

## PLANNING BOARD MINUTES

October 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:

Michael Pantalone  
Sandy Velez  
David Catalana  
Doug Menz  
Thomas Tobolski  
Nilsa Rosario  
Robert Odorizzi  
David Manders

Also present were:

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

### PRE-MEETING

Oak Hill Farms Family – located on the northerly side of Oak Road between Main Road and Brewster Road, Block 1909, Lot 50, Tax Map Sheet #19, Project No. PBA-23-00036. The applicant requests a preliminary/final major site plan approval to construct fifty-eight (58) three-bedroom townhouses within nine (9) 6-unit buildings and one (1) four-unit building. The applicant also proposed a 2,515 square foot clubhouse along with several recreation areas and associated site improvements.

Mr. Van Embden stated that there is an issue raised by an objector challenging the board's jurisdiction to consider this matter. There is an issue on whether there are two principal uses and if this matter should be heard by the Zoning Board.

Mr. Headley explained that there are 58 townhouses arranged in a 4 or 6 unit configuration with a club house and two recreational areas. The site has an existing tower. There are no bulk variances. There are a couple waivers. Planning Report, item 8, fencing and screening basins, 4 foot high fence with wire mesh. The applicant agreed with bicycle spaces at the club house. The club house is standard with loop and 2 parking spaces. The applicant is amendable with most of the conditions. There are some submission items and storm water comments.

Juan & Yolanda Cortes- located on the northerly side of Chestnut Avenue between Myrtle Street and State Street, Block 4217, Lot 9.01, Tax Map Sheet #42, Project No. PBA-23-00037. Minor subdivision approval, to create two (2) new lots with one remainder lot. Additionally, the applicant proposed to dedicate a portion of the property to extend existing Arcadia Place.

Mr. Headley explained that this is a resubdivision that was sold. The new applicant is proposing to construct two duplex lots and one single family lot. There is a portion being dedicated to the city. There is an existing home that will be demolished. The applicant will go through dedication process, but they are not constructing a new roadway. There are no variances associated with this application. There is a partial waiver for showing all structures within 150 feet. Staff has no issue with that waiver being granted.

Lorraine Singleton – located on the northerly side of Columbia Avenue between Lake Road and the municipal boundary line, Block 201, Lots 7 and 7.1, Tax Map Sheet #2, Project No. PBA-23-00040. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

Mr. Headley explained that this is a by right minor subdivision. Two lots are being reconfigured into three lots. Right now it is currently a farm. The proposed lots meet the minimum lot dimensions for the A-5 zone. Each lot is approximately 2.6 acres or so. There are some wetlands on the west side of the property. When they decide to construct the home, Licenses and Inspections will require them to go through the wetlands application process. We will require the applicant to show wetlands on the perfected plan.

Estate of Stephen Houbary Resubdivision – located on the southerly side of Ascher Road between Cornucopia Avenue and Union Road, Block 7409, Lots 56 and 57, Tax Map Sheet #74, Project No. PBA-23-00042. Resubdivision approval to convey a portion of one lot to another.

Mr. Headley explained that this is on Ascher Road. The rear portion expanded into another lot and a pole barn was constructed. There is a pool and other recreational amenities. It is now under an estate and they are trying to sell the property, but they would like to keep the portion that they developed. They are taking rear of lot and moving it back.

The larger lot meets all the standards. The smaller lot has existing non-conformities that are listed in the Planning Report.

Davy Cold Storage– located on the southerly side of Garden Road between DeMarco Drive and Mill Road, Block 1005, Lot 1 & 2, Tax Map Sheet #10, Project No. PBA-23-00038. Preliminary/final major site plan approval, to construct forty- eight (48) designated tractor trailer parking spaces and associated site improvements.

Mr. Headley explained that the applicant is actively expanding the business. They have many industrial truck terminal cold storage areas and do not have enough truck parking. Land is being purchased from the City, and they are proposing tractor trailer parking. They are proposed two rows, circulation pattern with one way movements along with a guard shack. There will be double row of evergreens for screening. The area is fairly industrial so tractor trailers is not uncommon. There are two variances impervious lot coverage and front buffer from Demarco Drive. There are a few other waivers that they will discuss.

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.

MINUTES

Approval of minutes from the September 13, 2023 board meeting.  
The Chairman made a motion to approve the minutes.

David Catalana: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the September 13, 2023 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6597

David Catalana: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

PUBLIC HEARING

Oak Hill Farms Family – located on the northerly side of Oak Road between Main Road and Brewster Road, Block 1909, Lot 50, Tax Map Sheet #19, Project No. PBA-23-00036. The applicant requests a preliminary/ final major site plan approval to construct fifty-eight (58) three-bedroom townhouses within nine (9) 6-unit buildings and one (1) four-unit building. The applicant also proposed a 2,515 square foot clubhouse along with several recreation areas and associated site improvements.

Mr. Van Embden received letter from Jeffrey Brenan, Esq. representing the neighbor. They believe that the board does not have jurisdiction, because the property has two principal uses. He would like to hear from counsel.

The applicant was represented by Keith Davis, Esq. He had the opportunity to read Mr. Brenan’s letter, and believes that the use is permitted even with the tower. The property is the subject to the Oak Rd Redevelopment Study. An ordinance was adopted by City Council for this tract of real estate. A study was conducted and there is a Redevelopment Plan which governs this tract of land. This is a permitted use along with the tower in the Redevelopment Plan. The Redevelopment Plan references the telecommunications tower and states that it is to remain. It also states development done on the balance of the track. The Redevelopment Plan indicates the rectangular configuration makes the property fully developable with the exception of the land devoted to the telecommunications tower and associated access easement. There is a conceptual plan consistent with the plan that is before the board. It shows the units, club house and tower which is to remain. The property does contain a few constraints. One is the location of the 130 foot telecommunications tower and associated access easement. The tower is to remain, and any proposed project will have to be designed around it. This is a clear legislative intent. The plan also states that the site will be developed and maintained as a singular project. Multiple buildings shall be permitted. The proposed project is perfectly permissible. The proposed structures and buildings will be screened, and the project will be a 100% affordable development. The city is including this development to satisfy affordable housing requirements. This is a permitted use.

Jeff Brenan, Esq., represented the objectors, Vineland Produce Cooperative Auction.

Exhibit O-1, opposition letter. The various references made about communications tower are true. The section of the Redevelopment Plan that matters calls out permitted uses in the zone. That section makes it clear that it only allows multifamily housing. It does not include recreational areas or cell towers. The cell tower on the property was previously approved by use variance, and that jurisdiction stays with the Zoning Board.

Edwin C. Bergamo, Jr., member of Vineland Produce Cooperative Auction, testified that he was on the Zoning Board from the years 1991-2016. Communication towers were not permitted at that time, and all those applications went before the Zoning Board. He believes that any applications that start with the Zoning Board has to stay with that board.

Ms. Hicks explained that public utilities facilities is permitted and it includes the cell tower use. Made revisions to that zone. The approval that we found for that application was a Planning Board approval.

Mr. Headley stated that the approval from the year 2000 was for a minor site plan for a communications tower.

Mr. Bergamo stated he reviewed multi-family developments. Harlem Court was the only property with a clubhouse. He cannot recall other approvals for clubhouses.

The Chairman entertained a motion to allow application to remain with the Planning Board. Mr. Menz so moved, Ms. Velez seconded.

Roll Call:

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

Keith Davis, Esq. presented the application. The property has a tele communion's tower which will remain with the proposed development. It is a 100% low and moderate income housing community. The development consists of 58 units, a club house and related site improvements. Exhibit A-1, Redevelopment Plan.

Hans Lampart, Principal of the Applicant, he developed three hundred units, four family communities and each one of them has a club house. This project is situated on 8 acres. There will be 58 units in townhouse arrangements with garages. The units are about 1,400 to 1,500 square feet with 3 bedrooms. The rent will be about \$1,200 to \$1,300 a month. In addition to the garage, there is a parking space in the front of each unit along with off street parking. He is proposing a community building with bicycle parking. He is also providing 220 hookup for a level 2 connection in each garage (for electric vehicles). There will be private trash pickup. Each unit will have individual canisters for trash and recycling. There is an existing easement for the telecommunications tower. Exhibit A-2, colored site plan, shows orientation of the project. There will be a gate for vehicle access for the tower. One issue is the impact of noise from adjacent property. The intent is to have a noise study along the property line facing the Produce Auction. Once they know what the noises are, they will address the rear units. This project will be done in year 2025-2026. He will be making an application with the state agency for funding. The city is participating with a grant of \$300,000 out of their Affordable Housing Trust Fund. The club house will be accessory for the residential development as an amenity. Mr. Lampart has been named as the redeveloper in the Redevelopment Plan. Exhibit A-3, rendering of proposed units. Exhibit A-4, project completed in Winslow Township. Exhibit A-5, floor plan for each residential unit. Mr. Lampart stated that there will be cameras located around club house area.

William Parkhill, Professional Engineer, testified on behalf of the applicant. There is an existing cell tower on the property and the balance of the land is vacant. He is familiar with the redevelopment plan and the design is consistent and complaint. The proposal is 58 residential townhouses in ten buildings, 2,500 square foot club house and existing cell tower that will remain. The Redevelopment Plan envisions this development happening while the cell town remained. It also contemplates the establishment of accessory uses such as the club house.

Parking is governed by RSIS. They are exceeding the requirements by providing 168 parking spaces. Each unit has 2 private parking spaces and there are 31 street parking spaces. The access road with have perpendicular parking spaces, and there will be no parallel parking permitted. The access is also governed by RSIS, so the entire development will comply with those standards. All the driveways are privately owned and maintained by management. Strom water is maintained through five small scale infiltration basins that will be scattered throughout the site. There is a waiver for fence height. They are proposing a 4 foot high vinyl split rail with metal wire mesh. Trash will be private curb side collection. Each tenant with get trash and recycle bins. There is a fair amount of perimeter landscaping that they are going to try to maintain. The will screen the development from both neighboring uses. They will work with the board's professionals to get the screening right. There is a waiver for irrigation, they will provide irrigation to the front and sides of the development. The rear will be irrigated by moveable sprinklers. They are successful on other projects. They

are requesting waiver from forest replacement required but will provide additional landscaping and trees. Exhibit A-6, identification sign at the entranceway. It will be located along Oak Road, double sided sign, 24 square feet with decorative columns on each side. There are no variances associated with this application. The MF zone references side building to side building separation of 30 feet. They are proposing 20 feet to include recreational areas on site. There is no negative impact to the zone plan or to the public good.

Planning Report, 6a, variance for distance from side to side buildings (20 feet vs. 30 feet required). Item 7b, partial waiver for presence of a stormwater management basin drive, all basins. Item 7c, waiver for stormwater management basin fence height, all basins (0 feet provided vs. 6 feet required). Items 8a-e, partial waivers for fencing and screening around the perimeter of the proposed stormwater management basin #1. (The proposed stormwater basin is 4 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Fencing and screening around the perimeter of the proposed stormwater management basin #2. (The proposed stormwater basin is 4 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Fencing and screening around the perimeter of the proposed stormwater management basin #3. (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). Fencing and screening around the perimeter of the proposed stormwater management basin #4. (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). Fencing and screening around the perimeter of the proposed stormwater management basin #5. (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 10d, partial waiver for all landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers. Item 10f, waiver for location of stormwater management basin which requires a fence, basin #1 (front yard provided vs. side or rear yard required). The ordinance states that “No stormwater management basin which requires a fence shall be located in a front yard. A stormwater management basin that is two (2) feet or less in depth shall not be required to be fenced”. The basin-in-question is four (4) feet deep and therefore is not permitted within the front yard area. Item 10h, waiver for shape of a stormwater management basin in a front yard (Curvilinear edge required). Item 11, waiver for the applicant has not provided a Forest Retention & Replacement Plan that lists the trees being removed as part of the proposed project. The Applicant proposed to remove approximately 100% of the forested acreage. The ordinance requires mitigation for developments that result in the removal of more than 65% of the forested acreage in the MF Zone. Therefore, the Applicant would be required to provide replacement trees or compensation based as determined appropriate by the Board. Engineering Report, item 19, waiver for hairpin markings are recommended for 90 degree parking stalls. 90 degree parking stalls which are approved for a width less than the required minimum (9.5’) shall be striped with hairpin markings. Providing 9 feet.

Jeff Brenan, Esq., represented the objectors, Vineland Produce Cooperative Auction. This is not a by right site plan application, so the board can turn it down.

Mr. Brenan crossed examined Mr. Parkhill about his Planning testimony. He also wanted to know if he has designed these developments next to an industrial use in the past.

Mr. Brenan crossed examined Mr. Lampart and wanted to know why there would be cameras on site. Mr. Lampart explained that the cameras are provided for security. Mr. Lampart will also have a sound study done and mitigate it with construction.

Carol Defore, Manager for Vineland Produce Auction testified that there is warehouse on south side of building. There is truck traffic every day and twenty four hours a day. There are cooling units and truck units are constantly running. They are concerned with noise complaints.

Edwin Bergamo, Member of Vineland Produce Auction, stated that he would not live there and there would be limited quality of life because of the noise.

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

Roll Call:

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

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes

Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Juan & Yolanda Cortes- located on the northerly side of Chestnut Avenue between Myrtle Street and State Street, Block 4217, Lot 9.01, Tax Map Sheet #42, Project No. PBA-23-00037. Minor subdivision approval, to create two (2) new lots with one remainder lot. Additionally, the applicant proposed to dedicate a portion of the property to extend existing Arcadia Place.

Yolanda Cortes testified on her own behalf. She is proposing to build two duplexes and a single family dwelling.

Mr. Headley explained that they have two duplex lots and a single family dwelling lot. They have frontage on Chestnut Avenue and Arcadia Place. As part of their subdivision, they are also dedicating a portion of right of way to the City of Vineland.

The three proposed lots are conforming. Proposed new lot 9.01 will contain a net area of 14,926 square feet (0.34± acres), with frontage of 87.8 feet on Chestnut Avenue and a net depth of 170 feet. Proposed new lot 9.02 will contain a net area of 37,081 square feet (0.85± acres), with 244.27 feet of frontage along the right-of-way line of Arcadia Place. The proposed remainder of lot 9.03 (former lot 9.01) will contain a net area of 22,100 square feet (0.507± acres), with frontage of 130 feet along Chestnut Avenue and a net depth of 170 feet. There is a partial waiver for showing all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells.

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

Lorraine Singleton – located on the northerly side of Columbia Avenue between Lake Road and the municipal boundary line, Block 201, Lots 7 and 7.1, Tax Map Sheet #2, Project No. PBA-23-00040. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

The applicant was represented by Matthew Robinson, Esq. This is a by right minor subdivision with no variances. They are creating three conforming lots. There are no objections to the Planning and Engineering reports. The subdivision will be filed by deeds. Proposed remainder lot 7.01 will contain a net area of 114,758 square feet (2.63± acres), with frontage of 266± feet as measured along the building line set for the zone (since side property lines are non-parallel), on Columbia Avenue and a net depth of 510± feet as measured from the midpoint of the frontage. Proposed remainder lot 7.02 (former lot 7) will contain a net area of 114,758 square feet (2.63± acres), with frontage of 263± feet as measured along the building line set for the zone (since side property lines are non-parallel), on Columbia Avenue and a net depth of 510± feet as measured from the midpoint of the frontage. Proposed lot 7.03 will contain a net area of 114,758 square feet (2.63± acres), with frontage of 287± feet as measured along the building line set for the zone (since side property lines are non-parallel), on Columbia Avenue and a net depth of 510± feet.

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes

Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

Estate of Stephen Houbary Resubdivision – located on the southerly side of Ascher Road between Cornucopia Avenue and Union Road, Block 7409, Lots 56 and 57, Tax Map Sheet #74, Project No. PBA-23-00042. Resubdivision approval to convey a portion of one lot to another.

Nancy Houbary testified on her own behalf. She is proposing to add property to her existing lot.

Mr. Headley explained that improvements were built behind her lot, and now she is selling the lot. A 30,000 square foot portion of lot 57 will be conveyed to lot 56. Proposed enlarged lot 56.01 will contain a net area of 70,000 square feet (1.607± acres), with frontage of 200 feet on Ascher Road and a net depth of 350 feet. The proposed remainder of lot 57.01 (former lot 57) will contain a net area of 725,002 square feet (16.644± acres), with frontage of 300 feet along Ascher Road and a net depth of 834 feet. There are existing non-conformities for lot area, Lot 56.01 (70,000 square feet provided vs. 250,000 square feet required). Lot frontage, Lot 56.01 (200 feet existing vs. 300 feet required. Principal Building Height, Lot 56.01 (35 feet existing vs. 30 feet required.) Accessory Building Height, Lot 56.01 (19 feet existing vs. 15 feet required.) Impervious Lot Coverage, Lot 56.01 (16% proposed vs. 10% maximum allowed.) Planning Report, 9a, waiver from showing the reference meridian used for bearings on the map graphically. The coordinate base, either assumed or based on the New Jersey Plane Coordinate System, shall be shown on the plat. 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.

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

Davy Cold Storage – located on the southerly side of Garden Road between DeMarco Drive and Mill Road, Block 1005, Lot 1 & 2, Tax Map Sheet #10, Project No. PBA-23-00038. Preliminary/final major site plan approval, to construct forty- eight (48) designated tractor trailer parking spaces and associated site improvements.

The applicant was represented by Robert Baranowski, Esq.

Michael Davy, Owner, testified on his own behalf. He purchased property on Demarco Drive side to expand parking for his business.

Corey Gaskill, Professional Engineer, testified on behalf of the applicant. They have acquired lot 1 that will merge with lot 2. The entire area will be fenced, and the basins located in the front and in the rear. The trailers

will enter and pass the guard shack, loop around and stack or drop off trailers. The site will be paved in asphalt and the perimeter will be landscaped.

Planning Report, 5a-b, variances for impervious lot coverage (72.9% provided vs. 65% maximum allowed). Front Buffer, DeMarco Drive (12.46 feet provided vs. 15 feet required). Item 6, waiver for service areas, loading docks or similar appurtenances shall be located within side yards or rear yards. Item 7a-b, waivers for stormwater management basin front setback, DeMarco Drive (16 feet provided vs. 60 feet required). Stormwater management basin side setback, southerly side (5 feet provided vs. 35 feet required). Item 8d-e, partial waivers for fencing and screening around the perimeter of the proposed stormwater management basin #1. (The proposed stormwater basin is four (4) feet deep, and the ordinance requires fencing and screening for basins that are greater than two (2) feet in depth). Fencing and screening around the perimeter of the proposed stormwater management basin #2. (The proposed stormwater basin is three (3) feet deep, and the ordinance requires fencing and screening for basins that are greater than two (2) feet in depth). Item 9, waiver for street shade trees, DeMarco Drive (11 trees existing vs. 15 trees required at 1 per 50 feet of frontage). Item 10a, waiver for sidewalks are not proposed along the street frontage of the site. Sidewalks do not exist on abutting properties, therefore sidewalks are not required unless the Board finds that by reason of the particular conditions of the site, its location or surroundings, sidewalks are required to protect the public safety. Item 10c, waiver for location of stormwater management basin which requires a fence, basin #1 (front yard provided vs. side or rear yard required). Item 10d, waiver for shape of a stormwater management basin in a front yard, basin #1 (Curvilinear edge required). Item 15c-j, partial waivers for showing the existing and proposed buffer areas (dimensioned from improved surfaces to the property line), the existing and proposed screening materials, landscaping, fencing and trees. Partial Waiver for portion of Lot 1 not included in drawing set. Show existing and proposed utility lines and the location of poles. Partial Waiver for portion of Lot 1 not included in drawing set. Show existing and proposed on-site lighting type and location. Provide a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed. Show finished floor, top of block, garage floor, basement floor/crawl space and exterior corner elevations for all buildings and structures. Basement floor/crawl space elevation shall be not less than 2 feet higher than the seasonal high groundwater level. Partial Waiver for portion of Lot 1 not included in drawing set. Show contour lines based on United States Coast and Geodetic data or bench marks approved by the City Engineer. Partial Waiver for portion of Lot 1 not included in drawing set. Show proposed grading at maximum one-foot intervals, for a sufficient distance to define runoff paths. Partial Waiver for portion of Lot 1 not included in drawing set. Lighting and landscaping plans prepared by licensed professionals. A lighting and landscaping plan is provided but a waiver is requested from providing it on a separate page. Provide a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species, and location of proposed plantings; planting details; and proposed means of irrigation. Engineering Report, item 5, waiver for location of the one-foot freeboard elevation of all Stormwater basins shall meet the minimum yard requirements of the zone.

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes  
Doug Menz: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

1. Weaver Equipment –Block 7002, Lot 46, Project No. PBA-22-00046. Amendment to Resolution #6548.

2.

App was represented by Michael Gruccio, Esq. On February 8th of this year, the applicant received preliminary and final major site plan approval to develop property at 3049 S. Delsea Drive as a facility for garden equipment sales and associated specialized equipment repairs. The property contains 5.93 acres of area, and the approved site plan for the project calls for the placement of a 6-foot-high chain link fence with privacy slats, extending essentially from the center of the principal structure to be developed on the property to the rear of the parcel. The applicant is not seeking to achieve a complete elimination of the requirement to provide fencing in connection with the project.

The applicant proposes to retain, and recognizes that it must retain, the chain link fence with privacy slats along the northerly and southerly sides of the property from the westerly most, widest section of the principal building, back to a point where an accessory building, an outdoor storage area, and a new and principal stormwater basin are proposed to be located. A waiver is requested with respect to the requirement to enclose the property with fencing from the rearmost sections of these improvements to the rear of the property, particularly around all four sides of a rather vast existing basin excavation on the premises. They have never seen water accumulate. The applicants enjoy the wildlife and they do not want to block them out. They have children and promise to return to the board to install of fence if they see an issue with the basin.

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

Roll Call:

David Catalana: Yes

Doug Menz: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

3. Farmland Preservation

Ms. Hicks explained that the board received a letter from Cumberland County Department of Planning. The County adopted its updated Farmland Preservation Plan in December 2022. To ensure that the Plan and more specifically, the targeted farms, continue to reflect municipal interests, they are requesting comments from the board on the targeted farm inventory and the project areas.

The board decided that there are no changes, and Ms. Hicks will send a response letter to the County.

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

Roll Call:

David Catalana: Yes

Doug Menz: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

ADJOURNMENT

The Vice Chairman entertained a motion to adjourn.

Roll call:

David Catalana: Yes

Doug Menz: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

TIME: 10:09 PM

Respectfully submitted,

Yasmin Perez

Planning Board Secretary