

PLANNING BOARD MINUTES

September 9, 2020

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone
Stephen Plevins (Virtually)
John Casadia
Samuel Fiocchi
David Catalana
Christine Scarpa
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

Safeway Freezer Storage Company – located on the northeasterly corner of W. Landis Avenue and N. Mill Road, Block 2708, Lot 1.02, Project No. 20-00060. Preliminary/final major site plan approval to construct a 19,000 square foot warehouse building and associated site improvements to an existing warehousing facility.

Mr. Headley explained that the applicant received an approval a subdivision few months ago. They are proposing additional storage for their facility as soon as possible. The proposed area for construction is gravel with a little asphalt. There are no variances associated with this application. There are two existing non-conformities for lot frontage and front yard setback. There is waiver for parking space row length without a tree island break and street shade trees. The property has large established trees. There are also some waivers for perfected plan details.

Lincoln Shopping Center Minor Subdivision - located at the northwesterly corner of S. Lincoln Avenue and Dante Avenue, Block 5223, Lots 23, 24, 25 & 26, Project No. 19-00052. Minor subdivision approval to create 2 new lots with *four (4)* remainder lots.

Mr. Headley explained that this property is on corner of Lincoln Avenue and Dante Avenue. The applicant is creating one new lot and reconfiguring the gas station lot. The remainder will remain with the existing shopping center. There are variances for lot frontage, lot width, impervious coverage, front buffers and side buffers. A site plan was submitted but this application has changed, so it has been withdrawn for revision. City staff is requesting the removal of the gas station. They are also requesting for some vegetation along Lincoln Avenue and Dante Avenue.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2019 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 August 12, 2020 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS –

Approval of resolutions from the August 12, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6404

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

Resolution #6405

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

Resolution #6406

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

Resolution #6407

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

Resolution #6408

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

Resolution #6409

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

DEVELOPMENT PLAN

Safeway Freezer Storage Company – located on the northeasterly corner of W. Landis Avenue and N. Mill Road, Block 2708, Lot 1.02, Project No. 20-00060. Preliminary/final major site plan approval to construct a 19,000 square foot warehouse building and associated site improvements to an existing warehousing facility.

The applicant was represented by Michael Fralinger, Esq. A minor subdivision was granted six months ago for this property. The proposed warehouse will be used for dry storage. It will free up more cold storage space in the existing building. There are no variances associated with this application. The site has an existing non-conformity for lot frontage of 80' whereas 150' is required. It also has a non-conformity for front yard setback of 25.40' whereas 40' is required. There is a design waiver for a parking space row length without a tree island break for an 18 space row whereas 12 space row is permitted. They are also seeking design waiver for 0 street shade trees whereas 29 trees are required. There are 36 large trees onsite. The applicant is also seeking waivers from omitted plan details. A waiver for showing the dimensions and gross floor areas of proposed buildings and structures. A waiver for showing existing and proposed buffer areas. A waiver for showing existing and proposed utility lines and the location of poles. A waiver for showing existing and proposed on-site lighting type and location. A waiver for providing a stormwater system designed to sufficiently convey the design storm, as described in Section 425-72 of the Land Use Ordinance. A waiver for showing the centerline elevations of the existing streets. A waiver for providing hydrologic soil groups (HSG) and soil borings. A waiver for showing lighting and landscaping plans prepared by licensed professionals. A waiver for showing storm sewer, existing and proposed, in plan and profile. A waiver for providing other data which may pertain to the particular site and use, including traffic and environmental studies or impact analyses. A waiver for providing a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species, and location of proposed plantings; planting details; and proposed means of irrigation. Existing employees will be moved over to the proposed area. No new employees will be added. The applicant agrees with all other requirements of the Planning and Engineering Reports.

Stephen Phillipone, Professional Engineer, testified on behalf of the applicant. The basin onsite operates properly and is based on the current impervious coverage of this site. The new building will be located on a portion of the site that is currently a gravel surface and hard packed. There is no change to impervious coverage and the current stormwater management basin.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Christine Scarpa: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

PUBLIC HEARING

Lincoln Shopping Center Minor Subdivision - located at the northwesterly corner of S. Lincoln Avenue and Dante Avenue, Block 5223, Lots 23, 24, 25 & 26, Project No. 19-00052. Minor subdivision approval to create 2 new lots with **four (4)** remainder lots.

Ms. Hicks addressed the board to explain what is happening with this site. A site plan and subdivision application and plans were submitted last year. There was also a companion application for Dunkin Donuts. When the plan came in, it was evident that the site was small. There was no room for truck maneuvering or stacking of cars for Dunkin Donuts. Dunkin Donuts needs this site to be reconfigured. The lot needs to be deepened to the west to accommodate the Dunkin Donuts corporate design. The applicant opted to table the pending major site plan based upon the pending Dunkin Donuts approval. The City staff recommended only 2 pad sites and the applicant agreed. The site is old and in need of rehabilitation. The staff recommended demolition of the former gas station on Lot 26 and the applicant has agreed. The staff is also requesting a 25' buffer along Lincoln Avenue where the asphalt will be removed. A 15-foot buffer along Dante Avenue where the asphalt will be removed and trees to be planted. The parking can be addressed by cross easements. The applicant requested to maintain the current driveway openings and the staff had no objection.

The applicant was represented by Michael Fralinger, Esq. He agreed with the comments made by Ms. Hicks. They wanted to appear at the same time as Dunkin but they are not prepared. The former gas station lot is being expanded. Future potential tenants will determine the extent of the site. The applicant will provide the buffers along Lincoln Avenue and Dante Avenue. Lot 24 has been moved to widen the access drive. Lot 23 is a vacant lot to the northwest and was adjusted. The purpose for this minor subdivision is for future development. The

applicant is going to demolish the gas station and pave over that area as soon as possible within ninety 90 days of the approved resolution.

As to the Planning Report, paragraph 6, the applicant is requesting variances with the exception of paragraph 6(g), (h), and (i). The side and rear buffer variances for Lot 25, 25.01, and 26 will be eliminated if the Dunkin Donuts application is approved by the Board. Impervious lot coverage variances for Lots 25, 25.01 and 26 impervious coverage is decreased. The applicant is seeking a waiver from perfected plan details. Removal of a minimum of 5 feet of asphalt along the side and rear lot lines of Lots 25, 25.01 and 26. Shade trees will be provided along the frontage of Lot 26 for a total of 10 street shade trees. All existing structures on Lot 26 will be shown. Corrected lot numbers as approved by the Tax Assessor will be shown with notation. The applicant will remove a minimum of 25 feet of asphalt along Lincoln Avenue frontage of Lots 25, 25.01 and 26 and minimum of 15 feet of asphalt along Dante Avenue frontage of Lot 26 to provide adequate buffer. The trees that will be provided shall be 2.5-inch caliper and 4 feet DBH at planting. Surety will be posted for the demolition of the former gas station, planting of the trees and removal of the asphalt along Lincoln Avenue and Dante Avenue.

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

Roll Call:

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

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

Roll Call:

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

Ordinance 425-72- Stormwater Control

Mr. Maillet, City Engineer, revised the City's Stormwater Control Ordinance 425-72 to bring the ordinance into conformity with NJDEP regulations.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve the Resolution #6410. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:05PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary