

MINUTES
November 9, 2011

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Acting Chairman Mr. David Manders at 6:30 PM in the Fourth Floor Conference Room of City Hall. Present were:

Susanne Morello
Maria Perez
David Pickett
Victor Terenik
Steven Plevins
David Manders

Members not present:

Michael Pantalone
James Kubiak
Douglas Albrecht
Robert Ferrari

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen Hicks, Supervising Planner
Stephen Hawk, Senior Planner

Public notice pursuant to the Open Public Meetings Act was given on December 8, 2010 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

PREMEETING

Seeds/Tamagni- located on the northerly side of Wheat Road west of Hubbard Land and northerly terminus of Hubbard Lane, Block 1101, Lots 81 & 92, Project #11-1270, resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that the lot oddly shaped and very large. The Seeds lot is at the northerly end of Hubbard Lane. 20' x 198' of the Seeds lot will be conveyed over to the Tamagni lot 92. The driveway encroaches upon the corner of the Seeds lot. The existing chain link fence also encroaches onto the Seeds lot. There are no variances involved; they are simply correcting the existing encroachments.

Mr. Pickett wanted to know if there are existing dwellings.

Mr. Hawk explained that dwelling exists and they are just moving the lot line.

Walgreens- located on the northwesterly corner of Delsea Drive and Landis Avenue, Block 2707, Lots 11 & 12, Project # 11-1269, major site plan approval to construct a 14, 490 square foot retail pharmacy with a 664 square foot entrance/front canopy and a 312 square foot drive thru canopy.

Mr. DiDomenico represents the owner of the property, but not the applicant Walgreens.

Mr. Hawk explained that there are two lots combing and both buildings will be demolished for the development of Walgreens. The impervious coverage percentage goes down. One of the best features of the overall development is the landscaping of this corner. The driveway has been placed as far as possible from the intersection at the corner. Delsea Drive access is at the north end of the site. Landis Avenue access is far west of the site. There is some relief from the plaza commercial district west of Delsea Drive. They have their own set of standards. They are two very small lots and the combination is still less than two acres for that zone. Canopies in the rear and entrance do not meet the setbacks, and the on-site parking amount is not met. Retail pharmacies have a lot of parking spaces and do not use all of them. They may want to eliminate some spaces. Walgreens wants 45 spaces on the site. The impervious coverage is over the 70% maximum allowed but is down from the 88% coverage for the two lots combined now. Landscape buffers do not meet the standards; side westerly side buffer is 4'. The drive thru directional sign is 6' vs. 2' allowed. The sign should be changed from "exit" to "do not enter." Improvement and land disturbance is getting no worse than it is now.

Mr. Myers explained that the applicant went to the DEP to relocate the Robin Branch stream and they will be rerouting the water. The water runs between the two existing buildings.

Ms. Hicks explained that it is a significant expense to have the site developed.

Mr. Hawk explained that other comments are design waivers. The end islands are off 10'. Parking spaces are 9' vs. 9.5'. The storm water management basin is a 2' basin with no fence, setback is 5'. Design waiver from the community design portion, bicycle parking spaces are based on regular car spaces. The bicycle spaces are supposed to be under cover and they are proposing to not have it covered. There is a triangular piece of asphalt that will not be removed because DEP wants it to remain there, and a retaining wall will be built. The construction official approved the handicapped parking for this site.

Mr. Myers explained that the engineering department had minor comments and considering the obstacles, it was a clean plan.

Mr. DiDomenico went over the Rudy's Airport decision with the board.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Vice Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:

Susanne Morello
Maria Perez
David Pickett
James Kubiak
Steven Plevins
Douglas Albrecht
David Manders

Absent were: Robert Ferrari, Victor Terenik, Michael Pantalone, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen M. Hicks, Supervising Planner
Stephen Hawk, Senior Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 8, 2010 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

MINUTES – Approval of minutes of September 14, 2011 board meeting

The Vice Chairman Mr. Manders entertained a motion to approve the minutes. Mr. Pickett so moved, Ms. Perez seconded. Roll call:

Ms. Perez: Yes
Mr. Pickett: Yes
Mr. Terenik: Abstain
Mr. Plevins: Yes
Ms. Morello: Yes
Mr. Manders: Yes

RESOLUTIONS – Approval of resolutions of September 14, 2011 board meeting.

The Vice Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

Mr. Pickett: Yes
Mr. Terenik: Abstain
Mr. Plevins: Yes
Ms. Morello: Yes
Ms. Perez: Yes
Mr. Manders: Yes

The Board's professional staff, Brian Myers-City Engineer, Kathleen M. Hicks-Supervising Planner, and Stephen Hawk-Senior Planner, were sworn in.

DEVELOPMENT APPLICATION

1. SEEDS/TAMAGNI- Located at the northerly side of Wheat Road west of Hubbard Lane and northerly terminus of Hubbard Lane, Block 1101, Lots 81 & 82, Project 11-1270, resubdivision approval to convey a portion of one lot to another lot.

Mr. Michael Gruccio, Esq. represented the applicant. The property owners conceived a resubdivision 20' from the Tamagni property to the Seeds property. They acknowledge the receipt of both planning and engineering reports. The property owners accept comments of both reports.

Mr. Hawk wanted to confirm that item 10D is a trash enclosure.

The Acting Chair entertained to approve the application. Ms. Perez so moved, Ms. Morello seconded.
Roll Call:

Mr. Terenik: Yes
Mr. Plevins: Yes
Ms. Morello: Yes
Ms. Perez: Yes
Mr. Pickett: Yes
Mr. Manders: Yes

PUBLIC HEARING

2. WALGREENS- Located at the northwesterly corner of Delsea Drive between and Landis Avenue, Block 2707, Lot 11 & 12, Project 11-1269, major site plan approval to construct a 14, 490 square foot retail pharmacy with a 664 square foot entrance/front canopy and a 312 square foot drive thru canopy.

Applicant was represented by Rocco Tedesco, Esq. represented the applicant.

Steven Phillipone, professional engineer testified on behalf of the applicant. The site is irregular in shape and is the existing 5 Points Inn and retail strip. They are two individual lots. There is a large underground storm water system with pipes side by side. They go in between both structures underneath the parking lot. DEP has accepted the application to relocate the pipes around the site. The stream is very low but a majority of the city drains into the ditch. Relocating the pipes will be an expense to the applicant. The site plan includes a 14,490 square foot Walgreens with two driveways on West Landis Avenue and North Delsea Drive. It will have forty five parking stalls, a loading area, drive thru canopy on the north side, and landscaping. There will be a storm water basin to the north of the site that will be very shallow and attractive. Two freestanding signs will be located on Landis Avenue and Delsea Drive. The applicant is seeking relief from minimum lot size with two lots being combined. The canopy serves as protection from weather for pedestrians and also serves as an architectural feature.

David Shropshire, Traffic Engineer, testified on behalf of the applicant. There will be access to the site on Delsea Drive and Landis Avenue. The overall site meets NJDOT standards. Deliveries will be directed into the Delsea Drive entrance.

John Kerekes, Project Manager, testified on behalf of the applicant. Mr. Kerekes went over the Walgreen operations, and went over Walgreen prototypes. Photographs of Walgreen's elevations were displayed to the board.

Justin Auciello, Professional Engineer, testified on behalf of the applicant, and went over the site plan and elevations.

The Acting Chair entertained a motion to close the public hearing. Ms. Perez so moved, Mr. Pickett seconded. Roll Call:

Mr. Plevins: Yes
Ms. Perez: Yes
Mr. Pickett: Yes
Mr. Terenik: Yes
Ms. Morello: Yes

The Acting Chair entertained a motion to approve the application. Ms. Perez so moved, Mr. Pickett seconded. Roll Call:

Ms. Perez: Yes
Mr. Pickett: Yes
Mr. Terenik: Yes
Mr. Plevins: Yes
Ms. Morello: Yes

Ordinance amending Land Use Pinelands section chapter 425 - Ms. Hicks explained the ordinance amending the Pinelands to be forwarded to City Council.

The Acting Chair entertained a motion to forward to City Council. Ms. Perez so moved, Mr. Pickett seconded. Roll Call:

Mr. Pickett: Yes
Mr. Terenik: Yes
Mr. Plevins: Yes
Ms. Perez: Yes
Ms. Morello: Yes
Mr. Manders: Yes

Mr. DiDomenico announced that there would be a special meeting on November 30, 2011, at 7:00PM.

ADJOURNMENT

The vice chairman entertained a motion to adjourn. Ms. Perez so moved. Mr. Pickett seconded.

Roll call:

Mr. Plevins: Yes
Ms. Morello: Yes
Ms. Perez: Yes
Mr. Pickett: Yes
Mr. Terenik: Yes
Mr. Manders: Yes

TIME: 9:15 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary