

## PLANNING BOARD MINUTES

January 11, 2023

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:

Doug Menz  
John Casadia  
Sandy Velez  
Nilsa Rosario  
Michael Pantalone  
Robert Odorizzi  
David Manders

Also present were:

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

### PRE-MEETING

Weaver Equipment – located on the easterly side of Delsea Drive between Sherman Ave and Butler Ave, Block 7002, Lot 46, Tax Map Sheet #70, Project No. PBA-22-00046. Preliminary/final major site plan approval to construct a 13,528 square foot garden equipment sales building with a specialized repair garage, and a 4,800 square foot accessory building for goods and equipment storage.

Mr. Headley explained that this is an existing site is on Delsea Drive by Landis Avenue. The applicant purchased the site by the intersection on Delsea Drive and Butler Avenue. It is just north of the existing Tractor Supply. There are no variances associated with this project, but there are some waivers. The applicant is requesting a waiver for an 18 space parking row without a tree island break. They will be providing a basin access drive, so that will remove items 5b and 5c in the Planning Report. The applicant will comply with item 6a, all landscaped areas will be irrigated. We are concern with primarily the front and sides of the site. There are a few comments on community design standards. We have asked for a pedestrian access to the front of the building and bicycle parking spaces. The applicant indicated that they would comply. In item 14, there are some perfected plan items and they are requesting a waiver for item 14a. In the Engineering Report, there were some storm water management issues, and the applicant has come up with a reasonable plan.

Chipotle – located on the southerly side of West Landis Avenue between Orchard Road and Delsea Drive, Block 3503, Lot 9, Tax Map Sheet #5, Project No. PBA-22-00040. Preliminary/final major site plan approval to construct a 2,325 square foot fast food restaurant (Chipotle) with associated site plan improvements.

Mr. Headley explained that this site is the old Butch's Gun world on Landis Avenue. It is a narrow site that can use some redevelopment. There are three variances. One is for front yard setback off of Moyer Street. The site has three front yards and one side yard. They have a 10 foot buffer whereas 15 feet is required. Impervious lot coverage is 66.4% whereas 60% is permitted. The applicant addressed comments with respect to signage. They are proposing the drive through as a pick up only lane. As for the Engineering Report, the applicant is providing a piping system throughout the site that will drain to the existing line.

Mevoli/Wells Minor Subdivision- located in the northerly side of Maple Ave between Brewster Road and Lincoln Ave, Block 3301, Lot 19 and 30, Tax Map Sheet # 33, Project No. PBA-22-00044. Minor subdivision approval to convey a portion of land from one lot to another.

Mr. Headley explained that this site is located in East Vineland. The frontage is along Maple Avenue and it also crosses through the county line into Buena Vista Township. The applicant is taking a portion of one lot and giving it to the single family dwelling lot. There is one existing non-conformance for lot frontage, lot 30 (210 feet provided whereas 250 feet required).

Blue Hole Resubdivision- located on the westerly side of N. Mill Road between Oak Road and Industrial Way, Block 1003, Lot 14.02, Tax Map Sheet #10, Project No. PBA-23-00003. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that the city is looking to subdivide a portion of the Blue Hole lot for industrial lands. There is a portion that contains wetlands. The lots will have access off of North Mill Road. There is a variance for frontage. Minor plan corrections will be required.

Zone Map Amendment- Correction of line between P-R and P-F zones, Block 6602, Lots 7, 19 and 20, Block 7406, Lots 2, 3 and 4.

Ms. Hicks explained that the Pinelands Commission supplied a map showing a discrepancy between the 1996 zoning and the current zoning. It was merely a drafting error, and the PR zone is slightly askew. There is currently a development in the pinelands area and there is an issue.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 10, 2022 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.

REORGANIZATION-

Chairman- David Manders

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

Vice Chairman- Michael Pantalone

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

Board Solicitor – Nathan Van Embden, Esq.

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

Board Secretary- Yasmin Ricketts

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

Board Planner/Engineer – Ryan Headley

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

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

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

Alena Broshchan as alternate secretary in the absence of Yasmin Ricketts

John Casadia: Yes

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

Meeting Schedule for 2023

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

MINUTES

Approval of minutes from the December 14, 2022 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

SPECIAL MEETING MINUTES

Approval of minutes from the December 14, 2022 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Abstain  
Doug Menz: Abstain  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Manders: Abstain

RESOLUTIONS

Approval of resolutions from the December 14, 2022 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6544

John Casadia: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6545

John Casadia: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6546

John Casadia: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

DEVELOPMENT PLAN

Weaver Equipment – located on the easterly side of Delsea Drive between Sherman Ave and Butler Ave, Block 7002, Lot 46, Tax Map Sheet #70, Project No. PBA-22-00046. Preliminary/final major site plan approval to construct a 13,528 square foot garden equipment sales building with a specialized repair garage, and a 4,800 square foot accessory building for goods and equipment storage.

The applicant was represented by Michael Gruccio, Esq. There are some issues that will be addressed in the Planning and Engineering reports.

William J. Parkhill, Professional Engineer, testified on behalf of the applicant. The existing site shows the location of the proposed site along Route 47 adjacent to Tractor Supply. The major change as seen on this plan is that the basin in the rear was constructed when Harley Davidson dealership. Construction was started and the basin exists and operates today. They added an additional smaller basin. There are no other revisions to the layout. The basin will capture stormwater runoff from the proposed impervious surfaces. The remainder will be infiltrated to the larger basin and the site will meet the new DEP standards. In the Planning Report, items 5a, b, c, waivers from design standards, applicant will comply. Item 6a, site improvements, applicant will comply with irrigating landscaped areas. Item 7a, applicant will fence in the basin areas along the southerly property line with vinyl slats. They are not proposing a secondary fence around the trash enclosure. Item 8a, pedestrian access to Delsea Drive, will comply. Item 8b, Community Design Standards require a minimum of two bicycle parking spaces for all uses with more than 10 vehicle parking spaces. We recommend providing 2 bicycle parking spaces for each building on the site, will comply. Item 12, Fire Marshall will be consulted regarding his comments. Item 13, electric vehicle parking, will comply. Item 14a, perfected plan items, 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, waiver requested.

Ms. Hicks indicated that she was not in agreement with their trash enclosure assessment, and what they are proposing does not meet standards.

Mr. Parkhill indicated that they the applicant will comply.

As for the Environmental Commission Report, the comments were basic and address and comply with their recommendations.

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

Roll Call:

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

Mevoli/Wells Minor Subdivision- located in the northerly side of Maple Ave between Brewster Road and Lincoln Ave, Block 3301, Lot 19 and 30, Tax Map Sheet # 33, Project No. PBA-22-00044. Minor subdivision approval to convey a portion of land from one lot to another.

The applicant was represented by Michael Gruccio, Esq. The properties are side by side located on Maple Avenue. Mevoli owns lot 19.01, and a portion of this lot is located in Buena Vista Township. The lot contains 34.55 acres. The parcel adjacent to it (the Wells property) is lot 33.01. The concept is for Mevoli to transfer 1.19 acres to Wells. The rear property line of lot 33.01 is on an angle. The subdivision will create a perfect rectangle. Lot 33.01 area will increase and lot 19.01 area will decrease. The only deviation is the frontage for lot 33.01. There is 210 feet of frontage along Maple Avenue whereas 250 feet required. It is an existing non-conformity.

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

Roll Call:

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

PUBLIC HEARING

Chipotle – located on the southerly side of West Landis Avenue between Orchard Road and Delsea Drive, Block 3503, Lot 9, Tax Map Sheet #5, Project No. PBA-22-00040. Preliminary/final major site plan approval to construct a 2,325 square foot fast food restaurant (Chipotle) with associated site plan improvements.

The applicant was represented by Duncan Prime, Esq. The property is located on west Landis Avenue, and there is an existing retail business. The applicant is proposing to demolish all existing structures and construct the restaurant with a pickup lane.

Brian Conlon, Professional Engineer, testified on behalf of the applicant. Exhibit A-2, site aerial. Exhibit A-1, Use and Operations Statement. The site has three frontages. The rear of the site is asphalt out to the curb. The proposed Chipotle building is centrally located. Access is proposed from Moyer Street and Elmer Street. There are seven parking spaces located in the front, and twenty three spaces to the south, closer to Elmer Street. There will be overall 30 parking spaces, and 2 are EV electrical vehicle spaces. Trash is located behind the building and it will be enclosed. The drive-thru will be for picking up orders. The orders are placed in advance, so there will be no menu board or speakers. There is stacking for about 10-12 vehicles. The site itself matches the existing topography. The existing impervious coverage is about 77 %. They will be adding a lot of landscaping, so it will be reduced to 66%. A greenspace will also be added along the right of way of both Moyer and Elmer Street. Exhibit A-4, Landscaping Plan. It depicts the green along the perimeter. They are proposing 20 trees, 203 shrubs and 391 ground cover. The applicant is seeking three variances. Front yard setback, along Moyer Street (20.04 feet provided vs. 50 feet required). Front buffer, along Moyer Street (10 feet provided vs. 15 feet required). Impervious lot coverage (66.4% provided vs. 60% maximum allowed). The applicant will comply with the remaining items of the Planning report.

Mr. Odorizzi questioned the proposed lighting and the impact on the homes in the area. He also was concerned with traffic.

Mr. Conlon explained that there will be no spill over, because the lights will have shields. They are also providing landscaping buffers on the Elmer side. He assumes that the road off of Landis would be used to access the site. The driveway is offset approximately 50 feet from the closest residential driveway.

Edmund Yu, Design Manager at Chipotle, testified on behalf of the applicant, the site lighting is on a time clock and it can be adjusted. They turn off 45 minutes after the business closes. Deliveries to the site are made at 6:00AM and 11PM to midnight. Orders are delivered through the front door and takes approximately 20 minutes. It is a quick operation and should not disturb the neighbors.

Mr. Manders wanted clarification of the site traffic flow and parking located in the rear.

Mr. Conlon explained that there is a curb cut on the south side that will lead to the side entrance. There are flow arrows and markings for traffic.

Mr. Casadia wanted to know more information about the landscaping plan.

Mr. Conlon explained that the applicant is proposing 20 trees evergreen, 203 shrubs, 391 ground cover, and everything will be irrigated. The property will be maintained, and someone can be contacted if there are any problems.

Mr. Conlon indicated that curbing will be marked off for the Fire Marshall.

Sean Mornski, Professional Planner, testified on behalf of the applicant. Front yard setback, along Moyer Street (20.04 feet provided vs. 50 feet required).

The site is unique in terms that it is narrow with 3 front yards. There is justification for the C1C variance, unique condition affecting the property. C-2, benefits outweigh the potential detriments due to the building location that allows for a more efficient circulation design. Front buffer, along Moyer Street (10 feet provided vs. 15 feet required). The applicant does provide a substantial amount of area to provide for a buffer. The front buffer provides additional. Impervious lot coverage (66.4% provided vs. 60% maximum allowed). The applicant is proposing less impervious coverage than what is currently there. They are also meeting the parking standards. The applicant satisfies several purposes of zoning Purpose A, promoting safety and general welfare. The design improves the circulation and aesthetics of the site. Purpose G, providing sufficient space in appropriate location. The proposed is a permitted use. There is no substantial detriment to the public good. There is no detriment to the zone plan or zoning ordinance.

Anthony Poventud, Church Leader, Living Hope Church, member of the public had comment with regards to the application. The church is concerned with traffic, overflow parking onto to the church's property and easement that crosses through the church's monument sign. They are also concerned with the demolition of the building that is currently there.

Mr. Prime explained that the applicant has met with the church and they working with them.

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

Roll Call:

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

Blue Hole Resubdivision- located on the westerly side of N. Mill Road between Oak Road and Industrial Way, Block 1003, Lot 14.02, Tax Map Sheet #10, Project No. PBA-23-00003. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Allan Geibner, Esq. The property is located in the I-B zone. It is located north of Oak Road and 72 acres in size. The proposed new lot 14.06 will contain a net area of 6.43 acres, with no frontage. The proposed remainder of lot 14.02 will contain a net area of 64.758 acres, with frontage of 551.17 feet along N. Mill Road and a net depth of approximately 2,610 feet.

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

Roll Call:

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

SPECIAL BUSINESS

Zone Map Amendment- Correction of line between P-R and P-F zones, Block 6602, Lots 7, 19 and 20, Block 7406, Lots 2, 3 and 4.

Ms. Hicks explained that the Pinelands Commission supplied a map showing a discrepancy between the 1996 zoning and the current zoning. It was merely a drafting error, and the PR zone is slightly askew. There is currently a development in the pinelands area and there is an issue.

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

Roll Call:

John Casadia: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes

Robert Odorizzi: Yes  
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:35 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary