

**PLANNING BOARD
REORGANIZATION AND REGULAR MEETING
MINUTES**

JANUARY 28, 2014

**CALL TO
ORDER**

The Reorganization meeting was called to order at 6:47 p.m.
With Regular meeting to follow.

FLAG SALUTE

The Board did then 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. Greg Hardoby
Mr. Samson Steinman, Mayor
Mr. Thomas Caverly, Commissioner
Mr. William Davis, Jr., Commissioner
Mr. Salvatore Mione, Commissioner
Mr. Robert Simon, Commissioner
Ms. Joan Tapia, Commissioner
Mr. Richard Watkins, Commissioner
Mr. Joseph Velotti, 1st Alternate Commissioner
Mr. Alexander Shipley, 2nd Alternate Commissioner

MINUTES: Any necessary changes to the Planning Board minutes of December 30, 2013 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Hardoby Second: Commissioner Shipley

Yes: Commissioners Hardoby, Caverly, Simon, Shipley and Robinson

Absent: Commissioner Velotti

Abstain: Commissioners Mione, Tapia, Hering and Davis

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REORGANIZATION MEETING:

Election of Chairman

Motion to nominate Jeffrey Robinson as Chairman of the Planning Board was made by Commissioner Hering. This motion was seconded by Commissioner Simon

Motion: Commissioner Hering Second: Commissioner Simon

Yes: Commissioners Hardoby, Hering, Caverly, Watkins, Simon, Davis, Shipley and Robinson

Absent: Commissioner Tapia

Abstain: Commissioner Mione

Election of Vice-Chairman

Motion to nominate William Hering as Vice-Chairman to the Planning Board was made by Commissioner Simon. This motion was seconded by Commissioner Davis

Motion: Commissioner Simon Second: Commissioner Davis

Yes: Commissioners Hardoby, Hering, Caverly, Watkins, Simon, Davis, Shipley and Robinson

Absent: Commissioner Tapia

Abstain: Commissioner Mione

Election of Secretary

Motion to nominate Mary Bialoglow as Secretary to the Planning Board was made by Commissioner Hering. This motion was seconded by Commissioner Simon

Motion: Commissioner Hering Second: Commissioner Simon

Yes: Commissioners Hardoby, Hering, Caverly, Watkins, Simon, Davis, Shipley and Robinson

Absent: Commissioner Tapia

Abstain: Commissioner Mione

OTHER BUSINESS:

**Adoption of resolution awarding Professional Services to
Bohler Engineering, NJ, LLC, Pidgeon & Pidgeon, P.C.,
Phillips Preiss Grygiel LLC
Appointment of Engineer, Appointment of Attorney,
Appointment of Planning Board Planner**

Motion to memorialize the award of Professional Services Contracts for 2014 and appoint the following professionals; James R. Houston, Jr., Board Engineer, John R. Pidgeon, Esq, Pidgeon & Pidgeon, P.C. and Paul Phillips, Phillips Preiss Grygiel LLC, was made by Commissioner Hering and seconded by Commissioner Hardoby.

Motion: Commissioner Hering Second: Commissioner Hardoby

Yes: Commissioners Hardoby, Hering, Caverly, Watkins, Simon, Davis, Shipley and Robinson

Absent: Commissioner Tapia

Abstain: Commissioner Mione

ADJOURN: Reorganization meeting adjourned at 6:58 p.m.

REGULAR MEETING: This meeting started at 7:02 p.m.

Chairman Robinson opened this meeting with the regulations and reading of the agenda into the record. The following action took place: **SWEARING IN OF BOARD PROFESSIONALS.**

Chairman Robinson called upon the application to be heard tonight. Chairman Robinson asked the Board Attorney, John R. Pidgeon, if notices were in order for the application to be heard. Mr. Pidgeon stated that the notices were received and in order and that the application could be heard.

Sandy Galacio, attorney for the applicant presented the application, # **07/13 – Guest Packaging, LLC, 414 East Inman Avenue, Block 278, Lot 13, Applicant is seeking minor subdivision.**

Mr. Galacio stated that the purpose of the minor subdivision is to adjust the lot line between the applicant's property and the abutting property at 650 Leesville Avenue (Block 278, lot 5), which is owned by Public Equipment Rental Co. Mr. Galacio stated that Public Equipment Rental Co. has consented to the filing of this application. Mr. Galacio stated that the proposed subdivision, a 6.239 square foot triangular parcel of land will be transferred from lot 5 to the subject property. The proposed area of the subject lot 13, following the subdivision will be 14, 612 square feet. (3.34 acres) and lot 5; which currently measures approximately 60,984 square feet (1.4 acres) would increase in size to approximately 66,710 square feet (1.53 acres). No changes are proposed to the street frontage of either property and no additional construction on either lot is proposed as part of this minor subdivision. Mr. Galacio stated that both properties are located in I-H Zone (Heavy Industrial Zone) and with the minor subdivision; the applicants will comply with all of the I-H Zone bulk standards, so that no variances are required on connection with the proposed subdivision.

Mr. Galacio called upon Meryln Jenkins, Professional engineer and surveyor, who was accepted by the Board as an expert in his field.

Mr. Jenkins stated that the property descriptions for the two adjoining lots did not coincide with each other, so the property owners retained surveyors and agreed on the boundary line that will result from this subdivision. Mr. Jenkins stated that the re-alignment will allow greater mobility to both parties.

Mr. Jenkins addressed the Bohler engineering letter and stated that there are no issues and will comply with the comments and recommendations. Mr. Jenkins stated that the subdivision will be perfected by the filing of the deeds with the State. Commissioner Shipley asked how long they have been neighbors. He was told that Chris Armstrong has been the maintenance manager for Guest Packaging and they have rented for 25 years; became owners three (3) years ago.

Chairman Robinson opened the application to the Public in and out of 200 feet. Seeing, no response from the public; the public portion was closed.

Motion to approve the application and memorialize the resolution for approval of the application for the minor subdivision was made by Commissioner Hering and seconded by Commissioner Simon.

Motion: Commissioner Hering

Second: Commissioner Simon

Yes: Commissioners Hardoby, Tapia, Hering, Caverly, Watkins, Simon, Davis, Shipley and Robinson

Abstain: Commissioner Mione

ADJOURN: There being no further business; the meeting adjourned at 7:30 p.m.

