

SPECIAL PLANNING BOARD MINUTES

January 28, 2021

The special Planning Board was called to order by Chairman Mr. David Manders at 6:30 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone
Stephen Plevins
Sandy Velez
Douglas Menz
Robert Odorizzi
David Manders

Also present were:

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on January 16, 2021 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.

PUBLIC HEARING

Levari Brothers Realty Co., LLC - located on the northwesterly corner of W. Oak Road and N. Mill Road, Block 1003, Lots 14.02, 16 and 16.1, Project No. 20-00102. Preliminary/final major site plan approval to construct a 222,186 industrial expansion over two phases (Phase 1 – 106,229 square feet, Phase 2 – 115,957 square feet) to an existing cold storage/freezer warehouse facility along with associated site plan improvements.

The applicant was represented by Michael Fralinger, Esq. The applicant is proposing to construct a 222,116 square foot industrial expansion to M&O Freezer on Oak Road and Mill Road. The applicant recently purchased property to the north. This parcel is being created as a result of a subdivision approved by the Planning Board on January 13, 2021. Overall there will be approximately 26 acres in total for this site. The expansion will be constructed in two phases. Site improvements, new basin, truck maneuvering and first building expansion will be done in Phase 1. The second building expansion, very limited site improvements and concrete pad sites will be done in Phase 2. There are also other improvements that will take place. There will be additional landscaping along Oak Road, and additional tree plantings along Mill Road. There will be additional 24 car parking spaces added to the site. There are a total of three proposed storm water management basins. There is an existing storm water management basin directly behind the existing building that will be filled as part of this application.

The applicant is in receipt of the Planning and Engineering reports dated January 20, 2021. The applicant is seeking a variance for front buffer on N. Mill Road of 22.5 feet whereas 25 feet is required. The applicant is also seeking waivers from design standards in paragraph 6. Driveway opening setback from extended property line. That will be for one of the new driveway accesses that will go in on lot 16.2. That one will be eliminated once the lots are consolidated. A waiver for driveway width maximum of two way of 45 feet whereas 40 feet is required for the truck entrance. It will allow for double stacking of trucks. There will be no queuing on the road. The applicant is seeking a waiver for stormwater management basin fence height zero whereas 6 feet is required. It is a technical waiver because the entirety of the site is being fenced. Side setback for the stormwater management basin of 15 feet whereas 35 feet is required for the larger basin near the property line. Waiver for chain link fencing. There will be chain link fencing with privacy slats. The applicant is a waiver for street shade trees. They will plant double row evergreen trees along Oak Road. They will also plant an additional six shade trees along Mill Road. The applicant will provide two bicycle parking spaces that will be located indoors. The applicant seeks waiver from showing existing and proposed trash areas screened and with location dimensions. The trash receptacle will be positioned near the proposed mechanical room and will be wheeled to the dock when required.

The applicant will comply with the City's Engineer's report to the satisfaction of the City Engineer. There are seeking certain waivers. The applicant seeks a waiver for the requirement that street and yard inlet grates shall have elevations not less than the required one-foot freeboard elevation of Stormwater management basins. The applicant seeks a waiver from the location from the one-foot free board elevations meeting minimum yard requirement. The applicant is also requesting a wavier from demonstrating that the basins are designed in accordance with NJAC 5:21-7.8(d) and that the elevation of the top of all embankments and berms shall be one foot greater than the water surface elevation of stormwater from the 100-year storm.

Ms. Hicks indicated that the existing structure is tall and imposing on that corner. She suggested that the applicant give consideration to additional landscaping to enhance along Mill Road to soften it.

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

Roll Call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution 6434. Mr. Pantalone so moved, Mr. Menz seconded.

Roll Call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution 6429 for the Blue Hole Subdivision heard on January 13, 2021. Mr. Pantalone so moved, Mr. Menz seconded.

Roll Call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 7:01 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary