 & 3, Project #18-00057. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that this project involves corner lots. Portion of lot on Woodcrest Drive will be added to Sharp Road. There are some variances associated with this resubdivision. The structures on the property already exist.

Redevelopment Plan Amendment- 716 E. Wood Street-

Ms. Hicks explained that this is on the north side of Wood Street. This is a problem property in the borough that has a huge structure. The lower floor was approved as a hair salon. There is a garage and two bedroom apartment. There is a three bedroom apartment on the lower floor. They would like to convert the lower portion salon into an apartment.

Redevelopment Plan Amendment- 4031 S. Lincoln Avenue-

Ms. Hicks that Northeast Precast was just approved. The applicant is requesting an amendment to allow a building height of 70' to accommodate state of the art precast production equipment and overhead crane.

Amendment to Land Use Ordinance- Conditional Use Standards

Ms. Hicks explained that this amendment relates to the marijuana ordinance. The purpose is to clarify specific standards for each conditional use. Failure to meet any one or more of the standards for a conditional use shall constitute in a variance. The language will be changed so there is no doubt as to which Board has jurisdiction.

MINUTES –

Approval of minutes from the March 13, 2019 board meeting.
The Chairman made a motion to approve the minutes.

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Abstain
Samuel Fiocchi: Abstain
David Catalana: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of minutes from the March 13, 2019 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6334

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Abstain
Samuel Fiocchi: Abstain
David Catalana: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

Resolution #6335

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Abstain
Samuel Fiocchi: Abstain
David Catalana: Yes
Christine Scarpa: Abstain
David Acosta: Yes
David Manders: Yes

Newcomb Senior Apartments- Final Major Site Plan- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 & 1.02, Project #18-00026. Preliminary major site plan approval to construct two (2) 4-story low and moderate income senior

garden apartment buildings. Each building will consist of a total gross floor area of approximately 59,156 square feet (14,789 square feet per floor) with a total of seventy (70) 1-bedroom units.

The applicant was represented by Charles Gabage, Esq. The property previously received preliminary site plan approval through Resolution #6290, adopted May 9, 2018. The final major site plan application is in conformance with the preliminary site plan approval.

Kevin Shelly, Professional Engineer, testified on behalf of the applicant. A parking relief was granted at the preliminary approval for .85 spaces per unit. There are a total of 140 units and 120 parking spaces proposed. The parking demand is .5 spaces per unit. A good portion of the tenants do not drive so it will be sufficient. They are reducing the impervious lot coverage and it will keep runoff at a minimal. The building has historic significance. There is a grave site or monument. The drive isle meanders around the site, so they are proposing to keep the monument at the same general location. There will be no digging or excavation in that area. The additional material will level it off. Exhibit A-1, photographs of elements to reuse for future development. The first piece is a concrete sign for the hospital 30' x 18'. The second piece is a concrete entryway archway 12' x 16'. It was built as part of the building. The third is architectural railings that are part of the façade. The concrete pieces are massive. They are in pieces and repurposing them is not possible. Exhibit A-2, rendering of proposed space to preserve headstone, railing and brick paver walkway. The railing can be repurposed. They are proposing a plaque but there is no design at the moment.

Hans Lampart, Developer, testified on his own behalf. The project was a non-starter from the beginning. The concrete monument pieces were built into the building. It was not feasible to save those portions. They were all cracked and chipped during the removal process. He would like to provide an alternative.

The applicant would like to change what was just proposed in regards to the historical monuments. Exhibit A-3, overview of the project, the area in between the two buildings. The concrete sign will be placed in that area. It will be on the ground and elevated on an angle so that people can see it. It will be on a berm and surround with mulch. The engineers will work out how it will be supported. The railings will be located along the walkway.

Mr. Lampart agreed to return the remaining items to Mr. Danza (developer of the remaining property) for future use.

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

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6339. Mr. Pantalone so moved, Ms. Velez seconded.

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

Open the Public Hearing

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
David Acosta: Yes

David Manders: Yes

Marianne Sikking-Bradway Resubdivision- Located on the southwesterly corner of Sharp Road and Woodcrest Drive, Block 2418, Lots 2 & 3, Project #18-00057. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Frederick Jacobs, Esq. A portion of the lot on Woodcrest Drive is proposed to be added to the Sharp Road lot. The applicant's mother developed the lots. The applicant currently lives on Lot 3. Lot 2 currently has an odd shaped configuration. There is a concrete drive between Lot 2 and the portion of the lot that fronts on Woodcrest Drive. There is a double fence at that location and the applicant is asking to leave the concrete at that location. Mr. Jacobs submitted exhibits into evidence. Exhibit A, photograph of the double fence. Exhibit A-2, photograph of existing garage. Exhibit A-3, photograph of the rear yard fence. Exhibit A-4, photograph of the site. Marianne Sikking- Bradway, Owner, testified on her own behalf. The garage will be added to Lot 3. She is requesting to leave the concrete between the two lots because of a double fence at that location.

Ms. Hicks stated that she has no objections to leaving the concrete because of the fence.

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

John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

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

Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Acosta: Yes
David Manders: Yes

Presidential Heights II - Located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.1, Project #19-00010. Preliminary major subdivision approval to create thirteen (13) new lots with one remainder lot. Eleven (11) of the lots would be available for the construction of a single-family dwelling, two (2) lots are proposed for stormwater basins, and one (1) lot will remain vacant.

The applicant was represented by A. Steven Fabietti, Esq. The property is located in the R-4 zone and it will be serviced by city water and sewer.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. There are a number of C-2 variances that substantially outweigh the detriments. Granting the variances would advance special reasons as set forth in the Municipal Land Use Law. Purpose (e), appropriate population densities that will contribute to the wellbeing of persons, neighborhoods and communities. Purpose (h), encouraging the location and design of transportation routes which promotes the free flow of traffic. Purpose (m), encourage activities shaping the land development with a view of lessening the cost of such development. As to the negative criteria there is no substantial detriment to the public good. The proposed major subdivision matches the character of the neighborhood and overall area. There are similar lot and homes in the general area. He submitted exhibits A-1, aerial photograph, A-2, aerial of the proposed subdivision, and A-3, aerial of surrounding neighborhoods. The lots proposed are similar in size to the surrounding lots. The property is in the R-4 zone and the proposal provides infill lots all surrounded by the zone.

Andrew Schaeffer, Professional Engineer, testified on behalf of the applicant. The applicant will provide a fence 4' tall around the drainage basin. The fence is called rail horse fence and there will be black mesh behind it. The applicant is seeking the waivers set forth in paragraph 7 of the Planning Report. No additional on-site lighting will be provided. The applicant is seeking a waiver from providing sidewalks.

RSIS requires sidewalks on one side. They are asking for a waiver because there are no sidewalks in the area. The applicant will comply with the remainder of the report. The applicant will comply with the Engineering Report. They are requesting not to retrofit existing inlets with bicycle safe grates and or eco-friendly curb head pieces because they are tying into the City's drainage system. They are also requesting a waiver from providing sidewalks.

Jeff Tallurica, member of the public, is in favor of the application. He believes that this application is an efficient use of the land.

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

John Casadia: Yes
Sandy Velez: Yes
David Catalana: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Stephen Plevins: Yes
Christine Scarpa: Yes
David Catalana: Yes
Sandy Velez: Yes
John Casadia: Yes
David Acosta: Yes
Michael Pantalone: Yes

Redevelopment Plan Amendment- 716 E. Wood Street-

Ms. Hicks explained that this is on the north side of Wood Street. This is a problem property in the borough that has a huge structure. The lower floor was approved as a hair salon. There is a garage and two bedroom apartment. There is a three bedroom apartment on the lower floor. They would like to convert the lower portion salon into an apartment. Staff members are supportive of the proposed project.

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

Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6338. Mr. Pantalone so moved, Ms. Velez seconded.

Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
David Manders: Yes

Redevelopment Plan Amendment- 4031 S. Lincoln Avenue-

Ms. Hicks that Northeast Precast was just approved. The applicant is requesting an amendment to allow a building height of 70' to accommodate state of the art precast production equipment and overhead crane. It currently allows for a height of 40'.

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

Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6337. Mr. Pantalone so moved, Ms. Velez seconded.

Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
David Manders: Yes

Amendment to Land Use Ordinance- Conditional Use Standards

Ms. Hicks explained that this amendment relates to the marijuana ordinance. The purpose is to clarify specific standards for each conditional use. Failure to meet any one or more of the standards for a conditional use shall constitute in a variance. The language will be changed so there is no doubt as to which Board has jurisdiction.

Recommendation is made to City Council to replace Section 425-304(B) of the Land Use Ordinance with the following:

- a) Specific standards. Specific standards for each conditional use are provided in the zoning schedule, Sheet 2, Conditional Use Specific Standards. Failure to meet any one or more of the specific standards for a conditional use shall constitute a variance in accordance with NJSA 40:55D -70d (3).

Recommendation is also made to add the following sentence to Section 425-304 (C):

- a) Failure to meet any of the general standards for a conditional use shall constitute a variance in accordance with NJSA 40:55D-70(c).

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

Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6336. Mr. Pantalone so moved, Ms. Velez seconded.

John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

David Catalana: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes

Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 9:57 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary