

PLANNING BOARD MINUTES

July 13, 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
Stephen Plevins
Sandy Velez
Doug Menz
Robert Odorizzi
David Manders

Also present were:

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

PRE-MEETING

Garden State Truck Stop Amendment – located on the northerly side of Garden Road between Mill Road and N.J.S.H. State Route No. 55, Block 602, Lot 8, Tax Map Sheet #6, Project No. PBA-22-00018. Amended preliminary/final major site plan approval for modifications to existing site improvements on a previously approved truck wash, gas station and convenience center.

Mr. Headley explained that this application is solely for the lot to the east. The original approval has not been fully complied with, and this plan is an attempt to comply. The difference is that extra asphalt was added. The residential home to the west has been removed. They are increasing the size of the storm water basin, and adding some storm water inlets along the westerly side. They are also going to enclose trash enclosure. There are some areas of pavement failure on the site and they will be repairing and adding asphalt. Additionally, they will be adding landscaping around the existing sign. They are proposing three street shade trees, some shrubbery and a couple other trees. They are asking for waivers for basin fence height. That was previously received that waiver because the site was being fenced in. They are now proposing fence along the east side. The basin is approximately 4 feet deep, and we typically require a fence for anything greater than 2 feet deep. There was a waiver granted for fencing and screening around the perimeter of the basin for one side. In the Planning report, item 7d, shrubbery to break the monotony of the proposed fence. At the last hearing they agreed to two groupings of 22 evergreens on the west and west sides of the property. This plan does not show those proposed trees. There is an ADA accessibility ramp that still needs to be corrected. In the Engineering Report, stop signs and stop bars have to be placed at the exit of the driveway

Ms. Hicks indicated that she visited the site. There were trucks stacked and not parked where designated on the plan.

Davy Realty LLC – Phase IIB – located on the southerly side of Garden Road between Mill Road and DeMarco Drive, Block 1005, Lot 2, Tax Map Sheet #10, Project No. PBA-22-00022
Amended preliminary/final major site plan approval to construct a 90,681 square foot building expansion (known as Phase IIB) along with associated site plan improvements to an existing industrial facility.

Mr. Headley explained that this is the second amendment of the application. There are phases 1, 2, 2a and 2b. Phase 1 of the project is constructed. Phase 2a is constructed or in the process of being constructed. This is the remaining build out area of phase 2b. They added a small bump out that was not part of the previous approval. They got rid of a few docks because they do not need them. There are no variances or design waivers. There are some perfected plan items, and they are asking for waivers for all of them.

Chemglass Realty IV LLC – located on the westerly side of N. Mill Road between Weymouth Road and Gallagher Drive, Block 302, Lot 3, Tax Map Sheet #3, Project No. 21-00067. Request for design waiver relief for a preliminary and final site plan approval.

Mr. Headley explained that the applicant came in recently for a 2,000 square foot expansion. There was a proposed 24 foot driveway to the north of the building expansion. It ended up being 20 feet. They are asking for a waiver. This is a minor waiver and nothing else will change.

F&S Produce – located on the northerly side of W. Elmer Road between Delsea Drive and Southwest Boulevard, Block 5701, Lots 37 & 38, Tax Map Sheet #57, Project No. PBA-21-00012. Preliminary/final major site plan approval to construct additional parking and site plan improvements over two phases to an existing food processing facility.

Mr. Headley explained that this is the old Progresso Foods factory. They have a lot of cars and they need more parking. They have come up with a plan to extend the parking. The parking field is to the west of the site. The extension will be going into an unutilized section of the site. The only variance is for front buffer of 19 feet whereas 25 feet required. It is in line with the existing parking area to the west. They are providing street trees and curbed islands. They do have waivers for end island width, 8 feet whereas 10 feet required. Waiver for parking space depth, 18 feet whereas 10 feet required. Waiver for parking space row length without a tree island break, they have 13 and 21 space row. We require a 12 space row maximum. They are going to provide bicycle parking spaces. They asking for a waiver of street shade trees. In the Planning Report, they are asking for perfected submission waivers for a, b, e, f, g, h, and i. They will provide c, d, j. They will comply with reminder of the report. In the Engineering Report, they are restriping the existing parking area.

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.

SOLICITOR

Appointment of Board Solicitor, Nathan Van Embden, Esq.
The Chairman made a motion to appoint Board Solicitor.

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

MINUTES

Approval of minutes from the Special Meeting on May 26, 2022 board meeting.
The Chairman made a motion to approve the minutes.

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

Approval of minutes from the June 8, 2022 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS

Approval of resolutions from the June 8, 2022 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6514

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

Resolution #6515

Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes

David Manders: Yes

DEVELOPMENT PLAN

Garden State Truck Stop Amendment – located on the northerly side of Garden Road between Mill Road and N.J.S.H. State Route No. 55, Block 602, Lot 8, Tax Map Sheet #6, Project No. PBA-22-00018. Amended preliminary/final major site plan approval for modifications to existing site improvements on a previously approved truck wash, gas station and convenience center.

Applicant was represented by Mark Stein, Esq. The applicant is returning for an amended site plan. They previously appeared before the board for this project and adjacent lot. The board was not happy with the ingress and egress that they were proposing. The applicant applied to the county with changes to the ingress and egress ahead of time to get their stand on the plans. That applicant will return with a new application to the City in the near future. They intend to clean up the site with this site plan.

Joseph Maffei, Professional Engineer, testified on behalf of the applicant. The amended plan provides extra width for the drive aisle on the west side. The asphalt is breaking up because trucks are trying to avoid the building and driving on the edge. They will now have a much wider area, so they will stay off the edge. The applicant can also provide more support to the asphalt. In addition, the applicant will also expand the storm water basin. There are some areas to the basin that need to be taken care of. The site will receive a final coat of asphalt, everything will be line stripped, trash enclosure completed and any additional landscaping will be added. They want to clean up the site and move on to the next phase. The final plan will include the tree barrier that was not included in this plan. The applicant will comply with the items in the Planning Report with the exception of some waivers. Item 6a, waiver for stormwater management basin fence height (0 feet provided vs. 6 feet required). The property to the west belongs to the applicant. Proper buffering will be provided and taken out in the next plan if needed. Item 6b, waiver for stormwater management basin side setback, westerly (19± feet provided vs. 20 feet required). Item 6c, waiver or stormwater management basin side setback, easterly (17.65 feet provided vs. 20 feet required). The following waivers were previously approved. Item 7a, street shade trees (3 trees provided vs. 4 trees required at 1 per 50 feet of frontage). This waiver was previously granted under Resolution No. 6415 to allow the reduction in shade trees placed at a location outside of the site triangle. Item 7B, parking area shade trees (0 trees provided vs. 3 trees required at 1 per 12 parking spaces). This waiver was previously granted under Resolution No. 6415 to allow the replacement of shade trees with a row of evergreens shrubs in front of the parking area. Item 7c, fencing and screening around the perimeter of the proposed stormwater management basin. This waiver was previously granted under Resolution No. 6415. However, at the time, the basin was proposed to have fencing on three sides. Under the current amended plan, fencing is only provided on the easterly side. Item 7d, shrubbery to break the monotony of the proposed fence. The applicant previously agreed to provide two groupings of 22 evergreens on the east and west side of the property. The Applicant will comply with all comments in the Engineer's report. Item 7, the asphalt will be repaired. The ADA ramp will be checked.

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

Roll Call:

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

Davy Realty LLC – Phase IIB – located on the southerly side of Garden Road between Mill Road and DeMarco Drive, Block 1005, Lot 2, Tax Map Sheet #10, Project No. PBA-22-00022. Amended preliminary/final major site plan approval to construct a 90,681 square foot building expansion (known as Phase IIB) along with associated site plan improvements to an existing industrial facility.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking an amended approval for Phase IIB. The project was originally approved in 2018 for a two phase project. It was amended in 2020 and broke Phase II into two phases. This is an amended preliminary Phase IIB. There is a small bump out on the building that was not on the approved plan, and it is a little over 3,900 square feet. The applicant would like additional space for employee welfare and services. There is concrete currently there, so it just goes over existing impervious coverage. This is a technical amendment. The applicant will comply with the Planning Report with the exception to item 10. They are requesting waivers for perfected plan items. Item 10a, be drawn to 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. Item 10b, indicate the North designation, by arrow. The North arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all

sheets. Item 10c, indicate the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. Item 10d, indicate the driveway openings, existing and proposed, with referenced location and width at the curb line and at the property line. Item 10e, show types of vehicles that will be used for deliveries and trash removal, and other large vehicles likely to enter the site on a regular basis. Provide circulation patterns of these vehicles using AASHTO Minimum Turning Path for said vehicle. Item 10f, provide existing and proposed outdoor trash areas, screened as required, with location dimensioned. Item 10g, show storm sewer, existing and proposed, in plan and profile. The applicant agrees with the Engineering Report.

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

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Chemglass Realty IV LLC –located on the westerly side of N. Mill Road between Weymouth Road and Gallagher Drive, Block 302, Lot 3, Tax Map Sheet #3, Project No. 21-00067. Request for design waiver relief for a preliminary and final site plan approval.

The applicant was represented by Michael Fralinger, Esq. The applicant received an approval for a 12,900 square foot expansion at their facility.

There is a wraparound drive that goes along side of the building. It was 24 feet wide as shown on the plan so it did not require relief at that time. During the construction phase, the site contractor noticed a potential issue. The building expansion has downspouts that feed into the basin and the driveway is alongside the building. The contractor took it upon himself to rectify the situation. Curbing was placed 2 feet off of the building and it causes a design waiver. The drive access width is changing from 24 feet to 22 feet. All other requirements remain unchanged.

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

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

PUBLIC HEARING

F&S Produce – located on the northerly side of W. Elmer Road between Delsea Drive and Southwest Boulevard, Block 5701, Lots 37 & 38, Tax Map Sheet #57, Project No. PBA-21-00012. Preliminary/final major site plan approval to construct additional parking and site plan improvements over two phases to an existing food processing facility.

The applicant was represented by Michael Fralinger, Esq. This is the former Progresso site. There is an used portion of the site on the easterly side. It is a fully paved area that is not part of their ongoing operations. Their business has increased, and they have more employees than what was expected. They have 307 parking spaces but they are short during shift change. They want to rectify that problem and utilize that unused portion of the site. They are proposing to add 125 parking spaces in two phases. The first phase will be by Elmer Road. They will also convert six existing parking spaces to EV (electric vehicle) spaces. They are also converting one other parking space to a handicap space. There will be 432 parking spaces overall. There is one variance for front buffer (19 feet provided vs. 25 feet required). The new parking lot will be in line with the westerly parking lot that is currently there. The applicant is seeking waivers in the Planning Report. Item 6a, end island width (8 feet provided vs. 10 feet required). Item 6b, parking space depth (18 feet provided vs. 19 feet required). Item 6c, parking space row length without a tree island break (13 and 21 space rows provided vs. 12 space row maximum permitted). Item 8a, waiver is requested for 34 street shade trees and 38 are required. The applicant is requesting waivers for perfected plan items. Item 13a, indicate the on-site accessways and sight triangles, existing and proposed, with referenced dimensions. Item 13b, indicate the driveway openings, existing and proposed, with referenced location and width at the curb line and at the property line. Item 13e, show any area of special flood hazard and any floodway. Item 13f, show any wetlands or wetlands transition areas. Item 13g, show the developable land area of each lot. Item 13h, provide hydrologic soil groups (HSG) and soil boring log information, including, but not limited to, soil profile, permeability rate, existing ground elevation, and elevation

of seasonal high groundwater, on drainage/grading sheets. Item 13i, show storm sewer, existing and proposed, in plan and profile. Item 13j, provide a list of any design waivers or exceptions requested from City development regulations.

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

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

SPECIAL BUSINESS

Approval of resolution appointing Board Solicitor.
The Chairman made a motion to approve the resolution.

Resolution #6520

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 7:19 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary