

PLANNING BOARD MINUTES

July 12, 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
John Casadia
Sandy Velez
David Catalana
Nilsa Rosario
Robert Odorizzi
David Acosta
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
Elizabeth Jambor, Planning Trainee

PRE-MEETING

D & D Kuzmicz, LLC – located on the southerly side of Oak Road between Valley Avenue and Hadsell Avenue, Block 2401, Lot 2, Tax Map Sheet #24, Project No. PBA-23-00022. Minor subdivision approval to create four (4) new lots with one (1) remainder lot.

Mr. Headley explained that this is an oddly shaped lot. The lot is also deep. There is an existing home that is being subdivided off and four lots are being created. There are no variances associated with this application. There are some perfected plan items that the applicant will address in their testimony. The applicant has worked with Landis Sewerage Authority to provide public sewer to all of the lots. The horseshoe driveway encroaches on another lot and they will also address that issue.

2065 Mays Landing Rd–located on the southerly side of Mays Landing Road between Covered Bridge Road and Pennsylvania Avenue, Block 7801, Lot 3, Tax Map Sheet #78, Project No. PBA-23-00028. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this property is located in the W-6 zone. There is one large parcel with a single family home. The applicant is subdividing off the north east corner to create another conforming lot. There are a couple existing non-conformances. The applicant is proposing waivers for some perfected plan items.

Chemglass Realty– located on the easterly side of Mill road between Weymouth Road and Gallagher Drive, Block 303, Lot 58, Tax Map Sheet #3, Project No. PBA-23-00023. Preliminary/final major site plan approval, to construct a 32,864 square foot industrial building with a 6,624 square foot mezzanine and associated site improvements.

Mr. Headley explained that this site is directly across an existing Chemglass facilities. They are demolishing what is there are constructing an industrial facility. There is employee parking on the south side and a delivery turnaround area. There are two variances associated with this application. In the Planning Report, item 5a, front yard setback (40 feet whereas 60 feet required). Item 5b, side yard setback, northerly side (25 feet whereas 35 feet required). Item 10a, special standard in I-1, 20% remain natural woodland. This project does not meet that standard. The woods are proposed to be removed for improvements, and the site has been maximized. The plan is overall in compliance. The applicant did not proposed a freestanding sign.

Gold Property Management – located on the southerly side of Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.01, Tax Map Sheet #44, Project No. PBA-23-00024. Minor subdivision approval to create two (2) new lots with one (1) remainder lot.

Mr. Headley explained that this is off of Chestnut Avenue. This is the remainder piece of a previously approved subdivision. There are some variances associated with this application for lot frontage and width. They do have a deeper lot, because they are not putting Monroe through. There are a few minor issues that they will address during their testimony.

House Change, LLC- located on the southerly side of Oxford Street between West Avenue and Second Street, Block 2219, Lot 2, Tax Map Sheet #22, Project No. PBA-23-00025. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this is in the old borough on Oxford Street. This is a double lot with a weird shape because of a bump out. They built the existing house to the west side of the property. They are creating one

new lot. The standards have changed so there is a variance for impervious lot coverage. They are also requesting waivers for some perfected plan items. This proposal is consistent with the surrounding area.

All Kids First–located on the southerly side of Magnolia Road between Main Road and Iris Avenue, Block 5901, Lot 25 Tax Map Sheet #59, Project No. PBA-23-00026. The applicant requests a preliminary/final major site plan approval, to construct a 7,012 square foot assembly hall to an existing day care facility.

Mr. Headley explained that school is on the south side of Magnolia Road. There are three existing buildings. They are proposing to add an auditorium at the rear of the property. It will have a maximum capacity of 478 seats. There is a variance for onsite parking space amount (67 spaces whereas 72 required). There is also a variance for impervious lot coverage (53.3% whereas 50% allowed). The side yard setback is an existing non-conformance. There were two tree island breaks in the last approval that are not there. A striped sidewalk connection for safety will be required between buildings. There are also some perfected plan items.

NEP Real Estate of Vineland NJ Urban Renewal LLC– located on both the westerly and easterly side of Hance Bridge Road between Sheridan Avenue and the City Line, Block 7503, Lots 6, 6.01, 20.01, 23.01, 24, 25.01 & 35.02, Tax Map Sheet #75 and Block 7701, Lots 4, 5, 7, 7.01, 30, 31, 32, 33, 34, 36 & 37, Tax Map Sheet #77, Project No. PBA-23-00027. The applicant requests a preliminary/final major site plan approval to construct a proposed maintenance facility (including a 7,260 square foot administration building, 7,600 square foot equipment building, 3,870 square foot storage and wash building, and 2,890 square foot storage bin building), 4,950 square foot outpost, 940 square foot pump station, 940 square foot well house along with exterior walls, site grading, and various site plan improvements for a proposed golf course facility.

Mr. Headley explained that this is the first application and there will be at least two. This application is primarily for the maintenance facility, well house, pump station and a comfort station. They are all located on the west side. They have several temporary sediment control basins. The variance is for the height of the exterior walls varying from 6-14 feet tall. There is a side buffer for the maintenance facility. They are also requesting waivers for parking space amount and landscaping.

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 June 14, 2023 board meeting.
The Chairman made a motion to approve the minutes.

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the June 14, 2023 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6578

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6579

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6580

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Abstain
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLAN

D & D Kuzmicz, LLC – located on the southerly side of Oak Road between Valley Avenue and Hadsell Avenue, Block 2401, Lot 2, Tax Map Sheet #24, Project No. PBA-23-00022. Minor subdivision approval to create four (4) new lots with one (1) remainder lot. The applicant was represented by Michael Gruccio, Esq. The minor subdivision involves four new lots on Oak Road. All comments in the Planning and Engineering Reports are acceptable. In the Planning Report, Item 7a, the driveway encroachment will be eliminated. Item 8, the lots will be served by public sewer. The applicant is in contact with the Landis Sewerage Authority. Item 9a, waiver for omitted subdivision plan details, standard engineering scale of not less than one inch equals 100 feet, in black ink on translucent tracing cloth, translucent mylars at least four mils thick or its equivalent, of good quality, with signatures in ink, or as an equivalent reproduction on photographic fixed line mylar four mils thick with signatures in black ink or its equivalent and accompanied by a cloth print or photographic fixed line mylar four mils thick duplicate; and one of six standard sizes: 8 1/2 inches by 13 inches, 30 inches by 42 inches, 24 inches by 36 inches, 11 inches by 17 inches, 18 inches by 24 inches or 15 inches by 21 inches, as measured from cutting edges. If one sheet is not of sufficient size to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with references on each sheet to the adjoining sheets, and an additional subdivision plan sheet shall be provided that shows the entire site development at a reasonable scale.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

2065 Mays Landing Rd–located on the southerly side of Mays Landing Road between Covered Bridge Road and Pennsylvania Avenue, Block 7801, Lot 3, Tax Map Sheet #78, Project No. PBA-23-00028. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Paul Kates, Professional Engineer/Planner. The property is currently occupied by a single family home and several outbuildings. The newly crated lot will be 7.81 acres with 350 feet of frontage. There are existing non-conformances. The existing house is currently has a front yard setback of 15.5 feet whereas 60 feet required. Side yard is 29.9 feet whereas 50 feet required. The applicant is in receipt with the Planning and Engineering reports and will comply with all comments. The larger lot will be farmed and the smaller lot will be forested.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

Chemglass Realty– located on the easterly side of Mill road between Weymouth Road and Gallagher Drive, Block 303, Lot 58, Tax Map Sheet #3, Project No. PBA-23-00023. Preliminary/final major site plan approval, to construct a 32,864 square foot industrial building with a 6,624 square foot mezzanine and associated site improvements.

The applicant was represented by Robert Baranowski, Esq. The applicant proposes to demolish the existing building and construct a 32,864 square foot industrial building with a 6,624 square foot mezzanine. The use is

permitted in the zone. The improvements include parking and retention basins. The applicant is seeking some bulk variance relief and some waiver relief. The new building is proposed to serve the business and it fits in like a campus.

Phillip and Dave Surdam, testified on their own behalf. The business was founded in the year 1947 by their grandfather. There have approximately 275 employees. They are highly skilled labor with high paying jobs. The new building is intended for more glass production, and expand facilities as the business continues to grow.

Most of their employees are trained in house or at Salem Community College. There are 30-40 employees on one shift, Monday through Friday.

Corey Gaskill, Professional Engineer, testified on behalf of the applicant. The existing driveway, building and accessory structure will be removed. The woodlands will be cleared. They are very small trees, second or third growth and have been cleared before. The site will have the constructed building, loading docks, ramps, trash enclosure and basin in the front. There is also a basin in the rear. In the Planning report, item 5, there are variances for front yard setback (40 feet provided whereas 60 feet required). Side yard setback, northerly side (25 feet provided whereas 35 feet required). Item 6c, waiver for stormwater management basin front setback, Basin 2 (0 feet provided whereas 40 feet required). The applicant will provide fencing around the basins. Item 6d, waiver for stormwater management basin side setback, Basin 1, Southerly side (6 feet provided whereas 35 feet required). Item 6e, waiver for stormwater management basin rear setback, Basin 1 (4 feet provided whereas 35 feet required). Item 6f, waiver for shape of a stormwater management basin in a front yard (Curvilinear edge required). 6h, waiver for basin fence height (4 feet whereas 6 feet required). Item 8, waiver for street shade trees (0 trees provided whereas 6 trees required at 1 per 50 feet of frontage). Item 9b, waiver from Community Design standards. 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 10a, variance for minimum of 20% of each site shall be maintained as natural woodland or be seeded and landscaped. All existing trees are to be retained wherever possible. The applicant would like to add a monument and wall sign that is conforming. This requires a variance for sign setback from front property line of (0 feet whereas 10 feet required). Item 15a waiver for showing types of vehicles that will be used for trash removal. Provide circulation patterns of these vehicles using AASHTO Minimum Turning Path for said vehicle. 15c, waiver from providing 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 2, waiver for location of the one-foot freeboard elevation of all Stormwater basins shall meet the minimum yard requirements of the zone.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalione: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalione: Yes

Gold Property Management – located on the southerly side of Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.01, Tax Map Sheet #44, Project No. PBA-23-00024. Minor subdivision approval to create two (2) new lots with one (1) remainder lot.

The applicant was represented by Victor Druziako, Esq.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. This is the last piece of a major subdivision. There are variances for lot frontage, proposed lot 4.01 (97.16 feet provided vs. 110 feet required). Lot frontage, proposed lot 4.02 (96 feet provided vs. 110 feet required). Lot frontage, remainder lot 4.03 (96 feet provided vs. 110 feet required). Lot width, proposed lot 4.01 (97.16 feet provided vs. 110 feet required). Lot width, proposed lot 4.02 (96 feet provided vs. 110 feet required). Lot width, remainder lot 4.03 (96 feet provided vs. 110 feet required). The zoning in the area has changed over the years. They are well in excess of what the standard was and in character with the neighborhood. It satisfies 40:55D, purpose e, to promote the establishment of appropriate population densities and concentrations that will contribute to the

well-being of persons, neighborhoods, communities and regions and preservation of the environment. Purpose m, more efficient use of land. In the Planning Report 8a, slight 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. A majority are shown.

John Baretta, 1784 Pine Avenue, was present to testify.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

House Change, LLC- located on the southerly side of Oxford Street between West Avenue and Second Street, Block 2219, Lot 2, Tax Map Sheet #22, Project No. PBA-23-00025. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Matthew Robinson, Esq. The applicant is seeking to subdivide down the middle resulting in 75 feet of frontage. The total property is a little over 18,000 square feet. The subdivision will yield 9,000 square feet on each side. There are variances for lot area, remainder lot 2 (8,950 square feet provided vs. 11,250 square feet required). Lot area, proposed lot 2.01 (9,375 square feet provided vs. 11,250 square feet required). The structure on remaining property would require a variance for impervious coverage, (44.3% provided vs 40% maximum allowed). The applicant agrees with all the comments in the Planning and Engineering Reports.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: 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:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

All Kids First-located on the southerly side of Magnolia Road between Main Road and Iris Avenue, Block 5901, Lot 25 Tax Map Sheet #59, Project No. PBA-23-00026. The applicant requests a preliminary/final major site plan approval, to construct a 7,012 square foot assembly hall to an existing day care facility.

The applicant was represented by Matthew Robinson, Esq. This a well-developed daycare that has existed for quite some time. They are seeking to erect an approximately 7,000 square foot auxiliary structure. The day care will not be adding any additional students or teachers.

Carol Deola, Owner, testified on her own behalf. She has been in business for 25 years. There are two outdoor playgrounds and one indoor playground. During the year they have other fourteen programs. They have disassemble the indoor play equipment for programs and meetings. There is no staorgae available for these programs and it is an issue for them. The proposed all purpose room is only for the students and their programs.

Tom Diarrigo, Architect, testified on behalf of the applicant. There is a ring road that wraps around the proposed facility. There are a series of loops roads around this campus. There is a parking lot between building number 2 and the new proposed facility. The existing parking lot has underground storm storage structures in it previously approved by this board. The new facility is approximately 7,000 square feet. It will be occasionally use and it is a further enhancement to this site.

In the Planning Report, item 7, waiver for parking space row length without a tree island break (14 space rows provided vs. 12 space row maximum permitted). It was removed because the landscaping died. They would like to maintain it for additional parking.

Item 12, waiver for on-site parking requirement for the proposed development is based on the standards for an indoor recreational facility (assembly hall) and child care facility. An indoor recreational facility use requires one (1) space per employee on the main work shift plus one (1) space per five hundred (500) square feet of gross floor area. The proposed total gross floor area of the proposed building is 7,012 square feet. The plan indicates that there are fifty five (55) employees to the main work shift. A child care facility requires that one (1) space be provided for every employee on the main work shift plus two (2) additional spaces for visitors. Therefore, fifteen (15) parking spaces are required for the indoor recreational facility (assembly hall) and fifty seven (57) parking spaces are required for the child care facility. A total of seventy two (72) parking spaces are required on-site. The plan shows that sixty-nine (69) parking spaces will be provided on-site. Not adding any additional staff or children. The requirement change because of the additional square footage.

The applicant is also requesting waivers in item 16, showing the following omitted plan details. 16a, 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. 16b, indicate the on-site accessways and sight triangles, existing and proposed, with referenced dimensions. 16d, show types of vehicles that will be used for deliveries and trash removal, and other large vehicles likely to enter the site on a regular basis. Provide circulation patterns of these vehicles using AASHTO Minimum Turning Path for said vehicle. 16f, provide a stormwater system designed to sufficiently convey the design storm, as described in Section 425-72 of the Land Use Ordinance. The stormwater conveyance system shall be accompanied by design computations and details. 16g, provide existing and proposed outdoor trash areas, screened as required, with location dimensioned.

In the Engineering Report, item 1, waiver for proposed project represents less than ¼ acre of new impervious surfaces and less than an acre of disturbed area. Therefore, this project is not considered a “major development” pursuant to the NJ Department of Environmental Protection Best Management Practices (BMP) Manual. However, the City of Vineland Stormwater Control Ordinance (Section 425-72) classifies any project with a disturbance of over 5,000 square feet as a “major development”. A waiver has been requested from provided stormwater drainage design. We have no objection to the granting of this waiver.

As a condition of approval, the applicant agreed to provide written communication with the Public School District and their program to allow shared parking for special events.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalione: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalione: Yes
Sandy Velez: Yes

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

NEP Real Estate of Vineland NJ Urban Renewal LLC– located on both the westerly and easterly side of Hance Bridge Road between Sheridan Avenue and the City Line, Block 7503, Lots 6, 6.01, 20.01, 23.01, 24, 25.01 & 35.02, Tax Map Sheet #75 and Block 7701, Lots 4, 5, 7, 7.01, 30, 31, 32, 33, 34, 36 & 37, Tax Map Sheet #77, Project No. PBA-23-00027. The applicant requests a preliminary/final major site plan approval to construct a proposed maintenance facility (including a 7,260 square foot administration building, 7,600 square foot equipment building, 3,870 square foot storage and wash building, and 2,890 square foot storage bin building), 4,950 square foot outpost, 940 square foot pump station, 940 square foot well house along with exterior walls, site grading, and various site plan improvements for a proposed golf course facility.

The applicant was represented by Michael Fralinger, Esq. This application is the first of a two part application for Trout National Reserve. The area is approximately 280 acres in size. On the westerly side of Hance Bridge Road is the Block 7503 properties owned by NEP Real Estate. On the easterly side of Hance Bridge Road, properties are owned by LJR Real Estate which is an affiliated entity of NEP Real Estate. All the lots will be consolidated ending up with one lot under Block 7503 and one lot under Block 7701. This is a progression site plan, phase one to set up the out bounds to allow for the perimeter fencing and architectural wall that is required for the golf course. The maintenance facility will be converted to golf use by way of this application. There will be parking and storm water management improvements associated with it. This is a very scaled down version of a site plan. The applicant is seeking approval for the perimeter walls, approvals for the maintenance facility and a 5,000 square foot outpost house. The applicant anticipates returning within six months for the overall site plan of the project. The best experts in the world are working on this project. The design is being done by TGR which is Tiger Woods and his team. The architects involved are Marsh Associates, they have designed some of the most beautiful club facilities in the world. This should be under construction in the year 2024 and operating in the year 2025. The walls are for the high profile player's safety. The landscaping plan will be in the next part of the site plan. Tim Bruno, Superintendent for Golf Operations,

Tim Ruga, Project Engineer, testified on behalf of the applicant. There is a one access two way drive. There are four buildings on the site. There is an administrative building, storage building and an equipment building. There is approximately 25 acres of drainage that will drain directly into those basins. The sediment will be removed and used for the golf course. It will be stored pond and used for irrigation purposes. There will be 35 parking spaces and no more than 30 employees. There are access drives that lead to utilities and the pump station. The wall will be designed to allow water under it for drainage with a graded system to trap debris. There is water quality basin that treats runoff from impervious areas. The other basins are interconnected and designed to meet the State's requirements for recharge, water quality and rate control.

Steve Fillipone, Professional Engineer/Planner, testified on behalf of the applicant. There are walls at certain locations that are 14 feet, 8 feet and 6 feet high. This meets the standards for a C-2 flexible variance under the Municipal Land Use Law. This application furthers promotes the safe and security of the site and World Class golfers and teams. These types of golf courses are highly secured sites. It promotes a visual environment. The fence will help mitigate the noise on Mays Landing Road. The architectural design furthers good civic design. World class landscaped architects will design landscaping along the wall to enhance the appearance. The fence will not interfere with the sight tri-angles in the site. There are areas where stormwater will enter the site and treated. The county road has a drainage problem and this site will take their water and solve their drainage problems.

In the Planning Report, item 5a, variance for fence Height, Chain-Link Fence, Block 7503, Lot 6, 6.01, and 35.02 (8 feet proposed vs. 6 feet allowed). Item 5c, variance for fence openness, 6' Verti-Crete Fence, Block 7503, Lots 20.01, 23.01, 24, 25.01 and 35.02 & Block 7701, Lots 4, 5, 7, & 7.01 (0% openness proposed vs. 70% openness required in front yard). Item 5e, variance for fence Height, 14' Verti-Crete Fence, Block 7503, Lots 6.01, 20.01, 23.01, 34, 25.01, 35.02 & Block 7701, Lots 7, 30, 32, 33, 34, 36 & 37 (14 feet proposed vs. 6 feet maximum allowed). Item 5g, variance for side buffer, Proposed Maintenance Facility, Block 7503, Lot 20.01 (2 feet provided vs. 25 feet required from a residential use). There are some waivers from Community Design Standards. Item 6c, waiver for stormwater management basin access drive width (0 feet provided vs. 10 feet required). Item 6d, waiver for presence of a stormwater management basin drive. Item 6e, stormwater management basin fence height (0 feet provided vs. 6 feet required). Some of the proposed basins are within fenced-in areas. However, it does not appear that dedicated fencing is provided around the proposed basins. Item 6f, waiver for stormwater management basin side setback, Proposed Basin P12 (10 feet provided vs. 40 feet required). Item 6g, waiver for stormwater management basin side setback, Proposed Basin P13 (10 feet provided vs. 40 feet required). Item 6h, waiver for stormwater management basin side setback, Proposed Basin P19 (22 feet provided vs. 40 feet required). Item 8b, waiver for parking area shade trees (0 trees provided vs. 3 trees required at 1 per 12 parking spaces). Item 8c, waiver for fencing and screening around the perimeter of the proposed stormwater management basins. (The proposed stormwater basins are greater than 2 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Item 14c, waiver for the North arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets. Item 14l, waiver lighting and landscaping plans prepared by licensed professionals. Item 14m, waiver from showing storm sewer, existing and proposed, in profile. Item 14n, waiver from providing 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.

Item 14o, waiver from providing preliminary architectural plans and elevations in designated redevelopment areas. Remove item 18f, proof of recorded cross easements (in a form as approved by the Board Solicitor) for access, stormwater drainage and or parking (if necessary). In the Engineering Report, item 11, waiver for location of the one-foot freeboard elevation of all Stormwater basins shall meet the minimum yard requirements of the zone.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Municipal Landfill Redevelopment Study- 1271 S. Mill Road, Block 5501, Lot 1.

Ms. Hicks explained that a referral was sent by City Council to determine whether the Municipal Landfill qualifies as an area in need of redevelopment for solar. An assessed was done last year and the plan is now been prepared. It would allow solar to top the landfill.

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

Roll Call:

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

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6581. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

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

Redevelopment Area Amendment–Block 7503, Lots 1.01, 3.01, part of 33.01 and part of 35.01. Adoption of Map.

Ms. Hicks explained that the first step in the redevelopment process is to adopt the map. This is an expansion of the energy and minerals redevelopment district.

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

Roll Call:

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

TIME: 10:08 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary