

**PLANNING BOARD
REGULAR MEETING MINUTES
MAY 29, 2018**

**CALL TO
ORDER**

The Regular meeting was called to order at 7:07 p.m.

FLAG SALUTE

The Board did the salute the flag.

ROLL CALL

On a call of the roll, the following Board Members and Officials should be present:

BOARD

Mr. Jeffrey Robinson
Mr. William Hering
Mr. Raymond Giacobbe, Mayor
Ms. Danielle Newbury, Mayor's Designee
Ms. Lisa M. DaSilva, Commissioner
Mr. Jeremy Mojica, Commissioner
Mr. Richard Watkins, Commissioner
Mr. Robert Simon, Commissioner
Mr. Alexander Shipley, 1st Alternate Commissioner
Mr. Thomas O'Reilly, 2nd Alternate Commissioner
Mr. Mary Pidgeon, Esq, Board Attorney
Ms. Jacqueline Dirmann, City Engineer
Mr. Paul A. Phillips, City Planner

*Absent from this Meeting was Mayor Raymond Giacobbe. Commissioner Hering, Commissioner Da Silva, Commissioner Watkins, Commissioner O'Reilly

MINUTES: Any necessary changes to the Planning Board minutes of February 27, 2018 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Simon; Second: Commissioner Mojica
Yes: Commissioners Newbury, Mojica, Simon, Shipley and Robinson

No: none

Abstain: none

Absent: Commissioner Hering; Commissioner Da Silva; Commissioner Watkins;
Commissioner O'Reilly

Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record. The following action took place:

SWEARING IN OF BOARD PROFESSIONALS

The Chairman called upon the following application: **#01/18 – PB – Allstate Power VAC, Inc, Block 343, Lot 1, 2.01. Applicant is seeking preliminary (major) site plan and final (major) site plan approval with Bulk “C” Variance.**

James A Hill of Frey Engineering stated his name and affiliation. Steven J Tripp of Wilentz, Goldman & Spitzer, PA stated his name and affiliation. Both were sworn in. Mr Tripp reiterated what the Board was to hear and what the applicant was seeking. He also asked for a design exception/waiver that relates to the proximity of the sidewalk. Chairman Robinson accepted them as witnesses.

Mr Hill submitted a site plan Exhibit A1 which is a color enhanced version of what was submitted to the Board during the application process. Mr Hill explained that C1 was basic information related to the site. C2 was an aerial view of the site noting the existing conditions. He advised that the applicant has occupied this space since 1995. Sheet C4 was the color enhanced version. Applicant complied with all that was required by the DEP. There are ongoing activities to check on the groundwater and what is coming through the soil. The brown areas on the sheet is the majority of the site and will be asphalt. The green areas are not grass but rather heavy-duty concrete. The “T” concrete pads are for tractor trailers so that they do not rest on the asphalt. The light green areas relate to the lean concrete caps on the South end and on the North end where the storage trailers will be. There is concrete that will go under these as well. Concrete will also be added to the front of the building. Resin tanks are being removed. Frack tank will have concrete under it. The bio basins nearest the water site are lined. The grassland planting leaves room for more trees in the future. There is currently a line of evergreens on the Hopkins Bank and the North side is forested. Mr. Hill confirmed that they did not intrude on any part of the wetlands. Mr. Hill also confirmed that there are 6 additional parking spaces within their gated community. Specific to sheet C2, there is a 6ft chain link fence which was erected by Terra Realty which encroaches the Allstate property. Mr. Hill confirmed that the applicant would be removing the fence and moving it back to the Terra Realty property line. The intent of the security fence on the East and West side is to remove and replace. The fence along Hopkins will remain the same. Mr. Hill confirmed there is no additional sight lighting being added. Specific to the drum storage area site, the drums are closed, and the new plans include adding a canopy to keep the water off of the drums. Specific to phasing, the applicant will be moving things off of the site during construction. Some will move to one side then the other; however, the larger equipment will be removed completely offsite and they anticipate it will take about a week. Commissioner Robinson asked if the Commissioners had any questions. Commissioner Shipley inquired on the number of containers and vehicles. Commissioner Shipley also inquired on parking for the employees and their access to the lot. Mr. Hill explained to the Commissioners satisfaction.

Commissioner Mojica inquired on how the concrete would be inspected on a yearly basis since it depletes. Mr. Hill confirmed the type of pavement and what the applicant's plans were to the Commissioners satisfaction. Ms. Dirmann, the Engineer asked the Board whether the applicant covered all their concerns. Commissioners answered yes. The Engineer recommended that the fire lines be part of the approval. Mr Phillips, the Planner asked the Board whether the applicant covered all their concerns. Commissioners answered yes. Commissioner Robinson asked whether Mr. Tripp covered the ask by the Fire Prevention Department. Mr. Tripp advised yes, and all the required materials were submitted. Commissioner Robinson asked if the Board had any questions and there were none. Commissioner Robinson opened the floor to the public and there were no questions. Mr. Tripp gave his summary advising that the applicant hit on all the asks from the Professional. The Engineer asked about the O&M manual which needs to be supplied to the City and Mr. Hill confirmed that he would provide. Ms. Pidgeon, the Attorney discussed with the Engineer what needed to be included with the approval which was: Fire lanes marked; Plans for the canopy for the storage drums; language that clarifies the bulk C variance is not really a C but rather a design waiver that the Board can decide on per our current ordinance; O&M for Storm Water Management System Manual; Annual Inspection Reports. Commissioner Robinson called for a motion to approve with conditions to be set forth on the resolution.

Motion: Commissioner Simon;

Second: Commissioner Shipley

Yes: Commissioners Robinson, Newbury, Simon and Shipley

No: Commissioner Mojica

Absent: Commissioners Hering, DaSilva, Watkins, O'Reilly and Mayor Giacobbe

ADJOURN: There being no further business; the meeting adjourned at 8:00 pm.

