

Meeting was called to order at 6:30p.m. by Mr. Agliata

Pledge to the flag

Roll Call:

Present: Mr. Agliata, Mrs. Weissman, Mr. Brown, Ms. Guiliano, Ms. Walker- Skinner, Councilman Diaz, Mrs. Bialowarczuk, Mr. VanWoeart, Mr. Jardim Esq., Mr. Dupont, Ms. Curran

Absent: Mr. Janjua, Pastor Torres

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

Minutes approved from January 23, 2019

Memorialized Resolution:

PB-18-13 Butter Construction

22 Larch Street

Block: 7209 Lot: 13

Minor Subdivision

Hearing:

PB-16-12 400 Federal Blvd.

400 Federal Blvd.

Block: 2801 Lot: 4

Amended Site Plan

Present: Lane Miller, Attorney; Mohammed El-Hawwatt, Engineer; Anthony Garrett, Architect & Planner

All present to represent PB-16-12 were sworn in and accepted by present board members. Mr. Miller explained the applicant is looking to amend the previously approved site plan. Mr. El-Hawwatt stated additional warehouses are requested. Existing building C contains office space which would be converted to additional warehouse space if approved. The addition would not increase employment of the facility, the amended site plan would provide more storage space for a growing company. The review letter from Mr. DuPont was acknowledged, the applicant agrees to the conditions within the letter. Due to the expansion two more handicap parking spots will be added on Federal Blvd. DuPont mentioned the reconfiguration of the parking lot, Mohammed stated that no relief was needed. Mohammad stated that the applicant will meet with DuPont in regards to landscaping for approval. Mr. Jardim questioned if the board application would affect the need for more parking spaces, as per Mr. Miller the applicant does not use the allotted amount and the application will not cause an influx of employees. Mr. Garrett provided aerial photographs of the site marked as A2 & A3. Mr. Garrett stated the reason for the expansion is due to the increase of business, the additions requested would be for addition storage for apparel. A variances is required for building coverage though no impervious coverage variance is required. The plans, if approved, will eliminate an existing nonconforming condition with regards to parking. The application will provide proper light and air to the neighborhood and site. As stated, traffic nor amount of employees will be negatively affected if the board approves the application.

Motion was made to the open to the public, no public present. Motion was made to approve the application by Mr. Agliata and second by Weissman and carried with a voice vote of nine. No one opposed.

PB-17-03 Dr. Behman

4 Whitman Street

Block: 5205 Lot: 4

Discussion

Mr. DuPont addressed the board members regarding the latest update on the Whitman site in regards to the grade and elevations for the handicap ramp. DuPont states the applicants submitted plans contained an error in the elevation caused a discrepancy with installation of the ramp. As per DuPont all issues have been addressed and the ramp in in compliance with ADA standards.

Motion was made to approve by Weissman and second by Gulliano and carried with a voice vote of nine. No one opposed.

Chapter 160. School Zones

Amending and Supplementing Land Use Zone

Mr. DuPont requested the approval from the Planning Board members to ask the council to adopt an ordinance change which would allow schools to be permitted in all zones throughout the Borough. Motion was made to approve by Weissman and second by VanWoeart and carried with a voice vote of nine. No one opposed.

Motion to adjourn by Mr. Agliata and second by Mr. Diaz, meeting adjourned at 7 p.m.

Next Regular Meeting Wednesday March 20, 2019

Respectfully Submitted
Lauren S. Curran
Clerk, Planning Board