

MINUTES
March 9, 2016

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 Fourth Floor Conference Room of City Hall. Present were:

Maria Perez
Gary Stanker
Sandy Velez
Michael Pantalone
Stephen Plevins
Angela Calakos
David Manders

Also present were:

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

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

Trinity Bible Church of NJ, Inc.- Located on the southeasterly side of Lincoln Avenue between Sherman Avenue and Butler Avenue, Block 7201, Lot 98, Project #15-00064. Preliminary and final major site plan approval, in conjunction with a conditional use approval, to construct a 5,910 square foot church building with 120 seats.

Mr. Hawk explained that this is a church on South Lincoln Avenue. The lot has a smaller frontage than the overall width of the lot. A majority portion of the site is untouched and undeveloped. The driveway access will be in the center of the frontage. The storm water basin is adjacent to the southerly property line. They need a waiver for the location of the basin in the front of the church and also that it is greater than 2' deep. They are seeking a design waiver to be 15' from the property line. There is a requirement for a concrete driveway apron and a requirement for concrete curb along the frontage. There is a variance for the size of the proposed sign of 48 square feet. They will be providing proper screening around the house on the next lot. Sidewalks are not required by ordinance unless the board feels they are necessary for the public's safety.

Mr. Pantalone stated that it is something to consider because of the school nearby.

Mr. Hawk indicated that parking has to be adequate. They are proposing 120 seats and providing 40 parking spaces.

Thomas & Eva Russo- Located on the northerly side of Grant Avenue between S.E. Boulevard and East Avenue, Block 6201, Lots 21 and 22, Project #16-00003. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that this is an odd shaped property. They would like to sell the house and take a portion of that lot and add it to the larger lot. The only variance is that the farm lot does not have enough frontage. The house meets the lot standards.

Veteran's Administration Medical Office- Located on the southwesterly corner of Landis Avenue and West Avenue, Block 3602, Lot 13, Project #16-00012. Preliminary and final major site plan approval to construct a 5,777 square foot addition to the remaining 9,782 square feet of an existing building and to utilize the entire floor area for a medical office.

Mr. Hawk explained that the proposed addition is to the easterly side of the building. There is no parking requirement because it is in the B-1 zone. The existing parking lot will be expanded further south. There will be a subsurface storm water management system. The distance from the storm water system and the house will be 35' whereas 50' is required. The only access from West Avenue will be for trash vehicles. There is a large right of way and a decent amount of pavement. They will be removing pavement and creating a green area. The improvements will bring life to that corner. There is a fence section that is encroaching on their property. They will be removing the fence and replacing it properly to remove the encroachment.

Vineland Public Charter School- Located on the northerly side of Pennsylvania Avenue between Lincoln Avenue and Hance Bridge Road, Block 7201, Lot 53, Project #16-00007. Preliminary and final major site plan approval to construct a 36,189 square foot elementary/middle school building.

Mr. Hawk explained that this site is on Pennsylvania Avenue. The design comments will be addressed and they will satisfy most of them. The bus staging area will be in the front of the school. The storm water management basin is being elongated and the depth will be a maximum of 2'. They plan on screening from adjacent residential zones. They plan on continuing farming a portion of the land. There is a proposal for a small storage building. They received a notice from DEP for Freshwater Wetlands.

Mr. Myers indicated that there are issues that need to be resolved. The board can listen to the testimony and Engineering can work out the numbers later. There is a lot of area to move things around.

TBLT, LLC- Located on the southerly side of Landis Avenue between Orchard Road and Moyer Street, Block 3503, Lot 7, Project #15-00070. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that this is a minor subdivision to carve out a 5 acre lot. It is owned by American Continental Properties. It is a potential site for a grocery store. The subdivision is ordinance satisfactory. It is a straight forward application. There is a sewer easement for the lot that will remain.

TBLT, LLC- Located on the southerly side of Landis Avenue between Orchard Road and Moyer Street, Block 3503, Lot 7, Project #16-00069. Preliminary and final major site plan approval to construct a 36,170 square foot retail grocery store.

Mr. Hawk indicated that the building will be 36,000 square feet. The parking will be on the front side. They have resolved design issues. The basin will be a shallow so it does not have to be fenced. There is a waiver for the setback of the basin 30' back from Landis Avenue whereas 50' is required. A lot of relief has been eliminated. The sign and some plantings will be in the sewer easement. There will be discussion on tree clearing. There is a tree clearing ordinance that requires them to plant over 500 trees. Half can be taken away for a payment to the Environmental Commission to plant elsewhere.

Mr. Myers indicated that this project is similar to the Vineland Charter School site with regards to the draining issues that need to be checked.

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

MINUTES – Approval of minutes from the February 10, 2016 special board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Angela Calakos: Abstain
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the February 10, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6149
Maria Perez: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Angela Calakos: Abstain
David Manders: Yes

Trinity Bible Church of NJ, Inc.- Located on the southeasterly side of Lincoln Avenue between Sherman Avenue and Butler Avenue, Block 7201, Lot 98, Project #15-00064. Preliminary and final major site plan approval, in conjunction with a conditional use approval, to construct a 5,910 square foot church building with 120 seats.

The applicant was represented by Matthew Robinson, Esq. The applicant has reviewed the Planning and Engineering reports and will comply with all the comments listed. The applicant is requesting a variance for the size of the sign. The location is on a busy street and a larger size is needed. The congregation consists of 50 people and the church is proposing 120 seats. They do not believe that they will reach that capacity so the proposed parking is adequate. They also will never allow parking onto the busy street. They are seeking waivers for the stormwater management basin side yard set back on the south side of 15' whereas 50' is required. It is also being located in the front yard. They will provide screening around the perimeter of the stormwater management basin and screening around the adjacent residential uses. A concrete driveway apron and concrete curb along the full frontage of the lot will be installed. They are asking for a waiver from installing sidewalks but they understand if the board requires them.

The applicant will provide fencing around the stormwater management basin. They will comply with the remainder of the Planning Report and the Engineering Report.

Mr. Hawk wanted clarification on the proposed fencing around the stormwater basin.

Mr. Robinson indicated that the fence will be 4' high post and rail with wire meshing.

Mr. Kemp Cook, testified on behalf of the applicant. They are requesting the 4' high fence because it will be difficult to maintain a 6' fence. They are also requesting a larger sign for church announcements.

The Chairman entertained a motion to close the public hearing. Mr. Pantalone so moved, Ms. Perez seconded.

Michael Pantalone: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Gary Stanker : Yes
Sandy Velez: Yes
Angela Calakos: Yes
Mr. Manders: Yes

The Chairman entertained a motion to approve the application. Ms. Perez so moved, Ms. Velez seconded.

Michael Pantalone: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Gary Stanker : Yes
Sandy Velez: Yes
Angela Calakos: Yes
Mr. Manders: Yes

Thomas & Eva Russo- Located on the northerly side of Grant Avenue between S.E. Boulevard and East Avenue, Block 6201, Lots 21 and 22, Project #16-00003. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Charles Gabage, Esq. The applicant is seeking redivision approval. There is a lot frontage variance for Lot 22 but the lot gains 18.18' frontage along Grant Avenue. The variance for frontage is based on the farm use. The front will be residential. The proposed redivision makes the lots less non-conforming.

The Chairman entertained a motion to close the public hearing. Mr. Pantalone so moved, Ms. Perez seconded.

Michael Pantalone: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Angela Calakos: Yes

David Manders: Yes

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

Stephen Plevins: Yes

Maria Perez: Yes

Gary Stanker: Yes

Sandy Velez: Yes

Michael Pantalone: Yes

Angela Calakos: Yes

David Manders: Yes

Veteran's Administration Medical Office- Located on the southwesterly corner of Landis Avenue and West Avenue, Block 3602, Lot 13, Project #16-00012. Preliminary and final major site plan approval to construct a 5,777 square foot addition to the remaining 9,782 square feet of an existing building and to utilize the entire floor area for a medical office.

The applicant was represented by Damien Del Duca, Esq. Exhibits A-1 through A-3 are the site plan and architectural plans. The building that is currently on the site has been vacant for many years. Vineland Construction Company has entered into a lease with the Veterans Administration for this project. They will be adding a 5,777 square foot addition to the east side of the building. They are seeking several variances. There is a variance for front yard set back from West Avenue of 16.8' whereas a minimum of 20' is required. There is also a front yard set back variance from Landis Avenue of 9.9' whereas a minimum of 20' is required. There is a front buffer variance from Landis Avenue of 15.5' whereas 25' is required. The front buffer is currently 0'. There is a variance for the trash enclosure on the west side due to parking spaces. There is a buffer variance on the south side of 9.5' whereas 25' is required. They are also seeking a buffer on the west side of 2' whereas a minimum of 25' is required. This is the result of an existing residential use on that side. They need a waiver for four fourteen space parking rows without a tree island break. They will also relocate the underground storm water system to meet the 50' requirement. The ordinance allows twelve on a twelve space row. They agree with the remainder of the Planning Report.

Steven Filippone, Professional Engineer, testified on behalf of the applicant. The buffer variance on the south side is due to the extension of the parking lot. There are 33 parking spaces on the west side and there are 17 parking spaces on the east side. Green space has been added to the site. The parking lot on the west has been improved with space to turnaround at the south side. There is a flag pole and bicycle rack that has been added to the site. The clinic will have 26 employees and operate Monday through Friday. The trash enclosure is on the West Avenue side. They will be removing the fence that encroaches on their property and installing a new one with privacy slats. The applicant will be relocating the underground stormwater management system to satisfy the 50' setback requirement.

Mr. Hawk indicated that there is a waiver for partial screening along the west side. Currently there is no screening and the applicant has agreed to provide some however, a waiver is required.

Maria Casiano, member of the public, testified that she lives next door and she is pleased with the project.

The Chairman entertained a motion to close the public hearing. Mr. Plevins so moved, Mr. Stanker seconded.

Maria Perez: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

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

Gary Stanker: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

TBLT, LLC- Located on the southerly side of Landis Avenue between Orchard Road and Moyer Street, Block 3503, Lot 7, Project #15-00070. Minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Duncan Prime, Esq. This application was filed by Lidl US Operations, L.L.C. The entire parcel is 19.6 acres in total. They are seeking a minor subdivision with regards to Lot 7 on a five acre lot that will be created for the grocery store. There will also be 181 parking spaces. There are no variances associated with this application. Lidl has over 10,000 stores in 26 different countries and has operated for over 40 years.

Kevin Van Hise, Professional Engineer, testified on behalf of the applicant. The five acre aprcel is being created for the grocery store. There are no variances associated with this application and the lot is conforming.

Mr. Hawk indicated that there is an LSA easement across the frontage of this lot and wanted to know if the applicant would be willing to extend it across the newly created lot. Both deeds should include a reference to the LSA sewer easement.

The Chairman entertained a motion to approve the application. Ms. Perez so moved, Ms. Velez seconded.

Gary Stanker: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

TBLT, LLC- Located on the southerly side of Landis Avenue between Orchard Road and Moyer Street, Block 3503, Lot 7, Project #16-00069. Preliminary and final major site plan approval to construct a 36,170 square foot retail grocery store.

The applicant was represented by Duncan Prime, Esq. He introduced Mr. Scott Logan, Real Estate Development Manager for Lidl operations, to explain the company's operations.

Mr. Logan explained that Lidl was originally a wholesaler during the 1920's then in the 1970's they began a retail grocery operation. They have 10,000 stores in 26 countries and have been in the United States for two years. The proposed grocery store is 36,170 square feet. They will be offering high quality foods at lower prices. There will be thirty to thirtyfive full and part time employees with seven to ten employees on one shift. Currently there are no store open in the United States. There is one under construction in Virginia.

Kevin Van Hise, Professional Engineer, testified on behalf of the applicant. The store is located in Landis Avenue. To the west is ShopRite and Walmart is to the north. They will extend the water line along Landis Avenue and will also extend the sewer easement along the frontage. He introduced Exhibit A-1, photograph of the site. Exhibit A-2, site plan. Exhibit A-3, colored site plan. They will be extending the ShopRite sidewalk. Landscaping will be provided around the basin. There are three infiltration ponds and an underground stormwater storage facility. Mechanical equipment will be located on the roof and the loading docks will be in the rear of the building. They will conform to the lighting and sidewalks of the redevelopment zone. The lighting fixtures will be LED.

Adam Gibson, Professional Engineer, testified on behalf of the applicant. The exit lane from Lidl supermarket will align with the Walmart entrance. There will be an internal circulation plan. There will be a left lane turn-in at the first entrance.

Kevin Van Hise, Professional Engineer, gave comments with regards to the Engineering and Planning Reports. They will resolve all issues on the Engineering Report. As for the Planning Report, they are requesting a waiver for the stormwater management basin front set back of 30' whereas 50' is required. They are requesting a design waiver for six bicycle parking spaces whereas eighteen are required and no overhead cover. The final drainage plans will be subject to the City Engineer's approval. The applicant agreed to replacemnet or payment for 650 trees. They agree to pay for 50% of the trees as permitted by the ordinance. They calculated \$250.00 per tree therefore half the monetary value would be \$81,250.00. The applicant proposed to pay \$38,500.00 cash and plant a minimum of 86 trees with a minimum caliper as per the ordinance.

Mr. Hawk suggested that the concrete apron should be aphalt which is the same as Walmart. That would require a waiver.

The Chairman entertained a motion to approve the application. Ms. Perez so moved, Ms. Velez seconded.

Gary Stanker: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

Request to review proposed redevelopment amendment for 633 E. Almond Street, Block 4107, Lot 6.

The applicant is requesting a single chair hair salon as an accessory use to a single family dwelling. There will be no employees other than the owner/operator. There will only be two customers per day. The staff

committee has no objection to this request because of the modest nature of the business. The construction official noted that permits will be required.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Perez seconded.

Sandy Velez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Gary Stanker: Yes
Angela Calakos: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Gary Stanker: Yes
Angela Calakos: Yes
David Manders: Yes

TIME: 9:41 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary