

PLANNING BOARD MINUTES

December 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
Sandy Velez
Doug Menz
John Casadia
Samuel Fiocchi
Christine Scarpa
Robert Odorizzi
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
Ryan Headley, Principal Engineer/Planner
Alena Broshchan, Substitute Planning Board Secretary

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 November 11, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
Doug Menz: Yes
John Casadia: Yes
Samuel Fiocchi: Abstain
Christine Scarpa: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the November 11, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6417

Michael Pantalone: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
Doug Menz: Yes
John Casadia: Yes
Samuel Fiocchi: Abstain
Christine Scarpa: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6418

Michael Pantalone: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
Doug Menz: Yes
John Casadia: Yes
Samuel Fiocchi: Abstain

Christine Scarpa: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Abstain

DEVELOPMENT PLAN

George and Jacquelin Lodovico - located on the northerly side of Palermo Avenue between Bayberry Land and Hance Bridge Road, Block 6411, Lot 43.01, Tax Map Sheet #64, Project No. 20-00080. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mrs. Lodovico testified on her own behalf. She has a contract of sale to purchase the lot.

Mr. Headley explained that they are subdividing lot off of Thornhill Road. The remainder lot is on Palermo Avenue. The lot meets all lot dimensions, but there are concerns are with future Master Plan of Street Extensions. The subdivision affects the developability of the remainder of the lot.

Mrs. Lodovico indicated that she spoke with the owner and they had no further intentions of developing the remainder lot.

Ms. Hicks, indicated the resolution should include that developability of the remainder lot is impacted by this subdivision.

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

Roll Call:

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

PUBLIC HEARING

Bennigan's / Wingate Minor Subdivision – located on the northerly side of Landis Avenue between N.J.S.H. Route 55 and Mill Road, Block 2604, Lot 4, Tax Map Sheet #26, Project No. 20-00072. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Steven Fabietti, Esquire. He explained that the application does not involve any new construction. They are separating the Bennigan's restaurant from the Wingate Hotel. There are 2 separate types of businesses on the same lot, and it creates an administrative burden for the applicant. There are variances for lot frontage, side buffer, impervious lot coverage and parking space amount. The variance for parking for the Bennigan's lot as 69 spaces are provided, and 99 spaces are required. The balance of the spaces will be provided by a cross easement. The applicant agrees to provide recorded cross easements for access, parking, utilities, and drainage for stormwater management. Drainage is handled below ground. There will also be an easement for the Wingate pylon sign located on the Bennigan's lot.

Edward Roth, Principal of Roth 55 Development, testified on his own behalf. Both entrances are used to access the sites, but the eastern driveway is used more frequently.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. He explained that there are recorded cross easements between the Hampton Inn, Bennigan's, and the Wingate hotel. They were part of the original approvals.

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

Roll Call:

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

Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

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

Mill Road Expansion – located on the westerly side of Mill Road between Industrial Way and Garden Road, Block 1005, Lot 7, Tax Map Sheet #10, Project No. 20-00082. Preliminary and Final Major Site Plan approval to construct a 15,000 square foot addition along with associated site plan improvements to an existing industrial facility.

The applicant was represented by Terrance J. Bennett, Esquire. The applicant needs to expand because there is an increase in business. The applicant manufactures gel packs to keep food and medicine cold during transport.

Steven Fillipone, Professional Engineer, testified on behalf of the applicant. The applicant is seeking to add a 15,000 square foot warehouse to an existing 15,000 square foot industrial building. There are two variances requested for the side yard setback of 21.8 feet, and a side buffer variance on the north side of 15.3 feet whereas 25 feet is required. There is one home in the area but the lot is heavily wooded. The applicant will provide 5 street shade trees and 3 parking area shade trees as required.

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

Roll Call:

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

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

Roll Call:

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

Redevelopment Plan Amendment – 812 E. Elmer Street

Ms. Hicks explained that the request is for a two bedroom apartment upstairs and two efficiencies downstairs. There is an existing barber shop that will be converted into an efficiency. The units will have a common foyer with one door, and there is a separate door for the one bedroom apartment. The Zoning officer would like a floor plan. Staff recommends two (2) two (2) bedroom apartments.

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

Roll Call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes

Samuel Fiocchi: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
David Manders: Yes

Housing Element and Fair Share Plan Ordinance Review

Ms. Hicks explained that the drafted Affordable Housing Requirements Ordinance needs amendments. There are some typographical errors that need to be corrected. There are also some other areas for multi-family zone requirements and fees that need to be corrected. The section pertaining to gross share needs to be amended. We previously opted to do away with it, and do a 1.5% development fee for all new homes.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution 6423. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:

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

Selection of Nominating Committee for 2021 Appointments

1. Sandy Velez
2. Stephen Plevins

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Doug Menz: Yes
John Casadia: Yes
Samuel Fiocchi: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:05 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary