

PLANNING BOARD MINUTES

January 12, 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:

Michael Pantalone
Sandy Velez
Samuel Fiocchi
Doug Menz
Robert Odorizzi
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Rickie Caudill, Supervising Engineer
Ryan Headley, Supervising Engineer/Planner
Yasmin Ricketts, Planning Board Secretary

PRE-MEETING

REORGANIZATION-

Chairman- David Manders

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

Vice Chairman- Michael Pantalone

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

Solicitor – Frank DiDomenico, Esq.

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

Secretary- Yasmin Ricketts

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

Designee in the absence of Yasmin Ricketts to sign documents on her behalf- Ryan Headley

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

Alena Broshchan as alternate secretary in the absence of Yasmin Ricketts

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

Meeting Schedule for 2022

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

Cronk-Curcio Realty – located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lot 6 & 7, Tax Map Sheet #3, Project No. PBA-21-00011. Amended preliminary and final major site plan approval to construct a 74,539 square foot building expansion (known as Phase 2) to an existing cold storage facility.

Mr. Headley explained that the application was previously approved for 2 Phases. They have now determined that they need more area, and are returning for an amended preliminary and final approval. There are no changes with respect to basin and pavement. There are no variances or waivers associated with this application. The applicant has to combine the lots as a condition of this approval.

Myers / Chalow – located on the western side of Venezia Avenue between Dante Avenue and Hance Bridge Road, Block 6405, Lots 16 & 17, Tax Map Sheet #64, Project No. PBA-21-00009. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

Mr. Headley explained that this application is a straight forward subdivision. As part of this application, the existing home is being subdivided off of the farm lot. The farm lot requires 250' of frontage whereas 102.16' provided. There are some master streets designed in the area, but this subdivision does not impact that plan.

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 thirty-five (35) parking spaces for tractor-trailer trucks, a 1,000 square foot storage shed with restrooms, a truck weigh station, and associated site improvements to an existing truck wash, gas station, and convenience center.

Mr. Headley explained that the applicant submitted a plan in December. They are proposing to utilize the existing driveways and adding truck parking to the west. This represents an expansion to the existing truck stop. IT will be for short and long term truck parking. There are a couple variances associated with this application for side buffer. Easterly side is 0' whereas 5' is required. Westerly side is 0' whereas 5' is required. They are required to combine the lots and it is not being shown on the plan. There are a couple waivers associated with this application for basin setback. Some fencing and additional screening is required to the west. They are not providing fencing for that side. This site was clear cut prior to receiving approval by the board, and we have a tree conservation plan. The board can determine how to address it. Additionally, the configuration of the existing driveway is an issue. This site is busy and will intensify with additional truck parking. They went to the county and they did a slight revision to the driveway. The county indicated that their approval does not preclude the applicant from doing what the city is requiring.

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 December 8, 2021 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Sandy Velez: Yes
Samuel Fiocchi: Abstain

Doug Menz: Yes
Robert Odorizzi: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the December 8, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6481

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

Resolution #6482

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

Resolution #6483

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

PUBLIC HEARLING

Cronk-Curcio Realty – located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lot 6 & 7, Tax Map Sheet #3, Project No. PBA-21-00011. Amended preliminary and final major site plan approval to construct a 74,539 square foot building expansion (known as Phase 2) to an existing cold storage facility.

The applicant was represented by Michael Fralinger, Esq. This site was approved for a major site plan in 2019 for a cold storage facility to be constructed in two phases. Phase 1 is the 37,372 square foot facility together with site improvements, and phase 2 is the 72,132 square foot addition. The Planning Board granted a preliminary approval only for Phase 2. Now the applicant is requesting an amended preliminary approval as well as final major site plan approval. They are requesting an increase in the building square footage and minor reconfigurations to Phase 2. The applicant will comply with all other requirements to the Planning and Engineering Reports.

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

Roll Call:

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

Myers / Chalow – located on the western side of Venezia Avenue between Dante Avenue and Hance Bridge Road, Block 6405, Lots 16 & 17, Tax Map Sheet #64, Project No. PBA-21-00009. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

The applicant was represented by Tara Vargo, Esq. Dawn Myers is the daughter of late John Chalow and she is the owner of Lot 16. The estate owns lot 17. The proposed minor subdivision increases the size of lot 16 and creates a separate lot for the existing single-family home. The farm use on lot 17 will continue and there is a variance for frontage. The ordinance requires frontage of 250 feet for a farm, and they have 102.16 feet. The applicant will comply with all of the requirements of the Planning and Engineering Reports.

Dawn Myers, owner, testified on her own behalf. The farm use will continue on lot 17, and it has access from Venezia Avenue.

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

Roll Call:

Michael Pantalone: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Doug Menz: 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:

Michael Pantalone: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Doug Menz: 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 thirty-five (35) parking spaces for tractor-trailer trucks, a 1,000 square foot storage shed with restrooms, a truck weigh station, and associated site improvements to an existing truck wash, gas station, and convenience center.

The applicant was represented by Mark Stein, Esq. Exhibit A-1, aerial of property. The applicant will consolidate the two lots, and the variances will be eliminated. The site will remain the same with the exception of a slight change to the ingress and egress. The county wants the applicant to line up the driveway with DeMarco Drive.

Joe Maffei, Professional Engineer, testified on behalf of the applicant. This is an expansion to the truck stop. There will be additional 44 tractor trailer spaces. The access to the site will remain except the driveway. There will be designated monthly rented parking spaces. The applicant went before the Cumberland County Planning Board, and they required the driveway be shifted to line up with DeMarco Drive. The current stormwater basin will remain and the new one will be consistent with it. The proposed scale is being removed, and the perfected plan will reflect that change. The applicant agrees with the comments in the Planning and Engineering reports. With regards to the Planning Report, item #9, a waiver is being requested because they currently have 4 bicycle parking spaces. Item #11a, adding 8 street shade trees but only 5 will be located along the frontage. Item #11b, fencing and screening around the perimeter of the proposed basins. They will provide fencing around both of the basins. They are providing a solid 8' high fence with shrubbery along the westerly property line.

Mr. Headley explained that the trees on the site were cleared legally, but it does not exclude the applicant from the city's tree ordinance standards. We have to look at the forested area of the site 3-5 years ago. The tree ordinance requires a maximum percentage of trees removal. In the I-B zone, it is 65% of the forested acreage that can be removed. An estimate was calculated using historic aerials and 92% was removed. Typically a tree survey is submitted prior to the removal. Trees can be provided or a payment in lieu of can be paid into the tree fund.

Mr. Stein indicated that applicant will provide evergreen trees along the fence at an interval of 30'.

Mr. Manders wanted the applicant to address the driveways because the current situation is unsafe.

Mr. Headley indicated that he spoke to the County Engineer and their comments do not preclude the applicant from moving the driveways.

Mr. Maffei explained that if they moved the existing driveways, they would lose parking spaces in the front and issues will be created on the site. Traffic flow will be interrupted.

Mr. Stein indicated that they will proceed with the county's plan, or they will withdraw the application and continue their business as it is.

Mr. Manders explained that it is a needed business but the site also needs to be safe.

Mr. Headley explained that the county did not give comments yet on the new plan.

Mr. Maffei indicated that comments from the county will be helpful.

The applicant requested to wait to receive comments from the county, and continue this application at February meeting.

Dan Kuhart, Chairman of the Vineland Industrial Commission, gave comment regarding to the application. The Industrial Commission supports this business. They are concerned about the safety aspect of driveways. Truck traffic has been very difficult and they are concerned with the industrial community.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:44 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary