

MINUTES
February 8, 2017

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:45 PM in the Second Floor Caucus Room of City Hall. Present were:

Maria Perez
Stephen Plevins
Michael Pantalone
John Casadia
Gary Stanker
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner
David Maillet, Principal Engineer

Request to review proposed redevelopment amendment for 320 S. East Avenue, Block 4104, Lot 10.

Ms. Hicks explained that this is a problematic property. The site is too costly to clean up. The applicant is proposing retail space on the lower level and 2 residential apartments on the upper level with an elevator. The city staff is advocating more uses permitted in the Main Street Redevelopment District. If approved this is subject to a site plan.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2016 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.

ROLL CALL-

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

MINUTES – Approval of minutes from the January 11, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the January 11, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6193

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

#6194

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Abstain

#6195

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

#6196

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

#6197

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

#6198

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

#6199

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

#6200

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

SPECIAL BUSINESS-

Request to review proposed redevelopment amendment for 320 S. East Avenue, Block 4104, Lot 10.

Ms. Hicks explained that the staff is in favor of the proposed redevelopment amendment. The property is a partially demolished former dry cleaners. The applicant is proposing the first floor to contain 6950 square foot retail space. The second floor will contain 6950 square feet to accommodate four bedroom residential apartments. There will be 42 parking spaces on site. The staff is in favor in allowing the uses in the Main Street Redevelopment District, in addition to professional offices and laundromats. The property is subject to site plan approval. Storm water management would be addressed at the time of the site plan approval. The staff is also suggesting buffering along the northern property line as that property line abuts a residential use. Approval by City Council should set a time limitation for demolition of the existing building on site.

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

Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
Maria Perez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6201. Mr. Pantalone so moved, Ms. Perez seconded.

Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes

Maria Perez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Gary Stanker: Yes
David Manders: Yes

TIME: 7:43 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary