

PLANNING BOARD MINUTES

September 14, 2022

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:

John Casadia
David Catalana
Michael Pantalone
Doug Menz
Sandy Velez
Robert Odorizzi
David Acosta
David Manders

Also present were:

Nathan Van Embden, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
David Maillet, City Engineer
Ryan Headley, Planner Trainee
Yasmin Ricketts, Planning Board Secretary

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 18, 2021 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 August 10, 2022 board meeting.
The Chairman made a motion to approve the minutes.

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the August 10, 2022 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6521

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6522

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6523

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Abstain
Robert Odorizzi: Yes

David Acosta: Yes
David Manders: Yes

Resolution #6524

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6525

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Abstain
Robert Odorizzi: Yes
David Acosta: Abstain
David Manders: Yes

DEVELOPMENT PLAN

YSC Property Management (a.k.a. Eagle Pallet) – located on the northerly side of Garden Road between Mill Road and N.J.S.H. Route 55, Block 602, Lot 10, Tax Map Sheet #6, Project No. PBA-22-00019. Preliminary/final major site plan approval to convert an existing single family home to an office and construct a 5,000 square foot building along with associated site plan improvements.

The applicant was represented by Michael Fralinger, Esq. The site has a single family dwelling and will be converted into an office. They will be manufacturing pallets for pharmaceutical and food. The wood is cut to size and everything will be done indoors. There are approximately 500 pallets produced per day. Storage for the pallets will be located outdoors. The pallets can only be stored outside for a maximum of 7 days because of weather damage. The area is fully fenced and there is a truck maneuvering area with trailer parking. Eagle Pallet has their own trailer fleet and ample parking being supplied. Screening along storage area will be a max height of 13-14 feet. Double row evergreen trees are proposed for screening. In the Planning Report, item 6, there several waivers requested. Driveway opening setback from extended property line (0 feet provided vs. 5 feet required). Stormwater management basin access drive width (0 feet provided vs. 10 feet required). Stormwater management basin fence height (0 feet provided vs. 6 feet required). In item 7, there are existing non-conformances. Lot frontage (190 feet existing vs. 250 feet required). Side yard setback (32.8 feet existing vs. 35 feet required). In item 8, waiver for fencing and screening around the perimeter of the proposed stormwater management basin. (The proposed stormwater basin is 3 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Item 13a, requesting waiver for standard engineering scale, not less than 1"=50' and not more than 1"=10'. Sheet size shall be 24"x36" or 11"x17". In the event that the overall site does not fit onto a standard sheet size, an additional site plan sheet shall be provided which shows the entire site development at a reasonable standard scale.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Prime Construction & Development Minor Subdivision –located on the easterly side of Quigley Avenue between Almond Road and West Park Avenue, Block 2706 Lot 7, Tax Map Sheet #27, Project No. PBA-22-00029. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. There are no variances or design waivers associated with this application. They are satisfying all of the requirements in the R-2 zone. That plan has a gravel driveway and that will be eliminated. The applicant will comply with all the requirements in the Planning and Engineering reports.

The proposed lot configurations are new lot 7.02 will contain a net area of 13,770 square feet (0.316 acres±), with frontage of 91.8 feet on Quigley Avenue and a net depth of 150 feet. The proposed remainder of lot 7.01 will contain a net area of 13,770 square feet 0.316 acres±), with frontage of 91.8 feet along Quigley Avenue and a net depth of 150 feet.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

LTD Minor Subdivision – located on the westerly side of Main Road between Magnolia Road and Elmer Road, Block 5804, Lot 38, Tax Map Sheet #58, Project No. PBA-22-00028. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. Parking for the entirety of the site were assessed and calculated in approval in July 2015. Dollar General has 46 parking spaces, 26 parking spaces provides on site. The medical office building has 97 parking spaces overall. There is an ample amount of parking provided. The easement will accommodate 20 parking spaces for the Dollar General store. There is no proposed use for the medical building lot. This application is simply for a minor subdivision. The applicant is in receipt of the Planning and Engineering Reports. In the Planning Report, item 6, there are variances listed for this application. Impervious lot coverage, proposed lot 38.01 (88.3%± provided vs. 50% maximum allowed). Side Buffer, southerly, proposed lot 38.01 (0 feet provided vs. 5 feet required). Rear Buffer, proposed lot 38.01 (0 feet provided vs. 5 feet required). Side Buffer, northerly, remainder lot 38.02 (0 feet provided vs. 5 feet required).

Linda Castellini, member of public, wanted to know about any proposed buildings. The previous approval indicated that there would be a tree buffer and 8' fence. The existing fence is not being maintained.

Bob Stritmatter, member of the public, concerned about the Dollar General parking spaces and traffic.

Sherry Sauvain, member of the public, concerned about the parking spaces.

Linda Burke, member of the public, wanted to know if ownership would change with this approval.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: 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, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Taco Bell – W. Landis Avenue – located on the northerly side of West Landis Avenue between Orchard Road and Delsea Drive, Block 2707, Lot 4, Tax Map Sheet #27, Project No. PBA-22-00030. Preliminary/final major

site plan approval to demolish the existing bank and construct a 2,722 square foot fast-food restaurant (Taco Bell) with a double drive-thru and associated site plan improvements.

The applicant was represented by Michael Gruccio, Esq. The applicant is in receipt of the Planning and Engineering reports. The site contains nine acres which includes wetlands. In the Planning Report, item 5, the applicant is requesting some variances. Floor area ratio (0.007 provided vs. 0.25 minimum required). Landscape buffer (9 feet provided vs. 20 feet minimum required). Parking setback (9 feet provided vs. 25 feet minimum required).

Brian Cleary, Professional Engineer, testified on behalf of the applicant. In the Planning Report, item 6, the applicant is requesting variances with regards to signs. Sign face area, wall sign, westerly façade (27.57 square feet provided vs 0 square feet maximum allowed) Sign face area, wall sign, easterly façade (18.51 square feet vs 0 square feet maximum allowed). Wall sign not oriented to street frontage. Item 7, the following waivers are being requested. Lane width (10 feet provided vs. 12 feet required). Parking space row length without a tree island break (15 space row provided vs. 12 space row maximum permitted). Item 8, waiver from Community Design Standards. Building front entrance should be oriented to the street. Item 9, waiver for street shade trees (2 trees provided vs. 4 trees required at 1 per 50 feet of frontage). They will place the trees at other locations throughout the site. Item 15(a-d), waivers for perfected plan omitted plan details.

Joe Depascale, Developer, testified on behalf of the applicant. They are adding a double drive through because drive business increased to 80-85%.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: 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, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Jersey Top Quality Construction – located on the southerly side of Ascher Road between Panther Road and Cornucopia Avenue, Block 7303, Lot 2, Tax Map Sheet #73, Project No. PBA-22-00031. Minor subdivision approval to create four (4) new lots with one (1) remainder lot.

The applicant was represented by Robert DeSanto, Esq. All of the proposed lots are conforming with the exception of lot frontage. Each of those lots will have conforming houses. The in the Planning Report, item 6, the applicant is proposing the following variances. Lot frontage, remainder lot 2 (198.85 feet provided vs. 300 feet required). Lot frontage, proposed lot 2.01 (198.85 feet provided vs. 300 feet required). Lot frontage, proposed lot 2.02 (198.85 feet provided vs. 300 feet required). Lot frontage, proposed lot 2.03 (198.85 feet provided vs. 300 feet required). Lot frontage, proposed lot 2.04 (198.85 feet provided vs. 300 feet required). Lot width, remainder lot 2 (198.85 feet provided vs. 300 feet required). Lot width, proposed lot 2.01 (198.85 feet provided vs. 300 feet required). Lot width, proposed lot 2.02 (198.85 feet provided vs. 300 feet required). Lot width, proposed lot 2.03 (198.85 feet provided vs. 300 feet required). Lot width, proposed lot 2.04 (198.85 feet provided vs. 300 feet required).

Mr. David Acosta, member of public, wanted to know what type of dwellings were being proposed. He also wanted to know if the road would be cut for the gas connection.

Paul Broshchan, applicant, indicated that the houses will be approximately 3,000 square feet. The gas company does not need to cut the road for connections.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Gerresheimer Glass- located on the easterly side of Crystal Avenue between Cambridge Place and E. Oxford Street, Block 2326, Lot 1.3, Tax Map Sheet #23, Project No. PBA-22-00033. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Mitchel Kizner, Esq. This company is well established and manufactures glassware. They are proposing to divide a 4.902 acre lot. Proposed new lot 1.4 will contain a net area of 44,100 square feet (1.01 acres±), with no legal frontage. They have an opportunity to sell to a company from New York for a warehouse facility. A piece of the property (proposed lot 1.04) is contaminated, and they will not receive financing with that contaminated portion. Gerresheimer Glass is going to remediate that portion. Corning owns surrounding property and will like to take ownership of that portion. Corning has already signed a contract. The proposed remainder of lot 1.3 will contain a net area of 169,444 square feet (3.89 acres±), with frontage of 460.08 feet along Crystal Avenue and 180± feet along Cambridge Place. The proposed lots have the following variances from the minimum lot dimension standards for the I-2 Zone. Lot frontage, proposed lot 1.4 (0 feet provided vs. 150 feet required). Parking space amount (0 spaces provided vs. 22 spaces required). The plan also contains existing non-conformances for front yard, remainder lot 1.3, Crystal Avenue (1.7 feet existing vs. 40 feet required). Front yard, remainder lot 1.3, Cambridge Place (30.7 feet existing vs. 40 feet required).

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6531. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes

David Manders: Yes

Garden State Truck Stop – located on the northerly side of Garden Road between Mill Road and New Jersey State Highway Route No. 55, Block 602, Lots 8 & 9, Tax Map Sheet #3, Project No. 21-00055. Preliminary/final major site plan approval to construct seventy-six (76) parking spaces for tractor-trailer trucks, a 1,000 square foot storage shed with restroom facilities, and associated site improvements to an existing truck wash, gas station, and convenience center.

The applicant was represented by Justin White, Esq. This facility has been operating for about two to three years. It is a truck fueling and truck wash facility. They are looking to expand their operation on the lot next door. They want to turn it into short and long term parking lot with 76 parking spaces. 51 parking spaces will be monthly parking and 25 parking spaces will be short term. There are also proposing a 1,000 square foot shed that will include bathroom facilities for patrons using the truck parking. The City is in need of this type of facility. They are in receipt of the Planning Report.

Joe Maffei, Professional Engineer, testified on behalf of the applicant. There are design waivers associated with this application. Driveway width-maximum, two-way (75 feet provided vs. 40 feet maximum allowed). Driveway width-maximum at curb, two-way (155 feet provided vs. 130 feet maximum allowed). Parking space row length without a tree island break (19 and 41 space rows provided vs. 12 space row maximum permitted). Stormwater management basin fence height (0 feet provided vs. 6 feet required). Fencing is not provided around Basin 1. Stormwater management basin side setback, Basin 1 (6.6 feet provided vs. 55 feet required). Stormwater management basin side setback, Basin 2 (6.2 feet provided vs. 35 feet required). Stormwater management basin side setback, Ex. Basin (17.65 feet provided vs. 35 feet required). Location of stormwater management basin which requires a fence (front yard provided vs. side or rear yard required). They will provide additional trees that are required. They will provide wheel stops to the parking area. Irrigation will be added to the site and they will provide a landscape plan for the front area.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes
- Michael Pantalone: Yes
- Doug Menz: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes
- Michael Pantalone: Yes
- Doug Menz: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

SPECIAL BUSINESS

Redevelopment Plan Amendment- 716 E. Plum Street, Block 3013, Lot 17.

Ms. Hicks explained that this is a large Victorian currently being renovated. The number of units is proposed to increase from 2 to 3, the bedroom count would decrease from 7 to 5, which should reduce the total occupancy of the structure. The structure is on a larger than typical lot, which will allow construction of an on-site parking lot, while still retaining a grassed back yard. The property has already been enhanced with the reconstruction of an open front porch and rear sunroom, in keeping with the Victorian architecture. To accommodate the 3rd floor apartment, the applicant proposes the installation of a fire suppression system, rather than an unattractive exterior fire escape. The quality of the renovation plans and proposed improvements are superior to what is typically seen for rental properties in the Old Borough. Staff is in support of allowing the third unit.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6533. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Oak Road Redevelopment Study Area- Public notice map.

Ms. Hicks explained that this does not need a resolution. City Council has referred another property for a redevelopment study area analysis. The notice has to be published in the newspaper for 2 weeks in a row. Notice also has to be sent to the surrounding property owners. A motion accepting the map is needed before we can publish in October.

The Chairman entertained a motion to approve the public notice map. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 9:42 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary