

PLANNING BOARD MINUTES

April 10, 2024

The pre-meeting of the Planning Board was called to order by Vice-Chairman Mr. Michael Pantalone at 6:00 PM in the Second Floor Caucus Room of City Hall.

Members Present:

John Casadia
David Catalana
Doug Menz
Michael Pantalone
Thomas Tobolski
Nilsa Rosario
Robert Odorizzi
David Manders

Also present were:

Michael Malinsky, Planning Board Solicitor
Yasmin Perez, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Ryan Headley, Planning Board Planner/Engineer
Elizabeth Jambor, Assistant Planner

PRE-MEETING

Collini Minor Subdivision –located on the westerly side of Quail Street between Crane Street and Fruit Street, Block 6406, Lot 6, Tax Map Sheet #64.01, Project No. PBA-24-00013. Minor subdivision approval to create two (2) new lots with one (1) remainder lot.

Mr. Headley explained that the existing home is located on Quail Street and they have a backyard that fronts on Swan Drive. Now they are looking to do a subdivision creating two additional lots for a total of three lots. There are no variances associated with this application. It is fully conforming even with the slightly non rectangular shape lot. Proposed new lot 6.02 will contain a net area of 18,265 square feet (0.42± acres), with frontage of 110 feet on Swan Drive and a net depth of 175 feet. Proposed new lot 6.03 will contain a net area of 22,035 square feet (0.51± acres), with frontage of 110 feet on Swan Drive and a net depth of 183.04 feet. The proposed remainder of lot 6.01 will contain a net area of 16,735 square feet (0.38± acres), with frontage of 96.9 feet along Quail Street and a net depth of 154.89 feet. There are a couple of existing non-conformances. The remainder lot (house lot) is the only lot that did not meet the frontage standard. Lot frontage, remainder lot 6.01 (96.9 feet provided vs. 110 feet required). Lot width, remainder lot 6.01 (95.3 feet provided vs 110 feet required).

Davy Realty Guard House– located on the southerly side of Garden Road between DeMarco Drive and Mill Road, Block 1005, Lot 2.01 (f.k.a. Lots 1 & 2), Tax Map Sheet #10, Project No. PBA-24-00008. Amended preliminary/final major site plan approval, to construct forty-eight (48) designated tractor-trailer parking spaces and a 400 square foot (20 ft by 20 ft footprint) guard shack to an existing cold storage facility.

Mr. Headley explained that the applicant previously received an approval for an expansion. They are proposing to relocate the guard shack for security and safety. Surveillance cameras will be situated in the shack. The relocation will also avoid truck queuing on Garden Road. The guard shack is 20 x 20 footprint. This triggers a front yard setback variance, 12 feet provided vs. 60 feet required. They will have a double row of evergreen trees on the outside, and in five years they will be fully grown. There are some waivers and variances that were previously approved. The new waivers are for this application and need approval. There is a resolution prepared in advance for this meeting.

LBM Truck Terminal & Service Facility– located on the westerly side of Southwest boulevard between Butler Avenue and Sheridan Avenue, Block 7004, Lots 11 and 12, Tax Map Sheet #70, Project No. PBA-24-00015. Preliminary/final major site plan approval, to construct an 11,200 square foot six (6) bay specialized repair garage along with a 3,500 square foot office space and associated site improvements.

Mr. Headley explained that this project is located on Southwest Boulevard near South Jersey Glass. The area was rezoned IB a few years ago because the need for industrial and business land. They are proposing phases and this is the first phase. They are proposing a truck maintenance facility or a specialized repair garage and office space. They are associated with a company called Accelerated Transport, which moves a lot of product for Northeast Precast. This is mainly for their tractors for repair and maintenance. The occasional tractor trailer may run to be fixed, but it will not be stored there. They will repair, maintain and have them back on the road. They are proposing some offices up in the front. There will be about 10-20 employees. There are some variances associated with this application. Front Buffer, S. West Boulevard (15.5 feet proposed vs. 25 feet required). Side buffer, southerly (10.5 feet provided vs. 25 feet required from a residential use). On-site parking space amount (32 spaces provided vs. 37 spaces required). That variance will probably go away because they are going to accommodate the 37 parking

spaces. There is one variance with regard to signs, sign distance from intersection of driveways or drive aisles (7.5 feet provided vs. 10 feet required). They have two entrances. One entrance is for employees and the other entrance is for trucks. There is also signage on the building that is complaint. There are some waivers associated with this application. Some of them will be going away and Mr. Gruccio will go over it during the hearing. The waivers are for the basin and fencing. There are a few waivers in comments 8 and 9 of the Planning Report. They were proposing millings and we disagreed, so they have agreed to do standard asphalt paving. There is a waiver for driveway opening setback from extended property line (0 feet provided vs. 5 feet required). There are future plans to utilize the rear of the property because it's like 8 acres. This is the first step of hopefully a larger expansion plan in the future.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 22, 2023 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 March 13, 2024 board meeting.
The Chairman made a motion to approve the minutes.

- John Casadia: Yes
- David Catalana: Yes
- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Yes
- Nilsa Rosario: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

RESOLUTIONS

Approval of resolutions from the March 13, 2024 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6638

- John Casadia: Yes
- David Catalana: Yes
- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Yes
- Nilsa Rosario: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

DEVELOPMENT PLAN

Collini Minor Subdivision –located on the westerly side of Quail Street between Crane Street and Fruit Street, Block 6406, Lot 6, Tax Map Sheet #64.01, Project No. PBA-24-00013. Minor subdivision approval to create two (2) new lots with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. This is a rather large lot with two street frontages. There are frontages on Quail Street and on Swan Drive. The applicant proposes to subdivide the property to create 2 new lots. Both lots shall be oriented to Swan Drive. Proposed new lot 6.02 will contain a net area of 18,265 square feet (0.42± acres), with frontage of 110 feet on Swan Drive and a net depth of 175 feet. Proposed new lot 6.03 will contain a net area of 22,035 square feet (0.51± acres), with frontage of 110 feet on Swan Drive and a net depth of 183.04 feet. The proposed remainder of lot 6.01 will contain a net area of 16,735 square feet (0.38± acres), with frontage of 96.9 feet along Quail Street and a net depth of 154.89 feet. The plan contains the following existing non-conformances associated with the remainder lot. Lot frontage, remainder lot 6.01 (96.9 feet provided vs. 110 feet required). Lot width, remainder lot 6.01 (95.3 feet provided vs 110 feet required). Side yard, northerly, remainder lot 6.01 (14.8 feet provided vs. 15 feet required). Partial waiver for comment 9b, 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 map itself identifies residential homes on all the surrounding properties in the neighborhood. It depicts the location of those residential dwellings and also shows the configuration of all lots.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes

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

Davy Realty Guard House– located on the southerly side of Garden Road between DeMarco Drive and Mill Road, Block 1005, Lot 2.01 (f.k.a. Lots 1 & 2), Tax Map Sheet #10, Project No. PBA-24-00008. Amended preliminary/final major site plan approval, to construct forty-eight (48) designated tractor-trailer parking spaces and a 400 square foot (20 ft by 20 ft footprint) guard shack to an existing cold storage facility.

The applicant was represented by Robert Baranowski, Esq. The applicant received a previous approval, and the plan was changed. It requires a setback variance for the relocation of the guard shack. It is going to be within 12 feet of the front yard setback versus the 60 feet required. It was moved to allow for a longer queuing length for the trucks to come in and keep them out of the way. It will give them time to check in and so forth.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. Mr. Davy wanted to move the guard shack farther down into the site, which allow for more stacking of trucks coming into the site. The trucks can pull up to the guard house and have more room. The applicant would also like a security guard in the shack to be able to see out into the facility versus facing Garden Road. This proposal requires a variance for front yard setback (12 feet provided vs. 60 feet required). The applicant is providing a buffer like the original plan. There will be a double row pine trees, and there is a chain link fence that will tie into that guard shack. They are requesting waivers. Planning Report, comment 15, indicate the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. 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. Lighting and landscaping plans prepared by licensed professionals. 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. There are waivers that were previously approved. 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). Parking space row length without a tree island break (21 space row provided vs. 12 space row maximum permitted). Parking space row length without a tree island break (27 space row provided vs. 12 space row maximum permitted). Parking area shade trees (0 trees provided vs. 2 trees required at 1 per 12 parking spaces). 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). 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). Street shade trees, DeMarco Drive (11 trees existing vs. 15 trees required at 1 per 50 feet of frontage). 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. Shape of a stormwater management basin in a front yard, basin #1 (Curvilinear edge required).

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Doug Menz: Yes
Thomas Tobolski: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Doug Menz: Yes
Thomas Tobolski: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6639. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Doug Menz: Yes
Thomas Tobolski: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

LBM Truck Terminal & Service Facility– located on the westerly side of Southwest boulevard between Butler Avenue and Sheridan Avenue, Block 7004, Lots 11 and 12, Tax Map Sheet #70, Project No. PBA-24-00015. Preliminary/final major site plan approval, to construct an 11,200 square foot six (6) bay specialized repair garage along with a 3,500 square foot office space and associated site improvements.

The applicant was represented by Michael Gruccio, Esq. The proposed development is in the IB industrial business zone. The truck terminal and truck service facility is associated with a logistics trucking operation. The applicant is in receipt of the Planning and Engineering Reports issued on April 3, 2024. Drainage comments were rather extensive, but the applicant has effectively resolved or has agreed to resolve all of those comments.

Andy Schaefer, Professional Engineer, testified on behalf of the applicant.

Planning Report, item 5, 5a and 5b are similar in nature. Applicant is requesting a variance to reduce the buffer from the parking lot to the front line as well as the sideline, S. West Boulevard (15.5 feet proposed vs. 25 feet required). Item 5b, variance for southerly (10.5 feet provided vs. 25 feet required from a residential use). Item 5c, on-site parking space amount (32 spaces provided vs. 37 spaces required). He believes it is 36 parking spaces counting the EV parking and the handicap parking space. The parking variance is being withdrawn.

Mr. Headley explained that there is an EV law which was passed in 2021 by the governor. That state law supersedes any city ordinance, and essentially one EV space provided is equivalent to standard parking spaces or a reduction. It can be done to a certain extent and it cannot be done to the entire parking lot.

Mr. Schaefer explained that they will be make ready EV parking spaces and converted at a later date without further approval. 10.5 feet buffer to the south to a residential area, they wanted to bifurcate the entrance of the site to car traffic only for the office as well as truck traffic being a separate entrance. They do not want the two types of traffic mixed, and that is why these two driveways or parking areas do not connect. There is a tight turning radius type situation and a car can be difficult to see. The justification or hardship for the front buffer, there is a great deal of vertical climb from the street to the back. He had to create a flat space for the truck maneuvering and parking, and he was not able to put the handicap parking by the front door. The handicap parking will be provided on the side with an additional door. This is proposed in the best interest of traffic safety, and in terms of grading. The benefits far outweigh the detriments in this situation. The applicant is requesting relief for front buffer width, 25 feet required versus 15.5 feet proposed. They are going to concentrate on more landscaping materials along the front to help mitigate less distance being proposed. They are proposing an 8 foot high fence with a slide gate at the end of the driveway around the truck staging area. Item 6, variance for sign distance from intersection of driveways or drive aisles (7.5 feet provided vs. 10 feet required). They are asking for small advertising free standing sign, and a sign indicating the truck entrance. Item 7, waivers from stormwater control standards. Presence of a stormwater management basin drive. The basins are sloped at a 5 to 1 and the ordinance allows for a 3 to 1. These basins will also be privately maintained. Stormwater management basin fence height (0 feet provided vs. 6 feet required). The basin depth will be 3.5 feet depth in total. They would like to provide a more landscaped feature. Landscaping will be accentuated along the front to hide that area. Item 8a, waiver for shrubbery to break the monotony of the proposed fence. They are proposing landscaping around the basin. 8b, waiver for parking space row length without a tree island break (16 space row provided vs. 12 space row maximum permitted). 8c, waiver for fencing and screening around the perimeter of the proposed stormwater management basin. (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). 9a, waiver for driveway opening setback from extended property line (0 feet provided vs. 5 feet required). There are no conflicts with the neighbor's existing driveway. 10b, 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 17a, waiver for perfected plan 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. 17c, waiver for 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. 17f, waiver for provide other data which may pertain to the particular site and use, including traffic and environmental studies or impact analyses. 17h, waiver for identify the forest acreage to be removed and provide a forest retention and tree replacement plan, where applicable.

Ms. Linda Robinson, 1131 Alvine Road, Pittsgrove, NJ, half owner of the property to the south of the development, had concerns about the application. She is concerned about the area flooding. She is also concerned about her family's safety.

Mr. Schaefer explained that they reducing rate and volume flowing into that system from our site.

Brian Murray, owner, testified on his own behalf. They have about 11 trucks and they leave early in the morning. They return to the site at about 3:00PM. The trucks leave and enter the site at about 3 miles per hour. He has a small child who is frequently at the business. They are not a trailer storage facility. They acquired the property and were satisfied with the soil samples. There was 6 inches of rain and there was no standing water.

Mr. Schaefer explained that applicant agrees to move the lights to the south side and add shades. The lights can now be tilted and shaded.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: 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
Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 7:46 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary