

## PLANNING BOARD MINUTES

March 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:

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

Also present were:

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

### PRE-MEETING

Hawk Pointe Townhomes Minor Subdivision – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 57, Tax Map Sheet No. 47, Project No. PBA-23-00005. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this is the first of the two Hawk Townhomes applications. There is a minor subdivision and a major site plan. The applicant is proposing to subdivide almost down the middle of the lot and creating two lots. There are no variances associated with this application.

Hawk Pointe Townhomes Site Plan – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 57, Tax Map Sheet No. 47, Project No. PBA-22-00049. Preliminary/final major site plan approval to construct six (6) three-story townhouse buildings with thirty-four (34) three bedroom units.

Mr. Headley explained that this application is the second part. The new proposed lot will have a private roadway and townhomes on either side. It will have a walking trail and a small recreational area. This is the first project we have seen in the townhouse overlay near the hospital for possible employees. It is designed almost entirely in conformance with residential townhouse overlays. There are a few waivers in the Planning report, item 6, Stormwater Control, because of the topography of the site and the way it drains. There are some buffering standards. Item 7, primarily the deficit of landscaping items is on the western side so they are requesting a waiver. The other sides meet those standards fully. Additionally, trash enclosures will be individual trash pickup with screened cans. The applicant has agreed to irrigate all the landscaping. The basin will have 4' high split rail vinyl fence with wired mesh.

### Oak Road Redevelopment

Ms. Hicks explained that the board did the re-evaluation on whether the area was in need of redevelopment, and City Council passed an ordinance designating it. Hans Lampart's company had submitted a proposal to the Housing Authority to build family units but it did not happen. However, it was put in our 5 year COAH spending plan. He found his own site to fulfill that obligation and secure tax credits. The biggest negative is the proximity to the industrial uses to the west. It butts up to Major Petroleum and Vineland Produce. They have docking and tractor trailers very close to the property line. She incorporated some provisions to address that issue. There is also an existing telecommunications tower. She incorporated that we need some type of certification regarding safety. It is a townhouse project with garages. It is a 100% affordable plan but it will be contingent on his City Council names him the redeveloper.

### Pinelands Stormwater Ordinance

There are some changes to the Pinelands Stormwater Plan, so the Pinelands Commission drafted the provision that we have to adopt. Action must be taken by April 18, 2023.

### Zone Map Amendment

There were errors in the last resolution that was adopted regarding the lot lines correction. She conducted another analysis, and the Pinelands Commission has already approved it.

### 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 February 8, 2023 board meeting.  
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS

Approval of resolutions from the February 8, 2023 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6550

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

Resolution #6558

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

Resolution #6559

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

Resolution #6560

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

Resolution #6561

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

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

Resolution #6563

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

Resolution #6554

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

Resolution #6564

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

DEVELOPMENT PLAN

Hawk Pointe Townhomes Minor Subdivision – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 57, Tax Map Sheet No. 47, Project No. PBA-23-00005. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Matthew Robinson, Esq. This application is one of two applications related to a larger project. The lot will be split, not quite in half but close to it.

The applicant is in receipt of the Planning Board Report. They are requesting a waiver from item 8d, 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 remaining of the items in the report are acceptable. The applicant will comply with all the items in the Engineering Report. There are no variances associated with this application.

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  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Hawk Pointe Townhomes Site Plan – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 57, Tax Map Sheet No. 47, Project No. PBA-22-00049. Preliminary/final major site plan approval to construct six (6) three-story townhouse buildings with thirty-four (34) three bedroom units.

The applicant was represented by Matthew Robinson, Esq. This is the larger component of the two applications.

William Gilmore, Professional Engineer, was available for testimony.

Mr. Robinson noted that the project was greatly conforming with the regulations of the Residential Overlay Townhouse District.

The applicant is in receipt of the Planning and Engineering Reports. In the Planning Report, waivers for items 6(a-e), the topography flows from back to front. There is a pretty significance difference in height. Engineering requires that the basins be located in the front of the lot. That is what led for the waivers to be requested. They are necessary for the efficiency. They are abutting the structures on that side, but those structures do not have basements. Item 7, the westerly side has existing trees. Some of those trees will be removed as a result of necessitating a swale for to be created from drainage. A large amount of trees will be added to the north and east. They are seeking to add 1,041 total plantings as a robust landscaping component to this project. Will comply for the north and east sides, but waiver for the western side. Item 8a, not applicable, each unit is responsible for storing refuse inside, and pulled out for trash pickup. Item 8b, all landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers, will comply. Mr. Headley noted that stipulation would be notated in any Home Association Documents. Waivers for item 9(b-c), they are proposing a 4 foot high vinyl fence with mesh for the basin. The applicant will comply with the remaining items in the report. The applicant will also comply with all the items in the Engineering Report.

Mr. Headley indicated that there would be 34 additional evergreens and additional 37 shrubs. Item 7c will change to 229 trees provided whereas 225 required. 7d, will change to 396 shrubs provided whereas 510 required. Including the note of the landscaping proposed.

William Gilmore, Professional Engineer, testified on behalf of the applicant. He indicated that the grading is 13 feet from NE corner to the lower left corner.

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  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

#### Oak Road Redevelopment

Ms. Hicks explained that the board did the re-evaluation on whether the area was in need of redevelopment, and City Council passed an ordinance designating it. It is not a condemnation area. It is for a multi-family affordable project in a multi-family zone. However, she modified some of the standards. It was an effort to ensure it could be constructed as affordable. There also were some other variables. The Zoning District allows higher density if you include affordable. This proposal is for 100% affordable. There is a required to allow open space. There is a park across the road available within walking distance. They need to address noise because of the abutting industrial uses to west. They to address the safety of the telecommunications tower. Eastern Pacific provided elevations proposing multi-story with garage. It will be contingent on his City Council names them the developer.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6565. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

Pinelands Storm Water Ordinance-

There are some changes to the Pinelands Stormwater Plan, so the Pinelands Commission drafted the provision that we have to adopt. This will be an amendment to our Land Use Ordinance. Action must be taken by April 18, 2023.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6562. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

Pinelands Zone Map-

There were errors in the last resolution that was adopted regarding the lot lines correction. She conducted another analysis, and the Pinelands Commission has already approved it.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6566. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes

Doug Menz: Yes

Michael Pantalone: Yes

Stephen Plevins: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

David Acosta: Yes

David Manders: Yes

TIME: 7:19 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary