

PLANNING BOARD MINUTES

June 9, 2021

The pre-meeting 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:

Sandy Velez
Samuel Fiocchi
David Catalana
Doug Menz
Christine Scarpa
David Acosta
David Manders

Also present were:

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

PRE-MEETING

Cervini Farm Lot Line Adjustment – located on the south easterly corner of Hance Bridge Road and Sherman Avenue, Block 7301, Lots 3 & 7, Tax Map Sheet #73, Project No. 21-00043. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that this is a simple resubdivision. The existing configuration cuts through the building foundation. The farmer uses an area as a storage pad for materials. They are doing the resubdivision to go around it. There are no variances associated with this application. There are some waivers for perfected plan items. They are requesting waivers for showing 7a and b in the Planning Report. They are also requesting waivers in 8 b, c, d, e, f, g, h, i. There are also some questions with regards to the well.

Landis Pointe Estates – Phases 2C & 2D Final – located on the southerly side of Palermo Avenue between Medina Street and Daphne Drive, Block 69.10, Lot 11.01, Tax Map Sheet #69, Project No. 21-00046. Final major subdivision approval to configure one (1) existing lot into a total of thirty-four (34) lots (32 single-family dwelling lots and 2 non-dwelling lots) thereby creating thirty-three (33) new lots.

Mr. Headley explained that the applicant changed some of the phasing. They came in for final approval for phase 2b. They are now looking for more lots so now they are phasing for 2 c and d. It is in conformance with what was approved during preliminary approval. They will be asking for waiver for 7a. Staff does not have an issue with it.

S.B. & B. Realty LLC – located on the northerly side of W. Sherman Avenue between Orchard Road and Delsea Drive, Block 6101, Lot 28, Tax Map Sheet #61, Project No. 21-00002. Preliminary/final major site plan approval to construct a 10,000 square foot professional or medical office building along with associated site improvements to an existing medical/professional office complex.

Mr. Headley explained that this project was previously approved. The applicant constructed two buildings and the approval lapse before they could construct the third building. They are now proposing to construct that third structure. The existing basin was designed for all three buildings and impervious coverage. There will be additional parking. There is a slight difference in variance from the previous approval. There are variances for side buffer, onsite parking space amount, impervious lot coverage and signage. There are two waivers being requested in item 8 of the Planning report.

Garden State Islamic Center – located on the east side of Maurice River Parkway and north terminus of Bird Street, Block 2008, Lots 6 & 17, Tax Map Sheet #20, Project No. 10-1194. Amendment to previously approved site plan.

Mr. Headley explained that the Garden State Islamic Center expressed having an issue with bond, and they would like the bond to be released. They are requesting a waiver for the decorative lighting. It is not technically a requirement. They are also asking for a waiver for other lights by the building. Staff does not have an issue with waiving the decorative lights. They are phasing construction of the bldg. City staff does not have an issue with the waiving the decorative lights. They prefer some lights in the parking lot because of safety issues. They are requesting relief on long rows of evergreens to be placed along the buffer to the residential homes. There is an existing buffer that is pretty well vegetated.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 19, 2020 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 May 12, 2021 board meeting.
The Chairman made a motion to approve the minutes.

David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Abstain
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the May 12, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6450

David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Abstain
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6451

David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Abstain
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6452

David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Abstain
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6453

David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Abstain
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLANS

Cervini Farm Lot Line Adjustment – located on the south easterly corner of Hance Bridge Road and Sherman Avenue, Block 7301, Lots 3 & 7, Tax Map Sheet #73, Project No. 21-00043. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by James Carter, Esq. The property is owned by Daniel Cervini. Asking for a simple lot line adjustment. In 2010 the Board approved a minor subdivision to combine two lots creating a

568-acre tract and a second lot of 47 acres. The current lot line crosses a large concrete slab at two locations. This area is being used for parking farm equipment, so they would like to continue to use it.

There are no variances associated with this request, and there are no new lots being created and no development proposed.

Mr. Headley explained that staff does not have an issue with the waivers being requested. He would like to see the applicant comply with the perfected plan requirements in paragraph 7 of the Planning Report.

Ms. Hicks stated that the applicant should also make a notation of the location of the well on the plan.

Mr. Cervini explained that he is not aware of a well on the property but would look into it.

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

Roll Call:

- David Catalana: Yes
- Samuel Fiocchi: Yes
- Doug Menz: Yes
- Christine Scarpa: Yes
- Sandy Velez: Yes
- David Acosta: Yes
- David Manders: Yes

Landis Pointe Estates – Phases 2C & 2D Final – located on the southerly side of Palermo Avenue between Medina Street and Daphne Drive, Block 69.10, Lot 11.01, Tax Map Sheet #69, Project No. 21-00046. Final major subdivision approval to configure one (1) existing lot into a total of thirty-four (34) lots (32 single-family dwelling lots and 2 non-dwelling lots) thereby creating thirty-three (33) new lots.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking a major subdivision approval. This is the final two phases of a previously approved major subdivision. There are a total of 32 lots and two are non-buildable. It does include an extension of a couple of streets. The applicant agrees to all of the requirements of the Planning Report. They are requesting one waiver from showing all structures within 150 feet of the land to be subdivided. The applicant will also agree with all of the requirements of the City Engineer's Report.

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

Roll Call:

- Samuel Fiocchi: Yes
- Doug Menz: Yes
- Christine Scarpa: Yes
- Sandy Velez: Yes
- David Acosta: Yes
- David Manders: Yes

PUBLIC HEARING

S.B. & B. Realty LLC – located on the northerly side of W. Sherman Avenue between Orchard Road and Delsea Drive, Block 6101, Lot 28, Tax Map Sheet #61, Project No. 21-00002. Preliminary/final major site plan approval to construct a 10,000 square foot professional or medical office building along with associated site improvements to an existing medical/professional office complex.

The applicant was represented by Steve Fabiotti, Esq. The site has two medical buildings and the approval for the third building expired. The applicant is seeking a re-approval of that third building. There is a drainage basin located in the rear of the property designed for all three buildings.

There are a few minor variances associated with the application. In the Planning Report, in item 6a, side buffer 24.3 feet whereas 25 feet are required. Item 6b, On-site parking space amount 168 spaces provided whereas 175 parking spaces are required. Item 6c, impervious lot coverage, 58.9% provided whereas 50% maximum allowed. There is a variance for sign face area for the easterly façade 90 square feet provided whereas 0 feet allowed. Orientation of the proposed wall sign not oriented to a street frontage. There are Community Design waivers in item #8. 8a, pathways shall connect all primary building entrances to each other. Item #13, perfected plan issues, requesting waivers from a, c, d, e, i, j. The applicant will comply with

the Engineering Report. There is not an identified tenant but the building is proposed for a medical or professional use.

Mitchell Cohen, contract purchaser. The building may be used as a medical office or a professional office. He has been to the site many times and never noticed any problems.

Mr. Fabietti explained that the existing buildings have similar size signs.

Ms. Hicks indicated that she has no objection to the façade sign since it is difficult to navigate through these sites.

Martha Keen, member of the public was concerned because the basin abuts to her property. She wanted to know if the basin was big enough to accommodate all three buildings.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. The basin was the designed for three buildings. There are maintaining the basin and it is functioning fine.

The Chairman entertained a motion to close the public hearing. Ms. Velez so moved, Mr. Acosta seconded.
Roll Call:

Doug Menz: Yes
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Garden State Islamic Center – located on the east side of Maurice River Parkway and north terminus of Bird Street, Block 2008, Lots 6 & 17, Tax Map Sheet #20, Project No. 10-1194. Amendment to previously approved site plan.

Mr. DiDomenico advised that the applicant should give notice for the modification of a significant condition on a major site plan. The applicant should give notice before returning to the board for the amendment.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

David Catalana: Yes
Samuel Fiochi: Yes
Doug Menz: Yes
Christine Scarpa: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

TIME: 7:34 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary