

PLANNING BOARD MINUTES

October 27, 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:

John Casadia
Michael Pantalone
Stephen Plevins
Doug Menz
Sandy Velez
David Manders

Also present were:

Nathan Van Embden, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
Rickie Caudill, Supervising Engineer
Elizabeth Jambor, Planner Trainee
Alena Broshchan, Substitute Planning Board Secretary

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 September 14, 2022 board meeting.
The Chairman made a motion to approve the minutes.

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the September 14, 2022 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6526

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Resolution #6527

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Resolution #6528

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Resolution #6529

John Casadia: Yes
Michael Pantalone: Yes

Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Resolution #6530

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Resolution #6531

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Resolution #6532

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

DEVELOPMENT PLAN

NEP Resubdivision – located on the easterly side of Lincoln Avenue abutting Sheridan Avenue, Hance Bridge Road, and New Jersey State Highway Route 55, Block 7503, Lots 13, 15, 22, 23, 25, 33.01, 35.01, 35.02, 35.03, 45.01, 46, 47 & 48.01, Tax Map Sheet #75, Project No. PBA-22-00041. Resubdivision approval to reconfigure and/or eliminate thirteen (13) lots into eight (8) lots.

The applicant was represented by Michael Fralinger, Esq. There is the area down south Lincoln Avenue near Route 55. NEP has acquired the land surrounding their site. The smaller lots on Lincoln Avenue that were purchased are being consolidated. They are shifting lot lines for future development. Proposed lot 13 will contain a net area of approximately 641,639 square feet (14.73 acres±), with frontage of 501.40 feet on Sheridan Avenue and a net depth of approximately 985 feet. Proposed lot 15 will contain a net area of approximately 543,193 square feet (12.47 acres±), with frontage of 363 feet on Sheridan Avenue and a net depth of approximately 780 feet. Proposed lot 23 will contain a net area of 452,488 square feet (10.39 acres±), with frontage of 511.89 feet on Hance Bridge Road and a net depth of approximately 925 feet. Proposed lot 25 will contain a net area of 330,620 square feet (7.59 acres±), with frontage of 191 feet on Hance Bridge Road and a net depth of approximately 1,170 feet. Proposed lot 33.01 will contain a net area of 6,931,267 square feet (159.12 acres±), with frontage of 141.16 feet on Lincoln Avenue. Proposed new lot 35.01 will contain a net area of 4,420,469 square feet (101.48 acres±), with frontage of 801.3 feet on Lincoln Avenue. Proposed lot 35.02 will contain a net area of approximately 4,212,688 square feet (96.71 acres±), with frontage of 531.5 feet on Hance Bridge Road and a net depth of approximately 1,900 feet. Proposed new lot 45.01 will contain a net area of 1,097,892 square feet (25.2 acres±), with frontage of 1,196.87 feet on Lincoln Avenue and a net depth of approximately 1,000 feet. There are no new variances associated with this application, and no new lots are being created. In the Planning Report, comment 10 (a-e), waivers for all perfected plan items. The remainder of the Planning and Engineering reports are acceptable.

The Chairman entertained a motion to approve the application. Mr. Casadia so moved, Ms. Velez seconded.
Roll Call:

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

PUBLIC HEARING

Michael Wargo Resubdivision –located on the southerly side of Old Farm Drive, Block 3301, Lots 63, 64 & 65, Tax Map Sheet #33, Project No. PBA-22-00015. Resubdivision approval to convey a portion of one (1) lot to two (2) other lots.

Michael Wargo testified on his own behalf. His property wraps around his two neighbor's properties. He would like to give each neighbor a half an acre. It will help him with having to maintain those areas. There are variances associated with this application. There is a variances for lot area, lot 63.01 (38,447 square feet provided vs. 43,560 square feet required). Lot area, lot 64.01 (42,638 square feet provided vs. 43560 square feet required). The plan contains the following existing non-conformances: Lot frontage and width, lot 63.01 (100 feet existing vs. 160 feet required). Lot frontage and width, lot 64.01 (105 feet existing vs. 160 feet required). Lot frontage and width, lot 65.01 (115 feet existing vs. 160 feet required). Front yard, lot 63.01 (44.8 feet existing vs. 60 feet required). Front yard, lot 64.01 (55.8 feet existing vs. 60 feet required). Front yard, lot 65.01 (51 feet existing vs. 60 feet required). Side yard, lot 63.01 (31.8 and 31.9 feet existing vs. 35 feet required). Side yard, lot 64.01 (24.1 feet existing vs. 35 feet required).

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Corning Pharmaceutical Glass LLC – located on the southerly side of Oxford Street between Pine Street and Brewster East Avenue, Block 2326, Lot 1.1, Tax Map Sheet #23, Project No. PBA-22-00023. Minor site plan approval to construct three concrete pads with a total square footage of 431.5± square feet.

The applicant was represented by Matthew Robinson, Esq. The applicant is in the process of replacing their plant air compressors. They will be required to install three transformers so the concrete pads are needed. The application has a variance for side yard setback, easterly side (5 feet provided vs. 20 feet required). In the Planning Report, items 8 (a-d), waivers for perfected plan items. All other comments in the Planning and Engineering reports are acceptable.

Frank Vinciguerra, Professional Engineer, testified that the level of sound was the same for daytime and nighttime. The neighboring property is also industrial in the I-2 zone.

Spring Johnson, member of the public, wanted to know how long the project was going to take and how it was going to effect the neighborhood.

Mr. Robinson explained that any noise created would be well below the legal threshold. He also does not have a timeline for construction.

Tanisha Gomez, member of the public, had the same concerns as her neighbor. She wanted to know if the transformer would affect her electricity.

Mr. Vinciguerra indicated that it will only affect Corning's electricity.

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

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

Roll Call:

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

David Manders: Yes

The Chairman entertained a motion to approve Resolution #6533. Mr. Casadia so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes

Michael Pantalone: Yes

Stephen Plevins: Yes

Doug Menz: Yes

Sandy Velez: Yes

David Manders: Yes

Newcomb Senior Apartments Amended –located on the southerly side of Almond Street between South State Street and Howard Street, Block 4216, Lots 1.01 and 1.02, Tax Map Sheet #42, Project No. PBA-22-00037. Preliminary/final major site plan approval, to construct two (2) 4-story low and moderate income senior garden apartment buildings. The building on lot 1.01 (Phase 1) will consist of a total gross floor area of approximately 60,520 ±square feet (15,130 square feet per floor) with a total of sixty-five (65) 1-bedroom units. The building on lot 1.02 (Phase 2) will consist of a total gross floor area of approximately 64,439± square feet (15,791 square feet per floor) with a total of total of seventy (70) units and four (4) two-bedroom units.

The applicant was represented by Michael Gruccio, Esq.

Hans Lampart, Developer, testified on his own behalf. The phase 1 building is about 95% complete. He asked for additional funds for phase 2, because of lumber prices increasing. There are a couple of proposed changes. The monument sign will be moved to front on Almond Street. Parking along Howard Street is crowded, so they changed the access drive going through State and Howard Streets to three parallel parking spaces. They are increasing the building in phase 2 by five dwelling units. The proposed generators will be screened because they are technically in the front yard. They will be fenced per staff recommendation.

The applicant will comply with all the comments in Engineering Report. In the Planning Report, item 6, variance for on-site parking space amount (112 spaces provided vs. 244 spaces required). Variance for impervious lot coverage, lot 1.02 (72.1% provided vs. 50% maximum allowed). The following waivers have been previously granted by the Planning Board through Resolution No. 6158 adopted May 5, 2016: Side buffer, lot 1.01 (0 feet provided vs. 25 feet required from a residential use or residential zone). Side buffer, lot 1.02 (0 feet provided vs. 25 feet required from a residential use or residential zone). Side buffer, lot 1.03 (0 feet provided vs. 25 feet required from a residential use or residential zone). On-site parking space amount (120 spaces provided vs. 234 spaces required). Impervious lot coverage, 1.01 (65.8% provided vs. 50% maximum allowed). Impervious lot coverage, 1.02 (71.2% provided vs. 50% maximum allowed). Item 9, waiver from Community Design Standards, number of bicycle parking spaces, lot 1.02 (0 spaces provided vs. 2 spaces required).

William Parkhill, Professional Engineer, testified on behalf of the applicant. The applicant will address the Fire Report with the Fire Marshall directly.

Michael Sheppard, member of the public, thinks this is an exciting project for the neighborhood. He is concerned about safety and access. Speed bumps are preferred to slow down traffic. State Street becomes a speedway for vehicles.

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

Roll Call:

John Casadia: Yes

Michael Pantalone: Yes

Stephen Plevins: Yes

Doug Menz: Yes

Sandy Velez: Yes

David Manders: Yes

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

Roll Call:

John Casadia: Yes

Michael Pantalone: Yes

Stephen Plevins: Yes

Doug Menz: Yes

Sandy Velez: Yes

David Manders: Yes

The Chairman entertained a motion to approve Resolution #6534. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

SPECIAL BUSINESS

Clarification on Resolution #6533- City Council passed a motion to refer back to the Planning Board for clarification on the conditions of the recommendations in Resolution #6533.

Ms. Hicks explained that the redevelopment plan amendment for 716 E. Plum Street was returned by City Council for additional comments. The conditions decided by the board are as follows: Limiting the number of apartments to three – a 2-bedroom unit on the first floor (as depicted on Sheet A-1 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 10-23-21); a 2-bedroom unit on the second floor (as depicted on Sheet A-5 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 06-25-22, revised 7-2-22; and a 1-bedroom on the third floor (as depicted on Sheet A-6 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 06-25-22, revised 7-2-22). Limitation of use of basement to utility room, laundry area and storage (as depicted on Sheet A-3 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 11-01-21). Maintain an open-air front porch. Installation of a fire suppression system for the building (in accordance with the proposal prepared by Savior's Fire Protection, Inc., dated June 20, 2022. Redesign and construction of parking and driveway acceptable to the Planning Board Engineer prior to commencement of use.

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6538. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Laury Office Expansion – located on the easterly side of North East Boulevard between Wood Street and Plum Street, Block 3018, Lots 1 2 & 15, Tax Map Sheet #30, Project No. PBA-22-00004. Amendment to Resolution #6511.

Ms. Hicks explained the changes to Resolution #6511. There are two additional waivers that have come up as part of the perfected plan revisions. The waivers are as follows: Driveway opening setback from extended property line, Plum Street (0 feet provided vs. 5 feet required). Driveway opening setback from extended property line, Wood Street (0 feet provided vs. 5 feet required).

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Oak Road Redevelopment Analysis

The Planning Board finds that the area-in-question satisfies two of the criteria of NJSA 40A: 12A-5 as follows:
1. Criteria ‘g’: This area is located within an Urban Enterprise Zone that was designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, C. 303 (C.52:27H-60 et seq.) 2. Criteria ‘h’: This area is targeted for growth in the State Development and Redevelopment Plan, the City Master Plan and the Landis Sewerage Authority Wastewater Management Plan. Public water and sewer are available.

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6539. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

Cumberland County Farmland Preservation Plan

Ms. Hicks explained that the County annually sends the plan to the Planning Board for recommendations. The map displays agricultural development areas targeted for farmland preservation program. The board is in agreement with the map.

The Chairman entertained a motion to send a letter to the county. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
David Manders: Yes

TIME: 8:35 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary