

PLANNING BOARD MINUTES

February 8, 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:

David Catalana
Doug Menz
Michael Pantalone
Sandy Velez
Nilsa Rosario
David Acosta
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

Cristelli Minor Subdivision- located on the southerly side of Silverwood Lane between Brookfield Street and Whispering Woods Way, Block 5208, Lot 2, Tax Map Sheet 52, Project No. PBA-23-00004. Minor site plan approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this lot has two frontages. The applicant would like to subdivide, making a singular lot on Dante Avenue and a singular lot on Silverwood Lane. There are no variances or design waivers associated with this application.

Mario & Stephanie Circone Resubdivision-, Block 6301, Lots 157 and 148, Tax Map Sheet #63, Project No. PBA-23-00006. Resubdivision approval to convey a portion of one lot to another.

Mr. Headley explained that this lot is long on Main Road and runs behind the lots on Garry Avenue. The lot on Main Road is going to give a portion to the lot on Garry Avenue. This will make that better making it double in size. There are no variances or design waivers associated with this application.

Veteran's for Alternative Medicine- located on the southerly side of Park Avenue between Delsea Drive and West Avenue, Block 2801, Lot 5.01, Tax Map Sheet #28, Project No. PBA-23-00008. Preliminary/final major site plan approval to construct a 42,500 square foot building for medical cannabis cultivation with associated site improvements.

Mr. Headley explained that the applicant has one design waiver for parking space row length without a tree island break (14 space row provided vs. 12 space row maximum permitted). There are design waivers for driveway width-minimum, two-way, westerly building side (20 feet provided vs. 24 feet required). Lane width, westerly building side (10 feet provided vs. 12 feet required). There are waivers from Community Design Standards. Completely screened refuse station. All landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers. There will be a removing some pavement, so there will be a nice removal of impervious area. There are going to harvest rainwater for irrigation purposes. There are some waivers from the Medical and Adult Use Cannabis Standards. Side buffer, easterly side (0 feet provided vs 25 feet required). Due to the existing access easement to both the east and south of the property, no improvements can be done to it. Between the fence and easement there is an 18 foot buffer on the easterly side. Rear buffer (0 feet provided vs 25 feet required). Due to the existing access easement to both the east and south of the property, no improvements can be done to it. Between the fence and easement there is a 24 foot buffer in the rear. There are existing asphalt areas that are the subject of access easements that were recorded at the time of the subdivision of the lots. There are no objections to those waivers. The applicant provided an Odor Mitigation Plan with their submission. They have a better handle on odor mitigations than other applications that we have seen. There are also some waivers for perfected plan items.

Ocean First Bank- located on the easterly side of Main Road between Landis Ave and Chestnut Ave, Block 4301, Lot 9, Tax Map Sheet #43, Project No. PBA-23-00001. Minor site plan approval, to construct additional parking and site improvements to an existing bank.

Mr. Headley explained that this site is south of the Wawa on Main Road. They are proposing the addition of several parking spaces and reconfiguration of trash enclosure. They do have an impervious lot coverage variance but it is minor (56% provided vs. 50% maximum allowed). There is a waiver from Community Design Standards for number of Bicycle Parking Spaces (0 spaces provided vs. 2 spaces required).

There were previously more shade trees along the frontage. They has four and now down to three trees. There are also some waivers from perfected plan items.

Grocery Outlet & Rainbow– located on the easterly side of Delsea Drive between Almond Road and Park Ave Block 2201, Lot 63, Tax Map Sheet #22, Project No. PBA-23-00002. Preliminary/final major site plan approval, to demolish the existing retail building at the southwest corner of the property and construct a 25,291 square foot retail business along with associated site plan improvements. The proposed building will consist of a 17,136 square foot grocery store and an 8,155 square foot retail store.

Mr. Headley explained that this location is at the corner of Park Avenue and Delsea Drive. They are proposing to knock down the building and construct a grocery outlet store. There are some variances associated with this application. Impervious lot coverage (84.1% provided vs. 50% maximum allowed). Front buffer, Delsea Drive (11.3 feet provided vs. 25 feet required). Front buffer, Park Avenue (12.3 feet provided vs. 25 feet required). Building Line Setback, Delsea Drive (90.64 feet provided vs. 100 feet required from the centerline of Delsea Drive). Parking space amount (588 spaces provided vs. 640 spaces required). The applicant is requesting some design waivers. Parking space width (8.9 and 9.04 feet provided vs 9.5 feet required). Parking space depth (16.5 feet provided vs. 19 feet required). We do not allow the hangover of a vehicle over an impervious surface. There is a waiver for driveway width-minimum, two-way, westerly drive (23.2 and 23.5 feet provided vs. 24 feet required). Waivers for no access provided to Delsea Drive or Park Avenue when there is existing sidewalk. All landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers. Number of Bicycle Parking Spaces (0 spaces provided vs. 2 spaces required per building). They are utilizing the existing sign and requesting a wall sign for the retail building. The City engineer submitted a letter requesting changes to the entrances because of a history of car accidents. The applicant agreed to make the entrance closest to the traffic light a right turn in right turn out only.

Relema Inc. Food Distribution Facility– located on the northerly side of Garden Road, Mill Road and between Delsea Drive, Block 604, Lot 30, Tax Map Sheet #6, Project No. PBA-23-00007. Preliminary/final major site plan approval to construct a 137,892 square foot industrial building that will be done in two phases. Phase 1 will consist of 68,394 square feet of the building with parking and associated site improvements. Phase 2 will consist of an 89,498 square foot building expansion.

The chairman will be recusing on this application.

Mr. Headley explained that the location is on the north side of Garden Road. The project will be completed in two phases. There are two variances associated with this application. Side buffer, westerly side (15 feet provided vs. 25 feet required from a residential use or residential zone). Side buffer, easterly side (20 feet provided vs. 25 feet required from a residential use or residential zone). There are some design waivers. They are proposing fencing around basin1 and stormwater access as requested by staff. This is a fairly straight forward application overall.

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 January 11, 2023 board meeting.
The Chairman made a motion to approve the minutes.

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

RESOLUTIONS

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

Resolution #6548

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6549

David Catalana: Yes
Doug Menz: Yes

Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6550

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6551

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6552

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6553

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6554

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6555

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

Resolution #6556

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Abstain
David Manders: Yes

DEVELOPMENT PLAN

Cristelli Minor Subdivision- located on the southerly side of Silverwood Lane between Brookfield Street and Whispering Woods Way, Block 5208, Lot 2, Tax Map Sheet 52, Project No. PBA-23-00004. Minor site plan approval to create one (1) new lot with one (1) remainder lot.

Mr. Cristelli testified on his own behalf. He is creating new lot for his in-laws. There are no variances and the application is conforming.

Mr. Headley explained that the applicant needs to comply with perfected plan items. The Zoning Table shall be revised to include all values as noted in this report as well as lot depth. Correct lot numbers, as approved by the Tax Assessor. The Tax Assessor has requested remainder Lot 2 be renumbered to Lot 2.01 and proposed Lot 2.01 be renumbered as 2.02. The proposed Lot 2.02 will be known as 3176 Dante Avenue. There are some submission waivers for the north arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets. Show existing on-site structures, their use, and dimensions to property lines. Also show 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 proposed lot configurations are as follows: Proposed new lot 2.01 will contain a net area of 27,127.5 square feet (0.623± acres), with frontage of 180.85 feet on Dante Avenue and a net depth of 150± feet. Proposed remainder lot 2 will contain a net area of 60,592 square feet (1.39± acres), with existing frontage of 180± feet, as measured along the tangent of the center line at the building line setback, and a net depth of 280± feet.

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Yes
David Manders: Yes

Mario & Stephanie Circone Resubdivision-, Block 6301, Lots 157 and 148, Tax Map Sheet #63, Project No. PBA-23-00006. Resubdivision approval to convey a portion of one lot to another.

Mr. Circone testified on his own behalf. He would like add land to an existing property on Garry Avenue.

Mr. Headley explained that the resubdivision makes the new lot deeper and larger. The lot on Main Road gets a little smaller. Both lots meet the ordinance standards. There are no variances or waivers associated with this application. The proposed lot configurations are as follows: A 9,556 square foot portion of lot 157 will be conveyed to lot 148. The proposed enlarged lot 148 will contain a net area of 21,600 square feet (0.5± acres), with frontage of 95 feet on Garry Avenue and a net depth of 225 feet. The remainder lot 148 will contain a net area of 99,355 square feet (2.28± acres), with frontage of 100 feet on Main Road and a net depth of 947 feet.

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Yes
David Manders: Yes

Veteran's for Alternative Medicine- located on the southerly side of Park Avenue between Delsea Drive and West Avenue, Block 2801, Lot 5.01, Tax Map Sheet #28, Project No. PBA-23-00008. Preliminary/final major site plan approval to construct a 42,500 square foot building for medical cannabis cultivation with associated site improvements.

The application was represented by Michael Gruccio, Esq. The applicant's team reviewed staff reports. They will comply with all comments in the Engineering Report. With respect to the Planning Report, the applicant will meet the standards for driveway width-minimum and lane width. There is a waiver from screening, shade tree and landscaping standards. Parking space row length without a tree island break (14 space row provided vs. 12 space row maximum permitted). The applicant will completely screen the refuse station with fencing and slats. Requesting a partial waiver from not providing enhanced landscaping. They are also provide irrigation to landscaped areas. Vegetation Height, front buffer (>3 feet maximum provided vs. 3 feet maximum

allowed). At the request of City Staff, the applicant has provided street shade trees to provide a more attractive frontage along Park Avenue. There is a gravel area that will have signage to prevent parking. The applicant will address recommendations of the Fire Marshall. There are also some waivers for perfected plan items.

Blake James Costa, worked on the Odor Mitigation Plan with the assistance of mechanical engineers. The odor starts in the final stage in the grow process (week 5 and 6). The ceilings and walls are screened and they use split systems for HVAC. They limit penetration into the building. The rooms are sealed and adjoining rooms are treated. The trimming room is sealed to mitigate odor. The storage is a loaded bay and is not exposed. Staff will have a hygiene protocol, uniforms and showers. They have a good neighbor policy and they have an odor complaint form.

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

Roll Call:

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

PUBLIC HEARING

Ocean First Bank– located on the easterly side of Main Road between Landis Ave and Chestnut Ave, Block 4301, Lot 9, Tax Map Sheet #43, Project No. PBA-23-00001. Minor site plan approval, to construct additional parking and site improvements to an existing bank.

The applicant was represented by Sarah Warner, Esq. The applicant is requesting a minor site plan to install an additional nine parking spaces for employee parking. There was parking by way of an easement that that bank utilized, but that is now being eliminated. There is a variance for impervious (63.4% provided vs. 50% maximum allowed). There is a design waiver for number of Bicycle Parking Spaces (0 spaces provided vs. 2 spaces required). They also feel that the Model EV Ordinance is not applicable to this application.

Brian Murphy, Professional Engineer and Planner, testified on behalf of the applicant.

Exhibit A-1, aerial provided by google earth. There is a dual boulevard going into the site. There were seven parking spaces that were eliminated with the road that was put in.

Exhibit A-2, colored rendering of Site Plan. They are proposing six parking spaces along the rear of the site. They are shifting and adding another three stalls. Customers park in the main parking lot to the north of the building. The applicant is looking for additional employee parking and will designate it for employees. There is a variance for impervious lot coverage (63.4% provided vs. 50% maximum allowed). The applicant is looking for sufficient parking to service the site. This impacts the rear of the site and not visible. There is no impact to the Zone Plan or Master Plan. The benefits outweigh any detriment. The applicant agrees to add bicycle parking.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
David Acosta: Yes
David Manders: Yes

Grocery Outlet & Rainbow– located on the easterly side of Delsea Drive between Almond Road and Park Ave Block 2201, Lot 63, Tax Map Sheet #22, Project No. PBA-23-00002. Preliminary/final major site plan approval, to demolish the existing retail building at the southwest corner of the property and construct a 25,291 square foot retail business along with associated site plan improvements. The proposed building will consist of a 17,136 square foot grocery store and an 8,155 square foot retail store.

The applicant was represented by Damien DelDuca, Esq. Lot 63 is about 600 acres that include a shopping center. The proposed building will be demolished and replaced with a new pad site building. The applicant has over 400 stores nationwide. All the bulk variances are for the entire lot. Most of the variances are existing. Impervious lot coverage (84.1% provided vs. 50% maximum allowed). Parking space amount (588 spaces provided vs. 640 spaces required). The site has three driveways and they are full movement. The western driveway will be changed to right in and right out.

Jason Abrams, Site Owner, testified that they are working on this pad, and this will be the start of updating the site.

Eric Di Francisco, General Manager on the East Coast for Grocery Outlet, testified on behalf of the applicant. The store started in California as an Army Navy surplus store. The proposed store is a smaller than a traditional store. All the stores are operated by independent operator. Store hours are 8am-9pm or 7am-10pm. Deliveries by large trucks occur three times a week. Smaller box trucks will deliver daily.

Steven Mc Braity, Professional Engineer, testified on behalf of the applicant. The applicant is proposing an underground storm water basin to mitigate any increase of impervious coverage, lighting and landscaping improvements. Impervious lot coverage (84.1 % provided vs. 50% maximum allowed). The proposed building is approximately 50 feet deeper increasing the impervious coverage. The stormwater management system has been updated to capture runoff at low points and direct to the basin. Parking space amount (588 spaces provided vs. 681 spaces required). Parking is sufficient for the proposed store.

Andrew Fernada, Traffic Engineer, testified on behalf of the applicant. He evaluated the existing and proposed access at the site. They are proposing to limit the driveway to right turn out and in. The central driveway provides access to about 85% of the site's traffic. There are three driveways on Park Avenue, east, central and west. There is an east driveway behind the building for loading. All of those driveways helps with the distribution of traffic and circulation on site.

Jason Abrams testified that he could not move the driveway because of cost. The proposed grocery outlet will help revitalize the shopping center.

Mr. Headley indicated that staff would like a physical barrier on the Delsea access. A pork chop to prevent left turns. The applicant agreed if DOT permits the barrier.

A waiver was added to the Planning Report, item 7b, distance of driveway radius to extended property line (0 feet vs. 5' required).

The applicant is willing to increase the width of the parking spaces along the grocery section on the east side. Parking spaces will go down to 580 provided.

Planning Report, waivers in item 6. Item 6f, parking area shade trees (8 trees provided [6 proposed and 2 existing] vs. 49 trees required at 1 per 12 parking spaces). Item 6g, street shade trees, (22 trees existing vs. 25 trees required at 1 per 50 feet of frontage). Staff will look for supplemental plantings. Item 6h, presence of Divider Strips. Item 6e, parking space depth (16.5 feet provided vs. 19 feet required). Applicant must add 2.5 feet of stone area outside of the curb. This is item is no longer a waiver because of stone area.

The buffer variances change in item 5b and c, front buffer, Delsea Drive (8 feet provided vs. 25 feet required). Front buffer, Park Avenue (9.8 feet provided vs. 25 feet required).

There is no objection to the waiver in 14a, outbound and topographic survey information/plan (signed and sealed), dated within 18 months prior to the application date.

There are waivers in 15a-e, show existing on-site structures, their use, and dimensions to property lines. Also 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. Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate. Indicate the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. Show the centerline elevations of the existing streets. Provide preliminary architectural plans and elevations in designated redevelopment areas.

The applicant agrees to all the comments in the Engineering Report.

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

Roll Call:

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

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

Roll Call:

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

Relema Inc. Food Distribution Facility– located on the northerly side of Garden Road, Mill Road and between Delsea Drive, Block 604, Lot 30, Tax Map Sheet #6, Project No. PBA-23-00007. Preliminary/final major site plan approval to construct a 137,892 square foot industrial building that will be done in two phases. Phase 1 will consist of 68,394 square feet of the building with parking and associated site improvements. Phase 2 will consist of an 89,498 square foot building expansion.

The applicant was represented by Michael Gruccio, Esq. The applicant received the Planning and Engineering Reports. All the comments in the Engineering Report are acceptable.

In the Planning Report, there are variances in section 5. Side buffer, westerly side (15 feet provided vs. 25 feet required from a residential use or residential zone). Side buffer, easterly side (20 feet provided vs. 25 feet required from a residential use or residential zone).

The applicant is requesting waivers in section 6. Parking space row length without a tree island break (13 space row provided vs. 12 space row maximum permitted). Storm water management basin side setback, Basin 1 (8 and 12.46 feet provided vs. 35 feet required). Stormwater management basin side setback, Basin 2 (21 feet provided vs. 35 feet required). Stormwater management basin side setback, Basin 3 (27.90 and 24.67 feet provided vs. 35 feet required). Stormwater management basin rear setback, Basin 3 (25.02 feet provided vs. 35 feet required). Driveway opening setback from extended property line (0.98 feet provided vs. 5 feet required).

The applicant is requesting waivers in section 7. Screening around the perimeter of the proposed stormwater management Basin 1. (The proposed stormwater basins are 4 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Moderate truck pavement (2" FABC, over 6" Gravel or D.G.A). The proposed stone access drive shall be paved.

The applicant is requesting waivers in section 14. 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. Show existing on-site structures, their use, and dimensions to property lines. Also 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. Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate. Show storm sewer, existing and proposed, in plan and profile.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. The project will be done in two phases. Phase 1, 68,394 square feet of building with 67 parking spaces for employees. There will also be an area for truck loading on the west side of the building. There is a basin on lot 29 and basins 2 and 3 are on the west side

Phase 2, will consist of an 89,782 square foot building expansion, additional parking and additional loading docks. Basin 3 will be expanded for additional volume of storm water. The storm water ordinance is stringent but they do provide some buffer to the adjoining areas. There are variances for side buffer. Side buffer, westerly side (15 feet provided vs. 25 feet required from a residential use or residential zone). Side buffer, easterly side (20 feet provided vs. 25 feet required from a residential use or residential zone).

Item 7a, screening around the perimeter of the proposed stormwater management Basin 1. (The proposed stormwater basins are 4 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Slats will be added but no shrubbery.

Stefano Tedesco, testified on behalf of the applicant. This will be a food processing facility. They are importing of meats from Europe. The number of docks are sufficient due to light traffic to the site.

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 9:50 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary