

MINUTES
May 10, 2017

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Vice Chairman Mr. Michael Pantalone at 6:45 PM in the Second Floor Caucus Room of City Hall. Present were:

Maria Perez
Stephen Plevins
Sandy Velez
John Casadia
Christine Scarpa
David Acosta
Michael Pantalone

Also present were:

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

Miranda- Located on the westerly side of East Avenue south of Elmer Street, Block 4005, Lot 9, Project #17-00015. Minor site plan approval to convert a doctor's office with a 1-bedroom upstairs apartment into a duplex in the Center City Redevelopment District. The 1- bedroom unit upstairs will remain, and the doctor's office in the downstairs will become a 2-bedroom unit.

Ms. Hicks explained that the applicant went through the redevelopment amendment process. He is converting a doctor's office to a duplex. It will have a one bedroom unit and a two bedroom unit. They are cutting 800' of asphalt and adding some landscaping to the site to give it a more residential character.

J & D Produce, LLC- Located on the northwest corner of Mill Road and Industrial Way Road, Block 1005, Lot 9, Project #17-00012. Preliminary/final major site plan approval to construct a 900 square foot ice house structure as Phase I and a 16,235.76 square foot building addition and 28 space parking lot expansion as Phase II.

Ms. Hicks explained that they are constructing a freezer addition and addition to existing structure as phase two.

Zygi Dobkowski- Located on the northerly side of Garden Road, Block 602, Lot 8, Project #16-00069. Preliminary/final major site plan approval to construct a truck wash, a gas station, restaurant and an accessory apartment.

Ms. Hicks explained that it is a truck facility on Mill Road. It will have diesel gas only, two bays, restaurant and apartment.

Grove Lane Minor Subdivision- Located on the westerly corner of Grove Lane south of Forest Grove Road, Block 803, Lot 3, Project #17-00011. Minor subdivision approval to create 2 new lots with one remainder lot.

Ms. Hicks explained that it is a City application. They are going to carve out a small lot and give it to the Board of Education.

Eephta, LLC- Located on the northwest corner of Delsea Drive and Sherman Avenue, Block 6101, Lot 25, Project #17-00009. Preliminary/final major site plan approval to build an addition to the existing commercial building and use same as a combined 2-story liquor store, bar/restaurant and banquet hall. The proposed building would contain 26,293 square feet (11,620 square foot first floor/10,458 square foot second floor/2,215 square foot second floor outside terrace/2,000 square foot basement).

Ms. Hicks explained that they submitted a revised plan sheet. They are reducing the size of the second floor. They also depicted the driveway that the state wanted. They are the most significant. They are also phasing the site improvements.

Extension Request- Bluestone Group, Resolution #6145

Extension Request- BASB, LLC, Resolution #5771 (1st Extension)
Extension Request- BASB, LLC, Resolution #5771 (2nd Extension)

Ms. Hicks explained the extension requests listed on the agenda.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2016 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.

ROLL CALL-

Maria Perez
Stephen Plevins
Sandy Velez
John Casadia
Christine Scarpa
David Acosta
Michael Pantalone

MINUTES – Approval of minutes from the April 12, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Abstain
David Acosta: Yes
Michael Pantalone: Yes

SPECIAL MEETING MINUTES – Approval of special meeting minutes from the April 27, 2017 board meeting. The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes

Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Abstain
David Acosta: Yes
Michael Pantalone: Yes

RESOLUTIONS – Approval of special meeting minutes from the April 12, 2017 board meeting. ii

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Abstain
Michael Pantalone: Yes

DEVELOPMENT PLANS -

Miranda- Located on the westerly side of East Avenue south of Elmer Street, Block 4005, Lot 9, Project #17-00015. Minor site plan approval to convert a doctor’s office with a 1-bedroom upstairs apartment into a duplex in the Center City Redevelopment District. The 1- bedroom unit upstairs will remain, and the doctor’s office in the downstairs will become a 2-bedroom unit.

Ms. Hicks explained that the applicant requests a minor site plan approval to convert a doctor’s office with a one bedroom upstairs apartment into a duplex in the Center City Redevelopment District. The one bedroom unit upstairs will remain and the doctor’s office will become a two bedroom unit.

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

Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Maria Perez: Yes
David Acosta: Yes
Michael Pantalone: Yes

J & D Produce, LLC- Located on the northwest corner of Mill Road and Industrial Way Road, Block 1005, Lot 9, Project #17-00012. Preliminary/final major site plan approval to construct a 900 square foot ice house structure as Phase I and a 16,235.76 square foot building addition and 28 space parking lot expansion as Phase II.

The applicant was represented by Michael Fralinger, Esq. The applicant would like the site plan in two phases. The proposal is to increase the size of the existing building to improve access and enlarge the

shipping facility. They currently operate out of a facility in Rosenhayn. The farm products will be shipped to the proposed Vineland facility which will contain a freezer storage and warehouse. Phase 1 will be the construction of a 1,000 square foot icehouse. The icehouse will produce ice for the farm operation. Phase 2 will be the construction of a 16,236 square foot addition to the existing structure on the north side. The addition will provide additional storage. There are currently 15 employees and there will be 35 employees upon completion of phase 2. There are 30 parking spaces and the applicant will be adding an additional 28 spaces. A small basin will be added in phase 1 to the west and a larger basin to the north in phase 2.

Mr. Steven Filippone, Professional Engineer, testified on behalf of the applicant. The applicant will eliminate the waiver for the end island width. Ten feet will be provided. The applicant is increasing landscaping to meet the minimum requirements. They are seeking a waiver for parking space row length without a tree island break. A waiver for the basin access drive surface. The applicant is seeking a waiver for the front two storm water management basins without a fence. The rear basin will be fenced. The front basin is 4' deep but designed to hold 3' of water. A waiver for the basin not being curvilinear because it is hidden from sight. A waiver for street shade trees. Waiver from sidewalks because there are no sidewalks in the area.

Ms. Hicks indicated that a maintenance guarantee should be required for landscaping.

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

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Acosta: Yes
Michael Pantalone: Yes

Zyggi Dobkowski- Located on the northerly side of Garden Road, Block 602, Lot 8, Project #16-00069. Preliminary/final major site plan approval to construct a truck wash, a gas station, restaurant and an accessory apartment.

The applicant was represented by Mark Stein, Esq. They are applying for a complete service truck stop. The application has no variances; however they are seeking some waivers.

Mr. Jerome Irick, Professional Engineer, testified on behalf of the applicant. The applicant is proposing 4 drive through refueling sites containing a total of 5 diesel fuel pumps. There will be no gasoline pumps. There will be a truck scale and 2 truck wash bays together with a restaurant. On the second floor of the building, there will be an apartment for the owner or the manager. The apartment will not be a rental unit. There will be a total of 7 employees on site. The area will be fenced in with 26 security cameras. They area will be serviced by public water and sewer. The sewer line will be extended approximately 1,000' from DeMarco Drive and will be a 10" line. The applicant will give a 20' easement to the Landis Sewerage Authority. The sewer will be for the truck wash, the apartment and the restaurant. The wash water will be captured and recycled. The rear storm water basin is not for the carwash. There will be one way in on the east and one way out on the western most driveway. As to the Engineering Report, the applicant will review and revise proposed grading with regards to the storm water management comments. They are seeking a waiver from revising the grading plans to show the rear parking stall elevations above the basin outlet grate. A waiver for partial waiver from providing detailed cross-section of the basin. The waiver is from the 50' cross-sections. The applicant is seeking waiver from

location of the one-foot freeboard elevations for all the storm water management basins whereas 25 feet is required. Waiver for the eastern most drive aisle width. There will be 14' drive aisle with 10' wide parking area for two trucks and a 4' wide sidewalk. The ordinance requires a 17' wide drive aisle. As for the Planning report, there is a waiver fir driveway width maximum for a one-way drive 30' and 34.05' provided whereas a maximum 17' is permitted. Driveway opening maximum size for a one-way drive 85.82' and 90.72' provided whereas a maximum 67' permitted. A larger drive is needed for large trucks. Storm water management basin access drive is 0' whereas 10' is required. There is no need for an access drive. The storm water management basin fence height is 6' provided on 3 sides only whereas 4 sides are required.

Ms. Hicks indicated that 2 bicycle parking spaces are needed for employees who may not have cars. A maintenance bond should be required for landscaping because there is no irrigation on site.

David Shropshire, Professional Traffic Engineer, testified on behalf of the applicant. The County Planning Board approved the application on January 18, 2017. His report depicts truck turning movements. He believes that access to the site and all interior movements will work. There are issues with trucks turning from DeMarco Drive. This is an existing problem.

Ms. Hicks explained that she a concern with trucks turning right onto Garden Road from DeMarco Drive. Those trucks must turn on the westbound lane of Garden Road.

Mr. Shropshire testified that it was a problem but it would not affect the application.

Charlotte Taylor and Lee Taylor, members of the public, testified that they live on the east side of this property. They are not in favor of the application because of safety concerns. They would also like a higher fence for privacy. The applicant agreed to increase the height of the fence from 8 to 10'.

J.D. Whitehead, member of the public, testified that he resides on the west side of the property. An agreement was made to remove portions of his fence and tie into the applicant's fence.

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

- Sandy Velez: Yes
- John Casadia: Yes
- Christine Scarpa: Yes
- Maria Perez: Yes
- Stephen Plevins: Yes
- David Acosta: Yes
- Michael Pantalone: Yes

OPEN PUBLIC HEARING

- Maria Perez
- Stephen Plevins
- Sandy Velez
- John Casadia
- Christine Scarpa
- David Acosta
- Michael Pantalone

PUBLIC HEARING -

Grove Lane Minor Subdivision- Located on the westerly corner of Grove Lane south of Forest Grove Road, Block 803, Lot 3, Project #17-00011. Minor subdivision approval to create 2 new lots with one remainder lot.

The applicant was represented by Michael Benson, Esq. and David Maillet, City Principal Engineer. The property in question is located at the corner of Grove Lane and Forest Grove Road. The property is located in the I-2 zone. They are creating one remainder lot with two new lots. Proposed lot 3.02, .22 acres has an easement for school bus access to the Marie Durand School. The City will donate it to the Board of Education for the school.

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

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Maria Perez: Yes
David Acosta: Yes
Michael Pantalone: Yes

Eephta, LLC- Located on the northwest corner of Delsea Drive and Sherman Avenue, Block 6101, Lot 25, Project #17-00009. Preliminary/final major site plan approval to build an addition to the existing commercial building and use same as a combined 2-story liquor store, bar/restaurant and banquet hall. The proposed building would contain 26,293 square feet (11,620 square foot first floor/10,458 square foot second floor/2,215 square foot second floor outside terrace/2,000 square foot basement).

The applicant was represented by Stephen Nehmad, Esq. This testimony is a continuance from April 12, 2017 meeting. Extensive testimony was given and the main concern appeared to be with parking. Based on the comments from the last meeting, the applicant has submitted a revised application. The amended application is in two phases. Phase 1 will be the construction of the first floor consisting of the restaurant/liquor store. Phase 2 is construction of the second floor banquet hall. The amended plan reduces the second floor by 820 square feet. The amended plan moves the driveway on Delsea Drive to the north.

William Gilmore, Professional Engineer, testified on behalf of the applicant. The amended site plan shows the driveway to the north as required by NJDOT. The project will be done in two phases. Parking will be phased. Phase 1, the liquor store will have 14 parking spaces, 29 spaces for the restaurant and additional 7 spaces for a total of 50 spaces. 47 spaces are required for the reduced size

banquet hall. A total of 92 parking spaces are provided during phase 1 and 2, and the requirement is 111 parking spaces. The infrastructure will be completed in phase 1 except for banquet parking.

Jon W. Pederson, Licensed Architect, testified on behalf of the applicant. Exhibit A-13, reflects the revised elevations that will be in phase 2. The banquet hall has been reduced by 600 square feet. The chairs have been reduced from 200 to 165 seats. There is still about 500 plants, trees and shrubs in the landscaping plan.

Deanna Drumm, Traffic Engineer, testified on behalf of the applicant. She explained how cars would be stacked for the valet parking.

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

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

John Casadia: Yes
Christine Scarpa: Yes
Maria Perez: No
Stephen Plevins: Yes
Sandy Velez: No
David Acosta: Yes
Michael Pantalone: Yes

SPECIAL BUSINESS -

Extension Request- Bluestone Group, Resolution #6145

The applicant applied for one year extension from July 1, 2016 until June 30, 2017 for a major site plan approval, property located on Lincoln and Dante Avenues. The original approval was granted on March 19, 2007.

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

Christine Scarpa: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
David Acosta: Yes
Michael Pantalone: Yes

Extension Request- BASB, LLC, Resolution #5771 (1st Extension)

The applicant applied for a two year extension from July 1, 2016 until June 30, 2017 for a major site plan approval, property located on Mill Road. The original approval was granted on April 9, 2008.

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

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
David Acosta: Yes
Michael Pantalone: Yes

Extension Request- BASB, LLC, Resolution #5771 (2nd Extension)

The applicant applied for a two year extension from July 1, 2017 until June 30, 2018 for a major site plan approval, property located on Mill Road. The original approval was granted on April 9, 2008.

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

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
David Acosta: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez
Stephen Plevins
Sandy Velez
John Casadia
Christine Scarpa
David Acosta
Michael Pantalone

TIME: 11:59 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary