

PLANNING BOARD MINUTES

November 12, 2025

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

Members Present:

John Casadia
David Catalana
Jeffrey Di Matteo
Douglas Menz
Michael Pantalione
Nilsa Rosario
Robert Odorizzi
Elizabeth Arthur
David Manders

Also present were:

Amanda Moscillo, Alternate Planning Board Solicitor
Yasmin Perez, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Ryan Headley, Planning Board Planner/Engineer
Elizabeth Jambor, Assistant Planner

PRE-MEETING

Prime Development & Construction- located on the easterly side of Main Road between Chestnut Avenue and Walnut Road, Block 5101, Lot 84, Tax Map Sheet #51, Project No. PBA-25-00036. Final major subdivision approval to configure one (1) existing lot into thirteen (13) lots over two phases. Phase 1 will consist of six (6) single-family home lots and one (1) stormwater management lot. Phase 2 will consist of five (5) single-family home lots and one (1) stormwater management lot.

Mr. Headley explained that the overall lot layout remains unchanged from what was previously reviewed. The plan shows South Main Road, the extension of the Owle Street cul-de-sac, and a small dedication for Justin Court, as well as the connection of Charles Road through to Larchwood Lane. The layout is consistent with the prior approval, with the same number of lots and no changes from the preliminary plan. Only a few minor perfected-plan items need to be added to the final plan, but otherwise the application is straightforward and in conformance with the preliminary approval.

AG Realty Holdings-located on the northerly side of D'Ippolito Drive, at the end of the cul-de-sac, Block 303, Lot 45, Tax Map Sheet #3, Project No. PBA-25-00030. Preliminary/final major site plan approval, to construct a 9,100 square foot one story shop with an attached 4,200 square foot two story office as well as a 4,000 covered work area with associated site improvements. The plans denote a future warehouse as well; however it is not delineated on the plans.

Mr. Headley reviewed the application and described the plan displayed on the screen. The site is a triangular-shaped lot located at the end of the cul-de-sac. A significant portion of the property contains wetlands and a buffer. This results in development being concentrated on one side of the site. The applicant proposes two separate buildings, including a small two-story office, with all parking located near the office area. Additional improvements include storage areas, an overhang for storage, and a large concrete contractor's yard. The application originally included two variances. A parking space variance and a sign distance variance, both of which the applicant intends to comply with, resulting in a variance-free application. The only remaining issue is an existing nonconformity related to lot frontage, as the parcel contains 170 feet of frontage on the cul-de-sac where 250 feet are required in the I-1 Zone. Several waivers were requested. These include a waiver for the stormwater management basin drive, as the basins are shallow. The plan contains two above-ground basins and one underground basin topped with porous concrete. Additional setback waivers were requested for stormwater management items B-E. Waivers were also sought for shrubbery meant to break up the monotony of the proposed fencing, and for screening around the stormwater basins. Although the contractor's yard itself will be fenced, the basins will not be. A waiver in item 10 was requested for street shade trees, as only one (1) out of the four(4) required trees can be accommodated in the immediate area. The applicant intends to locate additional trees elsewhere on the site, resulting in a technical waiver. He also noted that the large area of proposed crushed stone is generally not permitted except for equipment that would damage asphalt or concrete. Since this is a contractor's yard and not a concrete plant, most vehicles traveling between the yard and the roadway would be standard trucks. Material storage may justify some crushed-stone areas, but the applicant must define that, or pavement would be required. There are additional waivers including those related to outdoor storage. The applicant has proposed fencing that will serve as opaque screening. There are also a couple of perfected-plan waivers. A comment was raised regarding a "future warehouse" notation shown on the plan. Such references should not appear on final

plans unless included as a formal phase of the application. The applicant should either remove the notation or return to the Board in the future if a warehouse is proposed.

Collini-Petrini Juliana Drive- located on the easterly side of Juliana Drive between Sharp Road and Oak Road, Block 2402, Lots 23 and 15, Tax Map Sheet #24, Project No. PBA-25-00037. Minor subdivision approval to create two (2) new lot with one (1) remainder lot.

Mr. Headley explained that this property was the former Capri Swim Club property, which is no longer active. The site currently consists of two lots that are proposed to be subdivided into three lots. The lot is an irregular lot with frontage on Juliana Drive and a narrow connection to Sharp Road. A portion of the property will be conveyed to the adjacent homeowner, enlarging that resident's rear yard, while two new residential lots, proposed lots will be created with frontage primarily on Juliana Drive. One of the new lots will also have limited frontage on Sharp Road, which requires a variance. There are some variances associated with this application. Proposed Lot 23.01 requires a lot frontage variance along Sharp Road, 19 feet provided whereas 90 feet is required. Both proposed Lots 23.01 and 23.02 require lot depth variances, as each provides 147 feet where 150 feet is required. Lot 23.02 also requires a developable-area variance; while the lot meets the minimum gross area, an existing utility easement reduces the developable portion to approximately 11,700 square feet versus the 13,500 square feet required. The easement area lies almost entirely outside of the building envelope and is underground, so it should not limit placement of the future dwelling. One existing nonconformity, lot depth on Lot 15, will remain due to the lot's irregular shape. There are overhead utility wires crossing the proposed and it would be preferable for them to be removed or relocated to simplify utilities. Clarification is needed regarding sewer connections.

955 Charles Street- located on the easterly side of Charles Street between Oak Road and Sunset Avenue, Block 2005, Lot 1, Tax Map Sheet #20, Project No. PBA-25-00039. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this is a substantially sized lot with frontage on Charles Street, which is an improved roadway. Pine Grove Avenue borders the northern side of the tract; however, the roadway is only constructed up to a certain point, and the remaining portion, though dedicated, is unimproved. The site is located in the R-5 Zone, which requires larger lot standards. As a result, the application requires one variance for lot frontage, as 115 feet is provided along Charles Street where 200 feet are required. Only frontage on improved roadways is counted for zoning compliance, and even if Pine Grove Avenue were improved, each frontage must independently meet the standard. The applicant proposes two single-family residential lots.

Voice of Deliverance New Covenant Church- located on the southerly side of Chestnut Avenue between Main Road and Spring Road, Block 4305, Lot 2, Tax Map Sheet #43, Project No. PBA-25-00041. Preliminary/final major site plan approval, in conjunction with a conditional use, to rebuild a church within its existing footprint along with additional site improvements.

Mr. Headley explained that the church experienced a fire several years ago and has been in the process of rebuilding on the existing foundation. The reconstruction of the building is largely complete, and the applicant is now seeking approval for associated site improvements, including new parking and landscaping. There are two (2) variances are associated with the application. The first relates to the front buffer along Chestnut Avenue. Because the right-of-way is unusually wide, the parking area sits at a zero-foot front buffer. This is an improvement over the previous condition, where the parking extended into the right-of-way. The applicant is also proposing new landscaping and a sidewalk along Chestnut Avenue. The second variance concerns impervious lot coverage. The prior site was almost entirely paved, with very limited green space, whereas the new plan increases landscaping including a play area for children. There are several existing nonconformities remaining on the site, as noted in the Planner's report, item 6. The most prominent is the side-yard setback of the church building, 14 feet where 25 feet are required. That is where the existing church wall was, so they are building in the same spot. There are some setback nonconformities for the existing dwelling and the storage garage. Additional waivers are required for end-island width and parking-row length. The long row of parking spaces exceeds the standard length, allowing the applicant to meet the required number of parking spaces without seeking a parking variance. Some of the end islands measure between 8 and 9.5 feet instead of the required 10 feet. The applicant intends to comply with the street shade tree requirement, showing four shade trees along Chestnut Avenue. Additional trees are proposed elsewhere on the site; however, due to overhead power lines, smaller-mature-height species were selected to avoid interference. The applicant has also agreed to provide bicycle parking spaces. Regarding landscaping, the caretaker is responsible for watering additional landscaped areas. The special zone standards prohibit parking in the front yard or where visible from the street, and the proposed parking layout essentially mirrors the previous one.

Redevelopment amendments for 704 E. Elmer Road and 826 E. Wood Street.

Ms. Hicks explained that both properties share a common element in that neither provides on-site parking.

Amendment to Land Use Ordinance- Fee Schedule

Ms. Hicks explained that a fee for the Master Plan of Streets amendment has been added for the year 2026.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2024, 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 October 8, 2025, board meeting.
The Chairman made a motion to approve the minutes.

John Casadia: Abstain
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Abstain
Elizabeth Arthur: Yes
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the October 8, 2025, board meeting.
The Chairman made a motion to approve the resolution.

Resolution #6725

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Abstain
Elizabeth Arthur: Yes
David Manders: Yes

Resolution #6730

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Abstain
Elizabeth Arthur: Yes
David Manders: Abstain

DEVELOPMENT PLAN

Prime Development & Construction- located on the easterly side of Main Road between Chestnut Avenue and Walnut Road, Block 5101, Lot 84, Tax Map Sheet #51, Project No. PBA-25-00036. Final major subdivision approval to configure one (1) existing lot into thirteen (13) lots over two phases. Phase 1 will consist of six (6) single-family home lots and one (1) stormwater management lot. Phase 2 will consist of five (5) single-family home lots and one (1) stormwater management lot.

The applicant was represented by Matthew Robinson, Esq. He noted that the applicant received preliminary major subdivision approval with bulk variances in January of this year. The applicant is now seeking final major subdivision approval.

Rami Nasser, the project engineer, was present to review the planning and engineering reports. Mr. Nasser was sworn in and confirmed that he had previously appeared before the Board and had been accepted as an engineer. He stated that the applicant was not seeking any waivers, except for item 6A on the perfected plan, explaining that adding all the information would make the plan overly busy and that the information already appeared on the preliminary plans. All other comments in the reports would be addressed as required.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

PUBLIC HEARING

AG Realty Holdings-located on the northerly side of D’Ippolito Drive, at the end of the cul-de-sac, Block 303, Lot 45, Tax Map Sheet #3, Project No. PBA-25-00030. Preliminary/final major site plan approval, to construct a 9,100 square foot one story shop with an attached 4,200 square foot two story office as well as a 4,000 covered work area with associated site improvements. The plans denote a future warehouse as well; however it is not delineated on the plans.

The applicant was represented by Michael Gruccio, Esq. The property is located on a cul-de-sac within the Vineland Industrial Park. He stated that the existing lot frontage is nonconforming; however, this condition is pre-existing, not created or intensified by the application, and will continue as is. The applicant received both Planning and Engineering review reports dated October 23, 2025. A large portion of the engineering report addresses stormwater management. The applicant’s engineer will resolve all technical stormwater items, and all recommendations are either already accepted or will be complied with. With regards to the Planning report, he noted that the previously identified variance for the number of parking spaces is no longer required, as the applicant will provide the full 24 spaces meeting ordinance standards. The sign setback deviation is also eliminated. The sign will be repositioned to fully comply with the 10-foot setback requirement. As a result, the application is variance-free except for the existing nonconforming frontage.

Mr. Rami Nassar, previously sworn, provided engineering testimony. He confirmed familiarity with existing and proposed site conditions. Mr. Nassar described the project as a 11,200 square-foot shop. Part of the first floor will be 2,100 square-foot of office space, and part of the second floor will be a 2,100 square-foot break room for employees. He also described a proposed 4,000-square-foot covered equipment area. Areas shown in brown on the plan will be paved, and the remaining areas will consist of gravel or stone for equipment storage. Several bioretention basins are proposed, and the rear of the site contains wetlands and buffer areas that will remain undisturbed. Mr. Nassar reviewed requested waivers identified in the Planning report. The first waiver, item 8A, relates to the requirement for a basin access drive. Because the basins are privately owned, they will be privately maintained, and he stated that equipment can access them without a dedicated drive. Item 8b, setback for bioretention basin #2, the applicant will comply with that requirement. The applicant is requesting a waiver for item 8C, side yard setback of 30 feet whereas 35 feet required (basin 2). Item 8D, waiver for side yard setback of 23 feet whereas 35 feet required (basin 2). Item 8E, waiver for rear setback of 25 feet whereas 35 feet required (basin 1). The applicant is requesting waivers in item 9. Regarding landscaping and fencing, he explained that wetlands border one side of the basins, and the remaining perimeter will be within the developed area. Given the industrial setting, screening requirements intended for residential adjacency were unnecessary, and a waiver was requested. Mr. Nassar also reviewed the request for item 10A, waiver from the driveway opening setback requirement. Due to the cul-de-sac configuration and limited frontage, meeting the 5-foot separation is not feasible. Waiver for item 10B, number of required shade trees due to insufficient space but he agreed to plant additional trees elsewhere on the site, consistent with PAR-meeting discussions. Item, 10C, discussion involving the request to allow gravel in certain areas. Mr. Headly reiterated that waivers for gravel areas are rarely supported except where track-type equipment would damage asphalt.

Mr. Jeffrey Francesconi, principal, testified on his own behalf. He owns several large track vehicles (excavators, dozers) that are periodically delivered to and stored on site between jobs. To avoid damage to pavement, he requested an area of stone where these vehicles can be off-loaded and maneuvered. After discussion, the Board requested clarification of where equipment would be dropped, maneuvered, and stored. The applicant agreed to revise the plan to depict a defined paved area for vehicular circulation and parking, with a designated stone area at the rear for track-equipment storage. Board professionals marked up the plan conceptually during the meeting, and the applicant agreed to reflect this layout on the perfected plan.

Because the second-floor office area contributes to total floor area for parking calculations, the applicant acknowledged that eight additional striped spaces will be required. These will be added on the paved portion of the site behind the building.

Mr. Nassar went over additional requested waivers. Item 11A, waiver sidewalks along the street frontage. Item 11B, waiver from irrigation requirements due to native bioretention plantings. Item 18A, waiver for plan sheet size. Item 18B, waiver from showing adjacent structures within 150 feet due to wetlands and limited visibility. Item 18D, waiver from providing site triangle easements due to the cul-de-sac configuration. Item 18G, waiver from providing outdoor trash/recycling enclosures since all refuse will be stored indoors. Item 18H, waiver from storm sewer profiles because stormwater is handled by surface systems. Item 18J, waiver from traffic and environmental studies due to the industrial zone location and permitted use. Item 18K, applicant will show existing forested areas and clearing limits on the plans. Staff noted that forest replacement is only triggered if over 65% of the wooded area is cleared, which does not apply due to the wetlands constraints.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

Collini-Petrini Juliana Drive- located on the easterly side of Juliana Drive between Sharp Road and Oak Road, Block 2402, Lots 23 and 15, Tax Map Sheet #24, Project No. PBA-25-00037. Minor subdivision approval to create two (2) new lot with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. The property is the former site of the Capri Swim Club, which has been out of operation for some time. He described the parcel as irregularly shaped with a very narrow “handle” portion connecting to Sharp Road. The property has minimal frontage on Sharp Road. From that point, the lot extends parallel to Juliana Drive toward its terminus. The application proposes a minor subdivision resulting in two new residential building lots and one remainder lot, with an additional large portion of the former swim club property being transferred to and consolidated with Lot 15, which has frontage on Royal Drive. Lot 15 will increase substantially from approximately 15,700 square feet to 91,669 square feet. Two lots, Lot 23.01 and Lot 23.02 are proposed for single-family dwellings. Lot 23.01 will contain 13,590 sq. ft. with 90 feet of frontage on Juliana Drive and a proposed depth of 147 feet. The lot will retain 19 feet of frontage on Sharp Road, an existing nonconformity that is neither created nor intensified by the subdivision. Lot 23.02 (remainder lot) will contain 19,350 sq. ft. with 90 feet of frontage on Juliana Drive and a depth of 147 feet. Both proposed new lots require a lot depth variance, as the ordinance requires 150 feet, and 147 feet are provided. He characterized the 3-foot deviation as de minimis. In addition, Lot 23.02 requires a developable lot area variance because a 10-foot-wide drainage easement along the easterly property line reduces the usable area. Further reduction may result from a sanitary sewer easement needed to allow Lot 23.01 to connect through Lot 23.02 to an existing sewer utility easement on Lot 15. He explained that the sewer easements across Lot 15 already exist and were revised in anticipation of the subdivision. Juliana Drive has public water service, but not public sewer; sewer must be extended via Royal Drive. The diagonal overhead utility wires crossing the site will be removed. Item 9A, applicant agreed to add a key map, show the developable area for each lot, particularly Lot 23.02. Item 9B, partial waiver for improvements such as mailbox locations. He concluded by emphasizing that two single-family homes would generate significantly less activity and intensity than the former swim club, which once experienced heavy seasonal use. He stated that the requested relief is modest, necessary for the subdivision layout, and does not create any substantial detriment to zoning principles.

At the applicant's request, the principals, Mr. Petrini and Mr. Collini, were sworn. Mr. Petrini testified that he heard the attorney's presentation and confirmed that all statements made on behalf of the applicant were true and accurate.

Ms. Moscillo stated that an affirmative motion would grant minor subdivision approval to create two lots and one remainder lot, along with the following variances:

Lot 23.01 – Frontage Variance: 19 feet of frontage on Sharp Road where 90 feet are required.

Lot 23.01 – Lot Depth Variance: 147 feet provided where 150 feet are required.

Lot 23.02 – Lot Depth Variance: 147 feet provided where 150 feet are required.

Lot 23.02 – Developable Lot Area Variance: 10,760 sq. ft. (±) provided where 13,500 sq. ft. are required.

The approval also noted the existing nonconformity of Lot 15, which has a lot depth of 138 feet where 150 feet are required.

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

Roll Call:

John Casadia: Yes

David Catalana: Yes

Jeffrey Di Matteo: Yes

Douglas Menz: Yes

Michael Pantalione: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

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

Roll Call:

John Casadia: Yes

David Catalana: Yes

Jeffrey Di Matteo: Yes

Douglas Menz: Yes

Michael Pantalione: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

955 Charles Street- located on the easterly side of Charles Street between Oak Road and Sunset Avenue, Block 2005, Lot 1, Tax Map Sheet #20, Project No. PBA-25-00039. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. One of the principals of the company, Steve DeVito, was present as the applicant's representative. Also present was Steve Hawk, familiar with the application and available to testify as needed.

Mr. Gruccio explained that the application is a minor subdivision involving a 4.08-acre parcel, currently undeveloped. The property has two road frontages: a substantial frontage along Pine Grove Avenue, a portion of which is unimproved, and 115 feet of frontage along Charles Street. The applicant proposes to subdivide the tract into two large single-family residential lots. Proposed Lot A containing 86,400 sq. ft. (1.98 acres). Remainder Lot B containing 93,600 sq. ft. (2.20 acres). Each lot will accommodate one single-family home. Due to the unimproved segment of Pine Grove Avenue, the applicant proposes a driveway for one lot accessing Charles Street (westward). A driveway for the other lot accessing Pine Grove Avenue heading east, ultimately connecting with Mill Road. He clarified earlier confusion regarding roadway directionality and confirmed that one lot will direct traffic west toward Charles Street, and the other east toward Mill Road. Mr. Gruccio noted that there is one existing nonconformity with respect to street frontage along Charles Street. It is neither created nor worsened by the subdivision. However, the subdivision triggers variance relief to allow the existing nonconforming frontage to continue. He also stated that the applicant will comply with all perfected plan requirements outlined in the Planning Report, item 7. The applicant requests a partial waiver from item 8 regarding showing all structures within 150 feet of the site, as mailbox-level details are not typically included. The Engineering Report was received, and all comments and requirements will be satisfied.

Mr. DeVito was sworn in and confirmed that all remnants of the structure will be removed.

Mr. Hawk confirmed that the lot frontage will remain as it exists today. The resulting lots will be nearly double the minimum required lot size. Over 50 nearby lots within approximately 300 feet have similar or smaller lot sizes, making the proposal consistent with neighborhood character.

Ms. Hicks indicated that the resolution explicitly state:

1. There shall be no access to the unimproved portion of Pine Grove Avenue.
2. A note be placed on the plan (item 7E) stating the same.
3. Any future structures (including garages) must also comply with the prohibition on access to the unimproved roadway.

Andrea J. Mongeluzzo, member of the public, 1913 Pine Grove Avenue, asked when construction or land clearing would begin. The applicant responded that construction would likely begin in the spring or early summer. The resident indicated no objections.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

Voice of Deliverance New Covenant Church- located on the southerly side of Chestnut Avenue between Main Road and Spring Road, Block 4305, Lot 2, Tax Map Sheet #43, Project No. PBA-25-00041. Preliminary/final major site plan approval, in conjunction with a conditional use, to rebuild a church within its existing footprint along with additional site improvements.

The applicant was represented by Michael Gruccio, Esq. He explained that the 1.9-acre site is the location of a House of Worship that was substantially, if not completely, destroyed by fire. The applicant is seeking Preliminary and Final Major Site Plan approval to rebuild the church. The applicant has prepared images and architectural renderings illustrating the proposed redevelopment, which he described as tasteful and respectful of site constraints. Variances and waivers are required as part of the application.

The applicant's architect, Todd Raymond Phillipi, applicant's architect, testified on behalf of the applicant. He confirmed that his firm, Church Architects, was retained to assist with the rebuilding effort and that the new structure could not replicate the former design due to updated life-safety and accessibility requirements. The delay in reconstruction was attributed to insurance-related issues. Mr. Phillipi confirmed that he was permitted to prepare the site plan because the project does not involve stormwater design and that he participated in the professional staff meeting earlier in the week. He reviewed the Planning and Engineering Reports dated November 6 and October 31, respectively, and agreed that the variances listed in Section 5 of the Planning Report were required. Regarding the front parking buffer, he testified that the existing parking previously extended into the public right-of-way. The proposed plan removes that encroachment, adds a landscape strip, and introduces street trees compatible with overhead utilities. He also noted that a sidewalk and ADA-compliant curb ramps are being added. The applicant is requesting a variance of 0 feet whereas 25 feet required. Architectural renderings and existing-condition images were marked into the record (A-1 and A-2). On impervious coverage, Mr. Phillipi

explained that while the zone permits 30 percent coverage for conditional uses, the existing condition was approximately 90 percent impervious. The proposal reduces this to 76 percent, which remains a variance condition but represents an improvement over the original site. He then addressed existing nonconformities identified in item 6. This item included side yard setbacks, buffers, and rear yard setbacks affecting the caretaker's dwelling and garage. All are pre-existing conditions that will remain. Item 7, the applicant requested relief for end island width (8, 8-9 and 9-5 feet provide whereas 10 feet required). He testified that these changes were necessary to meet the required 114 parking spaces, noting that inadequate on-site parking is a significant issue for active congregations. Item 8, he confirmed that crepe myrtles would be replaced with acceptable low-growing tree species to comply with the ordinance. Item 9B, regarding irrigation, the applicant sought a partial waiver. Irrigation will be provided around the building, but the front-yard landscaping within the public right-of-way will be maintained manually by the on-site caretaker, who is responsible for property upkeep as part of their role. Item 10, the architect addressed requests for relief from special zone standards regarding screening and parking in the front yard. A six-foot solid PVC fence will be installed along the west and south property lines to screen parking areas from adjacent residential uses. The applicant also request a waiver for item 16K, show the centerline elevations of the existing streets. They are not proposing modifications along the frontage. The applicant agreed to all conditions in the Engineering Report, including traffic-related signage. The applicant also agreed to incorporate fire lane striping and signage as required by the Fire Marshal.

A motion was then made to grant Preliminary and Final Major Site Plan approval to rebuild the church within its existing footprint, along with related site improvements, including variances for a front buffer of 0 feet where 25 feet is required and impervious coverage of 76 percent where 30 percent is permitted. The property remains subject to existing nonconformities outlined in item 6 of the Planning Report dated November 6, 2025.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

Redevelopment Amendment- Cherry Group, LLC, 704 E. Elmer Street, Block 4003, Lot 21.

Ms. Hicks explained that the applicant proposed converting the downstairs medical office into a 1-bedroom apartment and a 3-bedroom apartment.

As noted in the staff report, the lot is significantly substandard, with 33.5 feet of frontage and a 75-foot depth, making it grossly undersized for a duplex, although a duplex is permitted in the zone. Staff recommended retaining the one-bedroom unit upstairs, converting the first floor to a three-bedroom unit, and demolishing the rear two-story portion of the building, which was formerly a single-family home with an addition. Staff further recommended landscaping the front, installing a fenced grass yard in the rear, and power-washing and painting or vinyl-siding the structure in a neutral color.

The applicant submitted a response seeking to maintain three units by reducing the bedroom count in one unit; however, triplexes are not permitted in this district. The property also has no on-site parking and has been informally relying on the adjacent City-owned Times Journal property for parking. That parcel is an L-shaped lot fronting on 17 Elmer Street and is a prime redevelopment site. The City is not interested in selling it or

granting easements. Staff emphasized that the structure should remain a duplex and recommended denial of the applicant's request for three units.

A resolution was not prepared for this meeting because the applicant had indicated they would attend and present the application; they did not appear.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

Redevelopment Amendment- Angel L. Pagan, 826 E. wood Street, Block 3015, Lot 14.

Ms. Hicks explained that this property located on the north side of the street. The site contains an existing front structure, which is a duplex, and a rear structure that the applicant proposed to reconstruct. The lot is unusually narrow at 25 feet and totals approximately 3,750 square feet. She noted that this lot was the subject of a prior case involving an internet parts sales use, which proceeded through City Council and was denied due to concerns regarding intensification of use on substandard lots. Staff expressed similar concerns with this application. The property has no on-site parking. Although a City parking lot is located next door, that lot was originally constructed for the Landis Theatre and is not intended to support nearby residential uses. This redevelopment district does not permit residential uses; however, residential districts are located immediately to the rear. For comparison, a duplex in the residential district requires a minimum of 9,750 square feet; in contrast, the existing triplex on this lot has only 3,750 square feet, rendering it grossly undersized. Due to the substantial lot deficiency, lack of parking, and inconsistency with both the Master Plan and the Redevelopment Plan, which is incorporated into the Master Plan, staff recommended denial.

A resolution for this matter was prepared in advance as Resolution No. 6731, adopting the staff recommendation and recommending that City Council deny the requested redevelopment amendment.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6731. Mr. Pantalione so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

Amendment to Fee Schedule to include a fee for a Master Plan of Streets Amendment.

Ms. Hicks explained that a fee was added for master plan of streets amendment effective January, 1, 2026.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6732. Mr. Pantalione so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Roll Call:
John Casadia: Yes
David Catalana: Yes
Jeffrey Di Matteo: Yes
Douglas Menz: Yes
Michael Pantalione: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

TIME: 8:41 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary