

PLANNING BOARD MINUTES

February 14, 2024

The pre-meeting of the Planning Board was called to order by Vice-Chairman Mr. Michael Pantalone at 6:00 PM in the Second Floor Caucus Room of City Hall.

Members Present:

John Casadia
Thomas Tobolski
Sandy Velez
Nilsa Rosario
Robert Odorizzi
Michael Pantalone

Also present were:

Michael Malinsky, Planning Board Solicitor
Yasmin Perez, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Ryan Headley, Board Planner/Engineer

PRE-MEETING

Cristelli Minor Subdivision- located on the southerly side of Silverwood Lane between Brookfield Street and Whispering Woods Way, Block 5208, Lot 2, Tax Map Sheet 52, Project No. PBA-23-00004. Minor site plan re-approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this application was approved approximately one year ago. Unfortunately, the applicant did not know that they has 190 days to file the deeds and the approval expired. This is the exact plan and is variance free. It is one lot now and they will be creating two lots. One lot will front on Dante Avenue and one lot will front on Silverwood Lane. The existing home is located on Silverwood Lane. The applicant is requesting waivers from perfected plan items. Waiver for item 8a, the north arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets. Partial waiver for item 8d, show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells.

Redevelopment Area Amendment–City's Hope Community Development Corp.-27 S. East Boulevard, Block 4001, Lot 25.1, Project No. PBA-23-00060.

Ms. Hicks explained that the property is referred to Daniel's Den. They provide social services to the community. It is being sold to another church and they would add the church function. It will have the social service aspect and church function. Staff recommended that the applicant be UCC and Zoning compliant prior to receiving a CO. There will be no drug treatment, no residential use, no overnight occupancy and no loitering or congregating. Staff would like the applicant give power of attorney to the police department so they can do enforcement on the site.

Redevelopment Area Amendment–Juan Ramos, Jr., Esmirna Johnson, Elizabeth Ramos & Joshua Ramos, 726 E. Wood Street, Block 3016, Lot 17, Project No. PBA-23-00063.

Ms. Hicks explained that this property was a church and they would like to convert it to a Mexican restaurant with grocery store. They are currently operating next door. Staff recommends site plan approval and Zoning/UCC compliance.

Davy Realty Expansion- Conceptual Amendment Discussion

Mr. Headley explained that this application was recently approved by the board. There are concerns with the location of the guard house. There is only space for two trucks and the rest will queue into Garden Road. That is something they are trying to avoid. Moving the guard house would allow for five or six tractor trailers. Relocating it triggers a front yard setback variance. The applicant wanted to see if the board had any strong opinions before applying to change the plan. He believes it is a better location for the guard shack, because there have been issues with queuing on a public road in the past. It would be an even worse problem on Garden Road. The board does not have a problem with the proposed configuration of the guard house.

Grant Avenue Resubdivision- Conceptual Discussion

The lot is deep and wide. It is just east of the Boulevard. The house is situated to the west side of the property. The applicant is looking to subdivide in the future and sell off the lot. There is no sewer in the area, so that makes our lot sizes one acre and 160 feet of frontage. Lot area is not a concern and the remainder lot will be a little

narrower. She wanted to know if the board would be amenable to the variance. The board does not have an issue with the proposed resubdivision.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 22, 2023 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 January 10, 2024 board meeting.

The Chairman made a motion to approve the minutes.

John Casadia: Abstain
Thomas Tobolski: Yes
Sandy Velez: Abstain
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

RESOLUTIONS

Approval of resolutions from the January 10, 2024 board meeting.

The Chairman made a motion to approve the resolutions.

Resolution #6629

John Casadia: Abstain
Thomas Tobolski: Yes
Sandy Velez: Abstain
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Resolution #6630

John Casadia: Abstain
Thomas Tobolski: Yes
Sandy Velez: Abstain
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Resolution #6631

John Casadia: Abstain
Thomas Tobolski: Yes
Sandy Velez: Abstain
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Resolution #6632

John Casadia: Abstain
Thomas Tobolski: Yes
Sandy Velez: Abstain
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

DEVELOPMENT PLAN

Cristelli Minor Subdivision- located on the southerly side of Silverwood Lane between Brookfield Street and Whispering Woods Way, Block 5208, Lot 2, Tax Map Sheet 52, Project No. PBA-23-00004. Minor site plan re-approval to create one (1) new lot with one (1) remainder lot.

Frederick H. Cristelli testified on his own behalf. His application was previously approved and the approval expired. He was getting the plans for the construction of the new house, and he did not realize that there was a time limit for the recording of the deeds. The house will be built for his in laws. It is a rancher style and about 3,000 square feet. He needs to finalize the perfected plan and deeds.

Mr. Headley explained that this is a by-right application and there are no variances. There are two waivers requested, same as previously. In the Planning Report, waiver for 8a, the north arrow shall be oriented on the

sheet(s) towards the top or to the right, consistently on all sheets. Waiver for item 8d, show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells. Staff has no objections to those waivers.

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

Roll Call:

John Casadia: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6635. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Redevelopment Area Amendment–City's Hope Community Development Corp.-27 S. East Boulevard, Block 4001, Lot 25.1, Project No. PBA-23-00060.

Ms. Hicks explained that the property is referred to Daniel's Den. They provide social services to the community. It is being sold to another church and they would add the church function. It will have the social service aspect and church function. The consensus of the staff is that the request should be approved subject to the following conditions: 1) The church portion of the property will need to be Zoning and UCC compliant and obtain a CO prior to occupancy. 2) Drug treatment and any residential use of the property shall be prohibited. 3) Any overnight occupancy shall be prohibited. 4) There should be no loitering or congregating outside the structure, other than for events sponsored by the owner. The owner will need to give the Police Department a power of attorney to allow enforcement of this provision.

The Chairman entertained a motion to approve Resolution #6633. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Redevelopment Area Amendment–Juan Ramos, Jr., Esmirna Johnson, Elizabeth Ramos & Joshua Ramos, 726 E. Wood Street, Block 3016, Lot 17, Project No. PBA-23-00063.

Ms. Hicks explained that this property was a church and they would like to convert it to a Mexican restaurant with grocery store. They are currently operating next door. The consensus of the staff is that the request should be approved subject to the following conditions: 1) Site plan approval will be required to address the condition of the parking lot, lack of line striping for parking stalls and absence of trash enclosure. 2) The developer must obtain a Zoning permit and be UCC (construction permits) and Health Code compliant prior to occupancy.

The Chairman entertained a motion to approve Resolution #6634. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

TIME: 6:52 PM

Respectfully submitted,

Yasmin Perez

Planning Board Secretary