

## PLANNING BOARD MINUTES

August 10, 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  
John Casadia  
Samuel Fiocchi  
David Catalana  
Doug Menz  
Robert Odorizzi  
David Acosta  
David Manders

Also present were:

Nathan Van Embden, Planning Board Solicitor  
Kathleen Hicks, Supervising Planner  
Ryan Headley, Supervising Engineer/Planner  
Yasmin Ricketts, Planning Board Secretary

### PRE-MEETING

1615 W. Garden Road, LLC – located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 11.01, Lot 17, Tax Map Sheet #11, Project No. PBA-22-00020. Preliminary/final major site plan approval to construct 336,350 square feet of warehousing over two phases along with site plan improvements. Phase 1 will consist of 80,250 square feet of warehousing, while Phase 2 will consist of 256,100 square feet of warehousing in a separate building.

Mr. Headly explained that this project will be constructed in two phases. There are no variances associated with this application. There is a waiver in the Planning Report, item for 5. Improvement and land disturbance minimum setback from stream corridor, 5 feet provided whereas 75 feet required. There are waivers in item 6. Waiver for driveway opening at street (149.9 and 152.1 feet proposed whereas 130 feet maximum allowed. Waiver for parking space row length without a tree island break, 57 space row provided whereas 12 space row maximum permitted. There are also proposing waivers for stormwater items. There is a waiver for item 7, number of bicycle parking spaces. Item 8b, they are providing a compactor as a refuse station so it is more of a technical waiver. There are three waivers for perfected plan items. In the Engineering Report, item 13, there is pavement portion designed for trucks and designed for employees. There should be a full separation for both uses.

Cheli Minor Subdivision – located on the northerly side of Piacenzia Avenue between New Panther Road and Union Road, Block 4602, Lots 14 & 34, Tax Map Sheet #46, Project No. PBA-22-00024. Minor subdivision approval to create two (2) new lots with two (2) remainder lots.

Hr. Headley explained that Mr. Cheli appeared before the board with a conceptual plan. This application is identical to what he proposed. There are two new lots that will face Piacenzia Avenue. One lot will still face Chestnut Avenue. There are some horse pastures that are included. There are some variances for lot area and lot frontage because this is an A-5 zone. The proposed area and frontage are more in line with the A-6 zone.

Iris Rivera Apex Auto Repair – located on the easterly side of Delsea Drive between Wheat Road and Garden Road, Block 1201, Lot 41, Tax Map Sheet #12, Project No. PBA-22-00026. Preliminary/final major site plan approval to convert an existing building into a general auto repair shop along with associated site improvements.

Mr. Headley explained that this site is just north of Wheat Road and Delsea Drive intersection. It is an existing building that was used as a car repair shop. The applicant would like to continue to use it as a car repair shop. The building exists and there is asphalt throughout. There is area in back for employee parking and parking up front. There are some variances associated with this application. There is a variance for front buffer, zero feet whereas 25 feet required. They are adding a landscaped island and it will define the entrance. City staff prefers to have parking and signage out of the right of way. There is a variance for side buffer for zero and 1.7 feet whereas 5 feet required. Onsite parking space amount, they have 7 parking spaces whereas 14 parking spaces required. Impervious lot coverage is 77% whereas 50% maximum allowed. They have a variance with respect to the signs. Sign setback from side property line, 5 feet whereas 30 feet required. There are waivers for driveway opening setback from extended property line, lane width, parking space width, and end parking space back-up aisle width. This site has some existing non-conformities for lot area, lot frontage, lot depth and side yard setback. The lot is undersized under our current business standards. Bicycle parking spaces were not provided. Street shade trees were not provided. The fence line should be extended to prevent cars from backing in and over to the next lot.

Chick-Fil-A – located on the easterly side of Delsea Drive between Hennis Road and Smith Street, Block 7004, Lot 21, Tax Map Sheet #70, Project No. PBA-22-00027. Preliminary/final major site plan approval to

construct a partial double drive-thru with a 1,433 square foot freestanding canopy and 348 square foot attached canopy to an existing fast-food restaurant (Chick-Fil-A).

Mr. Headley explained that the applicant would like to add a partial double drive-thru to accommodate more stacking of vehicles. They are hoping it alleviates some of the backup of cars. There is a variance for front yard setback of 40.4 feet whereas 50 feet required. The variance for impervious lot coverage is for the entire mall.

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 July 13, 2022 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Yes  
David Catalana: Abstain  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the July 13, 2022 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6516

John Casadia: Yes  
David Catalana: Abstain  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

Resolution #6517

John Casadia: Yes  
David Catalana: Abstain  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Abstain

Resolution #6518

John Casadia: Yes  
David Catalana: Abstain  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Abstain  
David Manders: Yes

DEVELOPMENT PLAN

1615 W. Garden Road, LLC – located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 11.01, Lot 17, Tax Map Sheet #11, Project No. PBA-22-00020. Preliminary/final major site plan approval to construct 336,350 square feet of warehousing over two phases along with site plan improvements.

Phase 1 will consist of 80,250 square feet of warehousing, while Phase 2 will consist of 256,100 square feet of warehousing in a separate building.

The applicant was represented by Louis Capelli, Esq.

Witnesses for the application were Joseph Correia, Project Developer, Jackie Giordano, Professional Engineer, Kevin Savage, Traffic Engineer, and John Menino, Licensed Architect.

Joseph Correia, Project Developer, testified on behalf of the applicant. His company has developed commercial and industrial space, and they have also developed multi-family units in NJ and PA. They currently do not have a tenant for the proposed buildings. The applicant is currently speaking to a cold storage business owner in the City of Vineland, but the proposed building can be rented for other types of businesses.

Jackie Giordano, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, aerial map exhibit. The site is located in the I-B zone where warehouses are permitted. A small portion of the site is located in the R-4 zone. The site is presently vacant but formerly operated for agricultural uses. They are currently waiting for a letter of interpretation from DEP because of the flood hazard area. Exhibit A-2, overall site plan rendering. There will be two warehouse buildings built out in two phases. Building A is located at the front of the site is 80,250 square feet. Building B will be 256,100 square feet. The buildings comply with all setback requirements. Access to this site will have two full movement driveways off of Garden Road. The eastern side of the driveway is for employee passenger office parking only. The western side of the driveway is intended for truck traffic. That driveway and drive aisle is designed for truck turning movements. The driveway openings do require waiver relief. They will be adding further signage to deter trucks from entering that driveway. Radius can be made smaller to discourage truck traffic. There will be internal drive aisles in between and around the buildings to improve overall site circulation. They will make sure they accommodate queuing of trucks on the site. The applicant will provide bollards with chains across the access for the east drive. The signage and radius for vehicles will be set at 35 feet to deter truck traffic. The development does comply with parking requirements. 69 parking spaces are required and 275 parking spaces are proposed. Bicycle parking will be provided. There is a waiver for trailer parking to the east. Compactor units will be used as refuse. A notation will be made on the plan indicating that the compactor will be enclosed if needed. There are seven small basins proposed. They will discharge along with runoff from rooftops to a larger basin located at the southern portion of the site. Waiver relief is required for the four small basins for side yard setbacks. Storm water management basin front setback (40 feet provided vs. 60 feet required). Stormwater management basin side setback (13 and 15 feet provided vs. 25 feet required). Shape of a stormwater management basin in a front yard (Curvilinear edge required). Location of stormwater management basin which requires a fence (front yard provided vs. side or rear yard required). Four foot high split rail fence is being proposed for the basins. Landscaping will be provided around the site. Lighting is designed around the parking area and throughout. A freestanding sign is proposed off of Garden road and it comply meet the city's requirements. Waivers are requested for perfected plan items. 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. 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. Show storm sewer, existing and proposed, in plan and profile.

Kevin Savage, Traffic Engineer, testified on behalf of the applicant. He did the traffic impact study for site circulation and parking. There are no circulation concerns, and they meet the city's requirement for parking on the site.

John Menino, Architect, testified on behalf of the applicant. Both buildings will be designed the same. Exhibit A-3 and A-4, colorized elevation of building A and building B. The buildings will have grey and natural tones.

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

Roll Call:

John Casadia: Yes

David Catalana: Yes

Samuel Fiocchi: Yes

Michael Pantalone: Yes

Doug Menz: Yes

Robert Odorizzi: Yes

David Acosta: Yes

David Manders: Yes

## PUBLIC HEARING

Cheli Minor Subdivision – located on the northerly side of Piacenzia Avenue between New Panther Road and Union Road, Block 4602, Lots 14 & 34, Tax Map Sheet #46, Project No. PBA-22-00024. Minor subdivision approval to create two (2) new lots with two (2) remainder lots.

The applicant was represented by Robert DeSanto, Esq. The minor subdivision is for the expansion of lot 34. They are also seeking to create two building lots on Piacenzia Avenue and want to leave as such farmland on the remainder lot facing Chestnut Avenue as possible. They have reviewed the Planning and Engineering

reports and they are correctly summarize what the applicant is seeking, and they are in agreement with both reports.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Doug Menz: 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  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Iris Rivera Apex Auto Repair – located on the easterly side of Delsea Drive between Wheat Road and Garden Road, Block 1201, Lot 41, Tax Map Sheet #12, Project No. PBA-22-00026. Preliminary/final major site plan approval to convert an existing building into a general auto repair shop along with associated site improvements.

Iris Rivera and Jose Moreno testified on their behalf.

Tom Dorrigo, Architect, provided testimony on behalf of the applicants. The site plan has existing non-conformities. Lot area (10,979 square feet existing vs. 45,000 square feet required). Lot frontage (60 feet existing vs. 150 feet required). Lot depth (183 feet existing vs. 200 feet required). Side yard setback (8.1 feet existing vs. 20 feet required). There are some variances associated with this application. Front buffer (0 feet provided vs. 25 feet required). Side buffer (0 and 1.7 feet provided vs. 5 feet required). On-site parking space amount (7 spaces provided vs. 14 spaces required). Impervious lot coverage (77% provided vs. 50% maximum allowed). The proposed improvements will be pushed back outside the right-of-way. The proposed front parking will have to be changed. They will provide bicycle parking. The applicant is requesting a waiver from shade trees because of the size of the site. They can discuss trash removal scheduling to avoid conflict with circulation. They will provide those details on the perfected plan. Signage will be moved out of the right-of-way and pushed within the property. They submitted an application to DOT and waiting for a response. There are two bays that are existing. One is along the frontage and one along the side with limited amount of side yard to negotiate a turn into that bay. They will add turning radius, and can move the gated fence back for another option to back out from that bay. The fence in the rear will be extended to keep vehicles screened. They will also extend the fence to Delsea Drive. The front parking spaces will be used for customers. The back parking spaces will be 9' wide. There will be a total of six parking spaces overall. The location of the access gate will be pushed back. There is also a variance for sign setback from side property line (5 feet provided vs. 30 feet required). Bollards will be provided around concrete property line.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Doug Menz: 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  
David Catalana: Yes  
Samuel Fiocchi: Yes

Michael Pantalone: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Chick-Fil-A– located on the easterly side of Delsea Drive between Hennis Road and Smith Street, Block 7004, Lot 21, Tax Map Sheet #70, Project No. PBA-22-00027. Preliminary/final major site plan approval to construct a partial double drive-thru with a 1,433 square foot freestanding canopy and 348 square foot attached canopy to an existing fast-food restaurant (Chick-Fil-A).

The applicant was represented by Rosemary Stone Dougherty, Esq.

Witnesses for the application were Matthew Kunsman, Professional Engineer, David Fahim, Traffic Engineer, John McDonough, Engineer, and Phil Kelley, Operator.

Matthew Kunsman, Professional Engineer, testified on behalf of the applicant. The applicant is in receipt of the Planning and engineering reports. In the Planning Report, item 5, there are variances required with this application. Front yard setback (40.4 feet provided vs. 50 feet required). There is a technical variance for the impervious lot coverage (78.7% provided vs. 78.7% maximum allowed). There is a slight increase in impervious area for the overall tract. Design waivers are listed in item 6, the applicant will expand the drive-thru to two lanes. Lane width (10 and 10.5 feet provided vs. 12 feet required). They are also extending the end island width (5 feet provided vs. 10 feet required). Waiver for item 7b, lighting under canopies shall not exceed 30 fc (average maintained maximum). Waivers for item 12 a, b, c, e, f, show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves. Indicate the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. Indicate the driveway openings, existing and proposed, with referenced location and width at the curb line and at the property line. Show the centerline elevations of the existing streets. Show storm sewer, existing and proposed, in plan and profile. Item 16d, New Jersey Department of Transportation approval or letter of no interest. They are requesting that it does not hold up the release for permits. In the Engineering Report, item 3, traffic pattern to ensure minimal disruption to the adjacent mall traffic. Exhibit A-1, stacking exhibit. The proposed lanes will accommodate 35 vehicles whereas the single lane accommodates 20 vehicles. It should alleviate some problems that are occurring on the site. The two lanes will be for ordering and will merge to receive the order. Landscaping is being replaced as much as possible. Exhibits A2-A-5, aerial photos were displayed.

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

Roll Call:

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

#### SPECIAL BUSINESS

Extension Request- South Jersey Paper Products Building Expansion, Resolution #6284 – located on the westerly side of Industrial Way to the west of DeMarco Drive, Block 1003, Lot 10, Tax Map Sheet #10, Project No. PZ-18-00023.

The applicant received an approval for a major site plan preliminary/final. That approval expired June 11, 2022. First extension period would start June 12, 2022 and end June 11, 2023.

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

Roll Call:

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

TIME: 8:58 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary