

MINUTES
March 11, 2020

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 Second Floor Caucus Room of City Hall. Present were:

Michael Pantalone
Stephen Plevins
John Casadia
Samuel Fiocchi
Robert Odorizzi
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
David Maillet, Supervising Engineer
Ryan Headley, Principal Engineer/Planner
Yasmin Ricketts, Planning Board Secretary

Cronk-Curcio Amended - located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lots 6 and 7, Project No. 20-00006. Amended preliminary/final major site plan approval for stormwater management changes to a previously approved cold storage facility.

Mr. Healey explained that this was approved about five months ago. The original basin went straight across and it had overhead electric going back to the industrial building. Vineland Electric does not want it overhead. There is a basin there so it is not preferable to move it. They shifted the basin to the front yard. It will be 32.02' on the left whereas 60' is permitted for that zone. There is a waiver for the shape of the basin. The location of the fence in the front yard. Staff is requesting more landscaping in the front along the basin. The street trees and evergreens will provide a better buffer to the road. There are no engineering comments.

Vasquez & Diaz Market - located on the southwesterly corner of Park Avenue and North West Boulevard, Block 2904, Lots 6, 7 and 8, Project No. 19-00081. Preliminary/final major site plan approval to construct site proposed improvements and legitimize existing site improvements to an existing business.

Mr. Headley explained that this is the market at the corner of Park Avenue and the North West Boulevard. This project started as a violation because they did some parking improvements without an approval. They have now submitted a site plan that addresses those concerns.

There are variances for front buffer variances on Park Ave of 0'. Front buffer variance along the Boulevard of 3.3' whereas 25' required. There are side yard setbacks on lots 7 and 8. On-site parking space amount of 31 spaces whereas 36 spaces required. Parking demand is not high. There are waivers for driveway opening width, parking space width, parking space back-up aisle width, presence of a stormwater management basin and stormwater management basin setback from dwelling septic system. There are also waivers for shade trees and shrubbery. Basin items were discussed and some issues have addressed. They will have five driveway openings. Staff suggested that they remove one driveway and some asphalt pavement be removed.

Ms. Hicks indicated that timing for completion of the work should be discussed. Building permits will not be required, so she is advocating one year for completion.

VVC 1381 West Landis Avenue – located on the southeasterly corner of W. Landis Avenue and S. Orchard Road, Block 3503, Lot 1.01, Project No. 20-00010. Preliminary/final major site plan approval to construct a 2,208 square foot, 51-seat Café w/ Drive-Thru (Starbucks) and a 2,002 square foot Retail Store along with associated parking and site improvements.

Mr. Manders will recuse himself from this application.

Mr. Headley explained that this property is on the corner of Landis Avenue and Orchard Road. They are proposing a Starbucks. It is a two tenant building. There are some variances associated with this site. There is a variance for building line setback from Orchard Road of 79.3' from centerline whereas 100' is required. Parking space amount, 32 spaces whereas 33 are required. Front buffer on Orchard Road, 10' whereas 25' required. Side buffer on the easterly side of 1' whereas 5' is required. Impervious lot coverage, 66.5% whereas 60% allowed.

Variances for signage are for wall sign face area. Wall sign not oriented to a street and directional sign sizes. There are waivers from design standards for the driveway, parking spaces and the basin. The applicant will be providing a significant amount of vegetation.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2019 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 12, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the February 12, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6387

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6388

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLAN

Cronk-Curcio Amended - located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lots 6 and 7, Project No. 20-00006. Amended preliminary/final major site plan approval for stormwater management changes to a previously approved cold storage facility.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking an amendment for Phase 2 only. They have begun construction for Phase 1. The applicant received comments from Electric Utility regards the basins. The southerly basin on the site has overhead wires. Electric Utility did not like the location of the truck fueling and wants the wiring ran underground. The applicant now has to redesign the site and relocate the basin to run the wiring underground.

The fence in the front is black vinyl. They want to keep that fence line and creates a few design waiver requests.

Staff requested enhanced landscaping and will comply.

Basin is in the front yard. Depth of basin is slighter greater than 2'. Permitted basin in the front yard has a curvilenar shape.

Planning Review letter- all acceptable except 10d- recorded deed for both lots. That will occur in phase 2.

No issues with engineering letter.

The applicant is seeking the variances in paragraph 6 (a) and (b) of the Planning Report. Side yard setback at the north guard house of 6 feet whereas 25 feet is required and side yard setback at the south guard house of 19 feet whereas 25 feet is required. The applicant is seeking a variance for signage. The wall sign on the north façade of 200 square feet whereas no sign is permitted. Wall sign not oriented to street frontage previously granted by way of Resolution No. 6333. The applicant is also seeking the waiver for driveway width of 70 feet whereas 34 feet is required. A waiver for 40 feet was previously approved. For safety purposes the driveway is 40 feet wide but expands to 70 feet at the guard house. All the remaining waivers listed were previously approved. The perfected plan will be revised to show wheel stops for all parking spaces along the northerly parking area. The applicant will leave a grass strip in front of the retaining wall. As to the City Engineer's Report, paragraph 3, plans will be revised to show collection dates. The applicant will comply with all other requirements of the City Engineer's Report.

The Chairman entertained a motion to approve the application. Mr. Pantalione so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
Michael Pantalione: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

Vasquez & Diaz Market - located on the southwesterly corner of Park Avenue and North West Boulevard, Block 2904, Lots 6, 7 and 8, Project No. 19-00081. Preliminary/final major site plan approval to construct site proposed improvements and legitimize existing site improvements to an existing business.

The applicant was represented by Steve Altimuro, Esq. This application is for an existing market. The applicant would to legitimize site improvements that have already been installed and some new proposed site improvements. The property has the supermarket and a small church.

Miguel Diaz, owner, testified on his own behalf. The market has been at this location for 23 years. The market is busiest on Saturdays. There are about twelve customers at a time when business is busy. The church only operates on Sunday, and has been operating for about seven years. There are about 20-25 people congregation. Church parking is on the North West Boulevard side. The market customers park on the other side of the building. There are no problems with parking.

Jerome Irick, Professional Engineer, testified on behalf of the applicant. There are variances for front buffer on Park Avenue of 6.60' whereas 25' feet required. Front buffer on the N. West Boulevard of 3' whereas 25 feet required. Side buffer for Lot 7, 5 feet whereas 25 feet required from a residential use. Side buffer for Lot 8 of 0 feet vs. 25 required from a residential use are all existing variances.

There is a variance for on-site parking of 31 spaces provided whereas 36 spaces are required. The church only operates on Sunday. There are waivers as set forth in paragraph 6(a) through (g). The applicant will comply with 6(h) which is the stormwater management setback, from a dwelling, septic system or well of 33 feet whereas 50 feet required. The applicant will comply with Community Design Standards for 2 bicycle parking spaces. Paragraph 9 also lists waivers for landscaping. The applicant requests a waiver for shade trees, has 8 trees but 6 are along the street frontage. The same applies to parking area shade trees, 2 trees are provided and 3 trees are required. The applicant is proposing a chain link fence with privacy slats for screening along the residential use. No new signs are being proposed, and the applicant does agree to remove the multiple signs on-site.

Kathleen Hicks, Supervising Planner, recommended a time limit on the conditions of approval.

The applicant agreed to a deadline of January 31, 2021.

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

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
Michael Pantalione: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

Stephen Plevins: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

VVC 1381 West Landis Avenue – located on the southeasterly corner of W. Landis Avenue and S. Orchard Road, Block 3503, Lot 1.01, Project No. 20-00010. Preliminary/final major site plan approval to construct a 2,208 square foot, 51-seat Café w/ Drive-Thru (Starbucks) and a 2,002 square foot Retail Store along with associated parking and site improvements.

The applicant was represented by Damien O. Del Duca, Esq. He admitted Exhibits A-1 through A-4, site plan, existing conditions, floor plan and elevations. This site is adjacent to the Mavis Discount Tire site and is a vacant corner lot that is slightly over 1 acre at 43,750 square feet. The Starbucks will have a drive thru which will allow for a minimum of 8 cars stacking. This is a Starbucks requirement. Access will be on Landis Avenue and a private drive to the rear which connects to Orchard Road.

Tim France, Vice President of Real Estate operations for VCC, testified on behalf of the applicant. The proposed Starbucks will be similar to the operation at the Cumberland Mall, but it will include a drive thru. The store itself will be a typical Starbucks.

Ryan Whitmore, Professional Engineer, testified on behalf of the applicant. The building proposed is a multi-tenant building with two tenants including the Starbucks which will be located on the eastside of the building. The proposed drive thru wraps around the west side of the building to the rear. There will be parking in front and rear parking for employees. The entrance on Landis Avenue will be right-out only and will have full movement in that is left and right turns in. The applicant is proposing sidewalks and landscaping. There will be street shade trees will be provided as required.

There is a stormwater management plan. There will be 2 above ground infiltration areas and 2 sub-surface areas. A bio-filtration area at Landis Avenue and at the rear of the site drains to the under-ground system. A bio-filtration system actually cleans the water. Sidewalk will be provided to the Mavis and to the Starbucks building most of the sidewalk will be on the Mavis site. Both lots are owned by the same owner. The applicant is seeking the variances set forth in paragraph 5 of the Ryan R. Headley Report. The first is the variance for the building line setback on Orchard Road of 79.3 feet from centerline whereas a minimum of 100 feet from centerline is required. The building is setback 54 feet from Orchard Road. This variance is due as a result of the drive thru lane which has a stacking requirement from Starbucks. There is a parking space variance of 32 spaces are provided whereas a minimum of 33 are required. There is a variance for the front buffer on Orchard Road of 10 feet whereas a minimum of 25 feet is required. There is a side buffer variance of the east side of 1 foot whereas a minimum of 5 feet is required. There is also a variance for impervious lot coverage of 67% whereas a maximum of 60% is permitted. There sign variances that are being requested. There is an 82.75 square foot wall sign on the south façade and 0 square feet is permitted. There is also a variance for the sign on the east facade of 26.96 square feet whereas 0 square feet is permitted. These façades do not face a public roadway and no sign is permitted. There is a variance for directional sign size for drive thru of 3.5 square feet whereas a maximum of 2 square feet is permitted. Variance for the exit/thank you signs of 2.6 square feet whereas a maximum of 2 square feet is permitted. The wall signs and directional signs will be illuminated. The lights on the southside façade will be on a timer. The lights will go off when the store closes. The hours for the Starbucks are Sunday -Thursday closing at 10pm and Friday and Saturday closing at 11pm. The applicant is seeking waivers in paragraph 7 of the Planning Report. Waiver for the driveway opening setback from the property line of 0 feet whereas a minimum of 5 feet is required for the entrance on Landis Avenue. Wavier is being requested for lane width of 10 feet whereas a minimum of 12 feet is required. A wavier is requested for parking space depth of 18 feet whereas a minimum of 19 feet is required. The applicant is seeking a waiver for parking space row length without a tree island break for 13 and 14 space row whereas a maximum of 12 space row is required. There is a waiver for no stormwater management basin access drive and for the stormwater management basin setback of 5 feet whereas a minimum of 50 feet is required. The basin is in the front yard does not have curvilinear edge. There will be significant landscaping on-site and it will screen the basin in the front yard. The applicant is also seeking a waiver for the location of the one-freeboard elevation of all stormwater basins meeting all the minimum yard requirements of the zone. The applicant agrees to comply with all other requirements of the Planning and Engineering Reports.

Kathleen Hicks, Supervising Planner, recommended that the decorative street lighting be required to extend to Orchard Road. The applicant agreed.

Karl Pehnke, Professional Traffic Engineer, testified on behalf of the applicant. His traffic study included an inventory of traffic data both on Landis Avenue and Orchard Road. The traffic study was based on a Starbucks. He sees no traffic constraints either on Landis Avenue nor Orchard Road. On-site circulation is appropriate and safe and the drive thru meets the Starbucks requirements. It is a well-planned corner and he sees no adverse impact on the surrounding roadways. The signage provided will help promote traffic safety.

Dale Lagerholm, member of the public, appeared to speak in regard to the application. He had concerns with tractor trailers on the access drive that connects to Orchard Road. He complained about the current situation of trash and liquor bottles along the access drive.

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

Roll Call:

Samuel Fiocchi: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve the application. Mr. Fiocchi so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:41 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary