

PLANNING BOARD MINUTES

October 14, 2020

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone
Stephen Plevins
John Casadia
Samuel Fiocchi
David Catalana (Virtually)
Sandy Velez (Virtually)
Doug Menz
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

Garden State Truck Stop Amended – located on the northerly side of Garden Road between Mill Road and Route 55, Block 602, Lot 8, Project No. 20-00033. Preliminary/final major site plan approval to modify previously approved site plan improvements and legitimize a non-conforming existing freestanding sign.

Mr. Headley explained that there were several questions in August with regards to the sign and landscaping. There was also an issue with the basin with regards to the spillway. Staff has received updated calculations by the applicant's Engineer. They have also received a landscaping plan. The submitted items are adequate and they address those concerns. Landscape architect is here to explain what is being proposed to the westerly property line. The applicant is under contract or currently owns the property to the west now which is a single family dwelling. Staff recommends that a bond be maintained for the west screening landscaping and fencing. There are variances for size of the sign, sign setback, sign clearance, and directional sign size. There are requesting waivers for street shade trees and parking area shade trees. A waiver for fencing and screening around the proposed basin.

Lincoln Dunkin at Lincoln Shopping Center - located on the westerly side of Lincoln Avenue between Dante Avenue and Magnolia Road, Block 5223, Lot 25.01, Project No. 20-00016. Preliminary/final major site plan approval to construct a 1,993 square foot, 21-seat fast-food restaurant (Dunkin) along with associated site improvements.

Mr. Headley explained that there is one variance for impervious lot coverage. The entire site is basically impervious so this new proposal is an improvement. They are proposing to use the existing freestanding sign. They are proposing signage at the easterly and northerly walls. A variance for the sign not oriented to street frontage. Additionally, the city is requesting pedestrian access along Lincoln Avenue. The applicant is one shade tree short. He believes this is an oversight. With regards to the Engineering Report, there is nothing of note.

Redevelopment Plan Amendment- Katisha Cornish, 703 E. Landis Avenue, Block 4003, Lot 1.

Ms. Hicks explained that this tattoo parlor is located on Landis Avenue and Seventh Street. The applicant to requesting to permit microblading/micropigmentation. Staff is recommending to permit this use. The board has previously made several recommendations to allow a tattoo parlor in the redevelopment area.

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 September 9, 2020 board meeting.
The Chairman made a motion to approve the minutes.

David Catalana: Yes
John Casadia: Yes

Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the September 9, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6411

David Catalana: Yes
John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6412

David Catalana: Yes
John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Abstain
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

Lincoln Dunkin at Lincoln Shopping Center - located on the westerly side of Lincoln Avenue between Dante Avenue and Magnolia Road, Block 5223, Lot 25.01, Project No. 20-00016. Preliminary/final major site plan approval to construct a 1,993 square foot, 21-seat fast-food restaurant (Dunkin) along with associated site improvements.

The applicant was represented by Michael Gruccio, Esq. The applicant is seeking a bulk variance for impervious lot coverage of 67.1% whereas 50% is permitted. This plan is an improvement to the site.

The restaurant will have a new design that has two lanes to service customers and avoid stacking of cars. One lane will be the normal drive-thru and the second will be for online orders. There will be parking on the north side for customers. There are several variances for signage. The existing freestanding sign will be used and panel will be replaced. The applicant is also seeking variances for wall signs. The wall sign on the north side will be 33.56 feet and 37.27 feet on the south side. The wall signs will assist motorists in locating the Dunkin. The applicant is will install the buffers and five street shade trees. They will provide a pedestrian access to Lincoln Avenue.

Ashwin Chaudhary testified on his own behalf. He explained the function of the lanes for the drive thru.

Ms. Hicks indicated that she is in favor of the signage because of the connecting pad site. They will help with identifying the restaurant.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- 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:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Garden State Truck Stop Amended – located on the northerly side of Garden Road between Mill Road and Route 55, Block 602, Lot 8, Project No. 20-00033. Preliminary/final major site plan approval to modify previously approved site plan improvements and legitimize a non-conforming existing freestanding sign.

The applicant was represented by Mark Stein, Esq. He introduced Exhibit 1, approval from Cumberland County permitting the freestanding sign within the County right-of-way. Exhibit 2, landscaping report from EDA dated September 15, 2020 with attached photographs of the site. The amended plan that was submitted will make the site aesthetically pleasing. They are requesting to not fence along the western property line. The owner has purchased the adjacent property and plans to expand on that site in future. They are proposing to keep the existing trees, and post a bond for the screening and fencing. They are seeking a variance for an oversized freestanding sign of 96 square feet whereas 50 square feet is permitted. The site is difficult to find because the trees block everything. They cannot trim or cut down trees that they placed on another property owner's site. They feel that this is a safety hazard for trucks on the roadway. The sign is similar to others throughout the city. The applicant does agree to provide ground level shrubbery around the freestanding sign.

Jerome Irick, Professional Engineer, testified on behalf of the applicant. The sign that was installed is similar to signs throughout the city. The County determined that they wanted a wider right of way, but they allowed the sign where it is because of safety. The tree line overhangs the road, and visibility is blocked. Vehicles currently pass the site because they cannot see the sign. It becomes a hazard when tractor trailers have to turn around. He sees no substantial detriment in providing a larger sign since this area.

Joseph Maffei, Professional Engineer, testified on behalf of the applicant. The original approval permitted three street shade trees as opposed to four. The applicant is proposing three maple trees. They would like to push the trees back out of the sight triangle. The applicant is not proposing no fence or buffer on the west side of the property and will bond for fencing and screening. There is a fence and existing trees on the east side. There is a chain link fence along the rear of the property. The applicant is willing to install low shrubbery around the freestanding sign. They are also requesting a waiver for the parking shade trees.

Ms. Hicks explained that they want to add some greenery because of the impervious lot coverage.

Mr. Stein indicated that the applicant will install low shrubbery in that area. They will provide what was on the approved plan. The applicant will post bond for five years. They will install fencing and screening on the western side if they do not expand within that time.

Mr. Maffei agreed to plant ground cover on the south side to stabilize the stormwater management basin area.

A modified plan had been submitted by the applicant, and the City Engineer agreed to accept the modifications. They have no objections to the waivers requested.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- 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:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Redevelopment Plan Amendment- Katisha Cornish, 703 E. Landis Avenue, Block 4003, Lot 1.

Ms. Hicks explained that the applicant, Katisha Cornish, is a potential tenant at the property in-question, which is owned by Li Enterprises, LLC. The building is vacant, and the last use was as a tattoo shop. The applicant is requesting an amendment to the redevelopment plan to permit microblading/micropigmentation. The use is not permitted but, City Staff has previously recommended that tattoo parlors be made permitted uses within this district. A site plan approval would not be required.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve the Resolution #6413. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez- Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:19PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary