

PLANNING BOARD MINUTES

April 13, 2022

The pre-meeting 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  
John Casadia  
Robert Odorizzi  
David Manders

Also present were:

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

PRE-MEETING

Extension Request- Cervini Farm Lot Line Adjustment, Resolution #6454 – located on the southeasterly corner of Hance Bridge Road and Sherman Avenue, Block 7301, Lots 3 & 7.

Mr. Headley explained that this is a resubdivision that was previously approved. The applicant was unable to get the deeds filed within the statutory time to do so. They are asking for an extension of 90 days. Staff does not have an issue with granting their request.

Landfill Redevelopment Analysis- Redevelopment of Block 5501, Lot 1

Ms. Hicks explained that City Council instructed the Planning Board to do a preliminary investigation as to whether Block 5501, Lot 1 can be designated an area in need of redevelopment. The bulk of the property is a closed municipal landfill. Small portions of the site are currently used for composting and recreation.

She drafted the map with the statement, and the board will receive a report at the next meeting.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 18, 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.

MINUTES

Approval of minutes from the March 9, 2022 board meeting.  
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the March 9, 2022 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6501

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6502

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6503

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6504

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6505

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Extension Request- Cervini Farm Lot Line Adjustment, Resolution #6454 – located on the southeasterly corner of Hance Bridge Road and Sherman Avenue, Block 7301, Lots 3 & 7.

Mr. Headley explained that this is a resubdivision that was previously approved. It is the old Menantico Colony property on Hance Bridge Road and Sherman Avenue. The applicant indicated that the County Planning Board held them up, and it prevented them from filing the resubdivision deeds. They are asking for an extension of 90 days. Staff does not have an issue with granting their request.

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

Roll Call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Landfill Redevelopment Analysis- Redevelopment of Block 5501, Lot 1

Ms. Hicks explained that City Council instructed the Planning Board to do a preliminary investigation as to whether Block 5501, Lot 1 can be designated an area in need of redevelopment. The bulk of the property is a closed municipal landfill. Small portions of the site are currently used for composting and recreation. She drafted the map with the statement, and will provide a report at the next meeting.

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

Roll Call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
John Casadia: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

TIME: 6:46 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary