

## PLANNING BOARD MINUTES

February 12, 2025

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

### Members Present:

Michael Pantalone  
Sandy Velez  
David Catalana  
Thomas Tobolski  
Jeffrey Dimatteo  
Robert Odorizzi  
Elizabeth Arthur  
David Manders

### Also present were:

Amanda Moschillo, 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

Garden Truck Stop— located on the southwesterly corner of Garden Road and DeMarco Drive, Block 1003, Lot 3, Tax Map Sheet #10, Project No. PBA-24-00052. Preliminary/final major site plan approval, to construct a truck repair and wash facility over two phases. Phase 1 includes the construction of a 9,600 square foot four bay specialized repair garage and Phase 2 includes the construction of a 10,500 square foot truck wash building along with additional site improvements.

Mr. Headley explained that this developer also has the gas station and truck stop across the street. The entrance was moved from Garden Road to Demarco Drive. Phase one will include the maintenance building. They have a truck wash building similar to the one they have across the street that is for a proposed phase two. The site plan requires the following variances from the area, yard, bulk and parking standards of the ordinance. Variance for front yard setback, DeMarco Drive (27 feet provided vs. 60 feet required). Lot frontage, Industrial Use, Garden Road (181.81 feet provided vs. 250 feet required). Front Buffer, DeMarco Drive (10 feet provided vs. 15 feet required). Parking Space Amount (15 spaces provided vs. 18 spaces required). Additionally, the provided parking spaces shall be adequately sized for the anticipated vehicles receiving repair and maintenance at the garage and truck wash. The site plan requires the following waivers from the Storm water Control standards of the ordinance (Code Chapter 425-72): storm water management basin front setback, DeMarco Drive (5± feet provided vs. 60 feet required). Storm water management basin side setback, southerly (11± feet provided vs. 35 feet required). Storm water management basin side setback, westerly (30± feet provided vs. 35 feet required). The site plan requires the following waivers from the Parking and Access standards of the ordinance (Code Chapter 425-74): Driveway opening setback from extended property line, southerly (3.5 feet provided vs. 5 feet required). Street shade trees, DeMarco Drive (1 trees provided vs. 15 trees required at 1 per 50 feet of frontage).

Divine Mercy Parish- located on the westerly side of Eighth Street between Almond Street and Quince Street, Block 4106, Lot 7, Tax Map Sheet #41, Project No. PBA-24-00061. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Divine Mercy Parish- located on the westerly side of Eighth Street between Almond Street and Quince Street, Block 4106, Lot 7.01, Tax Map Sheet #41, Project No. PBA-24-00066. Minor site plan approval, to construct six (6) parking spaces for a convent and additional site improvements.

The applicant is requesting the following variances for the minor subdivision: Impervious lot coverage, proposed lot 7.01 (72.6%± provided vs. 65% maximum allowed). Impervious lot coverage, proposed lot 7 (83.4%± provided vs. 65% maximum allowed). Side buffer, northerly side of proposed lot 7.01 (0 feet provided vs. 5 feet required). Side buffer, southerly side of proposed lot 7 (0 feet provided vs. 5 feet required). The existing site has the following non-conformances from the area, yard, bulk and parking standards of the ordinance: Front yard setback, S. 8<sup>th</sup> street, proposed lot 7.01 (20± feet provided vs. 25 feet required). Front yard setback, Quince Street, proposed lot 7.01 (12.69 feet provided vs. 25 feet required). Front yard setback, S. 8<sup>th</sup> Street, remainder lot 7 (12± feet provided vs. 25 feet required). As for the site plan, the existing site has the following existing non-conformances from the area, yard, bulk and parking standards of the ordinance: Front setback, S. 8<sup>th</sup> Street (20± feet provided vs. 25 feet required). Front setback, Quince Street (12.69 feet provided vs. 25 feet required). Side buffer, westerly side (1.4 feet provided vs 5 feet required).

Taco Bell– located on the northwesterly corner of Delsea Drive and Old Union Road, Block 7007, Lot 11, Tax Map Sheet #70 (City of Vineland), Block 230, Lot 1, Tax Map Sheet #30 (City of Millville), Project No. PBA-24-00064. Preliminary/final major site plan approval to construct a 2,730 square foot (30-seat) fast food restaurant (Taco Bell) with associated site improvements.

Mr. Headley explained that they are demolishing the existing building, and they are replacing it with a new prototype. The applicant is requesting variances for lot coverage (67.3% provided vs. 60% maximum allowed). Wall sign area, northerly (21 square feet provided vs 0 square feet required). Wall sign area, westerly (59 square feet provided vs 0 square feet required). Wall sign not oriented to street frontage. Incidental signs, two digital menu boards (25.1 square feet provided vs. 2 square feet required). The existing site has the following non-conformances from the area, yard, bulk and parking standards of the ordinance: Lot area (38,594 square feet provided vs. 50,000 square feet required). Lot frontage, Old Union Road (177± feet provided vs. 200 feet required). The applicant is requesting waivers for storm water management basin access drive width (0 feet provided vs. 10 feet required). Presence of a storm water management basin drive. Storm water management basin front setback, Delsea Drive (5± feet provided vs. 50 feet required). Storm water management basin front setback, Old Union Road (5± feet provided vs. 50 feet required). Storm water basin access drive material type (grass pavers over one-inch-thick bedding sand and a min of 8 inch of compacted aggregate base). End island width (8.1 and 9.7 feet provided vs. 10 feet required). Parking area shade trees (0 trees provided vs. 2 trees required at 1 per 12 parking spaces).

### 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 January 8, 2025 board meeting.  
The Chairman made a motion to approve the minutes.

David Catalana: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

### RESOLUTIONS

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

#### Resolution #6682

David Catalana: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

#### Resolution #6683

David Catalana: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

NEP Real Estate- Data Center Amendment- 3963 S. Lincoln Avenue, Block 7503, Lots 1.1 and 35.1, Project #PBA-24-00028.

The applicant was represented by Michael Fralinger, Esq. The applicant appeared before the board in July 2024 for a preliminary and final major site plan application. This application was regarding the property located on South Lincoln Avenue, block 7503, lots 35.01 and 1.0 for a data center. Resolution number 6652 has a condition of approval for the consolidation of the two properties, and the consolidation has to occur prior to the issuance of

building permits. The applicant is requesting that the lot consolidation be a condition of the certificate of occupancy.

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

Roll Call:

David Catalana: Yes

Jeffrey Dimatteo: Yes

Michael Pantalone: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

### PUBLIC HEARING

Garden Truck Stop– located on the southwesterly corner of Garden Road and DeMarco Drive, Block 1003, Lot 3, Tax Map Sheet #10, Project No. PBA-24-00052. Preliminary/final major site plan approval, to construct a truck repair and wash facility over two phases. Phase 1 includes the construction of a 9,600 square foot four bay specialized repair garage and Phase 2 includes the construction of a 10,500 square foot truck wash building along with additional site improvements.

The applicant was represented by Justin White, Esq. This is an application for the development of a truck wash and a truck repair facility, and it is in the vicinity to the Garden Truck Stop. The Garden Truck Stop is a fueling station and a private parking facility for large commercial trucks. This proposed development will complement that existing truck stop. The City of Vineland has become a hub for food processing and cold storage, so there is a lot of truck activity in the Industrial Park. Some of the trucks haul food, so the trailers need to be cleaned and sanitized. This proposed project will give them the opportunity to clean the trailer before picking up their food loads as required by shippers. The other component is the repair facility with four bays, which will be a limited service center by appointment only. The proposed provided services will include brakes services, tire services and oil changes. These services will provide truck safety on our public roads. The board has expressed concerns about the progress at the Garden Truck Stop. He is addressing that the final paving and landscaping that needs completion when the weather warms up. The applicant has received the review letter by the Engineering and Planning departments, which expressed some concerns with egress and ingress off of Garden Road. The plans have been amended and they are now off of DeMarco Drive. The Traffic Engineer is going to testify that this project will not draw in additional traffic.

Joseph Muffei, Licensed Engineer, testified on behalf of the applicant. A colored rendering including landscaping was displayed. The proposed entrance was originally off of Garden Road, and it was relocated to DeMarco Drive. The plans show the truck turning radiuses of a WD 67, and the proposed storm water management is to the rear of the property. The proposed storm water does take up a lot of the property. There is proposed landscaping along the westerly property line with fencing, and landscaping around the basin with fencing. There are some existing large trees on the west side of Demarco Drive that will remain, but the applicant will supplement that with street trees. The truck wash will be phase two. The truck bays that are part of the repair will be part of phase one. The applicant agrees to the temporary replacement of asphalt. The most important variance is for front yard setback, DeMarco Drive (27 feet provided vs. 60 feet required). The project will sustain the proposed parking of thirteen spaces. Six of those spaces are for oversized trucks. They are 25 foot deep, but they probably do not have to be that deep. Normal tractors about 18 foot, but they are shown as 25 foot to make sure there is sufficient room. There will be site lighting around the buildings as well as some free standing lights. Hours of operation will be Monday through Friday, 8:00am to 8:00pm., Saturday 8:00am to 4:00pm, and closed Sunday.

Zygy Dobolski, Owner, testified on his own behalf. He owns the truck wash across the street. He is proposing a second truck wash on this application. The old truck stop would have a polishing service. One bay will have a washing service, and the second bay will have a polishing service. This proposed truck was will be automatic, which will take 7-10 minutes. He services roughly 25 trailers a day.

Mr. White explained that the current truck wash is going to become truck detailing. The current operation will be for truck detailing, and that will not take longer than 25 minutes. All washing will take place at the new site, so there will be truck care on both sides of the street. Mr. Dobolski explained the wash and detail process.

David Shropshire, Traffic Engineer, testified on behalf of the applicant. He performed a traffic study with regard to this application. Exhibit A, traffic report dated November 7, 2024. The change of access location is an improvement. This is a unique operation, so he did not have anything to rely on from the Institute of Transportation Engineers for trip generation. The operation is by appointment for the repair facility drive through. He performed traffic counts in the area at the end of October, and counted DeMarco Drive, Garden Road and the

site across the street. There are delays from DeMarco Drive, but they will not be increased to any level of concern with the addition of this facility. Appointments will space out the increased traffic in the area. There are going to be a lot of vehicles already on the roadway. The main concern from this plan is truck circulation. The facility is going to meter vehicles coming out of there, so it is not going to have a congested flow. There is more than sufficient area between the bays and the car wash to circulate tractor trailer vehicles. The area that to the east would easily provide for tractor trailers to queue. He does not foresee issues with conflicts on site, or issues with queuing not being able to be accommodated. There is a variance for parking space amount (13 spaces provided vs. 18 spaces required). This would be sufficient parking with the services that will be provided. Planning Report, item 5, variances for front yard setback, DeMarco Drive (27 feet provided vs. 60 feet required). Lot frontage, Industrial Use, Garden Road (181.81 feet provided vs. 250 feet required). Front Buffer, DeMarco Drive (10 feet provided vs. 15 feet required). Parking Space Amount (13 spaces provided vs. 18 spaces required). Item 6, waivers for storm water management basin front setback, DeMarco Drive (8± feet provided vs. 60 feet required). Storm water management basin side setback, southerly (11± feet provided vs. 35 feet required). Storm water management basin side setback, westerly (28± feet provided vs. 35 feet required). Item 7b, waiver for street shade trees, DeMarco Drive (13 trees provided vs. 15 trees required at 1 per 50 feet of frontage). Item 8, waivers for location of storm water management basin which requires a fence (front yard provided vs. side or rear yard required). Shape of a storm water management basin in a front yard, Demarco Drive (Curvilinear edge required). Item 11, Forest Retention & Replacement Plan, applicant will provide the required information.

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

Roll Call:

David Catalana: Yes

Jeffrey Dimatteo: Yes

Michael Pantalone: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

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

Roll Call:

David Catalana: Yes

Jeffrey Dimatteo: Yes

Michael Pantalone: Yes

Thomas Tobolski: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

Divine Mercy Parish- located on the westerly side of Eighth Street between Almond Street and Quince Street, Block 4106, Lot 7, Tax Map Sheet #41, Project No. PBA-24-00061. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Divine Mercy Parish- located on the westerly side of Eighth Street between Almond Street and Quince Street, Block 4106, Lot 7.01, Tax Map Sheet #41, Project No. PBA-24-00066. Minor site plan approval, to construct six (6) parking spaces for a convent and additional site improvements.

The applicant was represented by Reggie Jenkins, Esq. The application is for a subdivision of existing lot 7, which is owned entirely by Divine Mercy Parish. This property is currently developed with three primary buildings. There is a small church building, gathering hall towards the rear of the property, one of the larger structures which is the main subject of our applications. The larger building is a retreat center, but it was previously used as a convent building. The purpose of the application is to allow the applicant to utilize that building as a convent again. There is a proposed subdivision, because the subdivided lot will be transferred to the order for their care and upkeep. They agree to set a stipulation to be put in a recorded deed that ownership will go back to the parish if sold. Seven nuns will occupy the building, and the building will be used solely for their needs. It will not be open to the public. There are six parking proposed, and they will never have more than six cars parked. The sisters do not independent drive, and they have access to one church vehicle and two church vans. There are existing non-conformances for front setback, S. 8<sup>th</sup> Street (20± feet provided vs. 25 feet required). Front setback, Quince Street (12.69 feet provided vs. 25 feet required). Side buffer, westerly side (1.4 feet provided vs 5 feet required). The only improvements proposed to the property are parking space striping and a curb cut. It should also be known that there may be some visiting nuns that may also occupy the building.

Gregory Simmons, Licensed Engineer, testified on behalf of the applicant. The application for the subdivision is to create 2 lots from the existing lot 7. The proposed new lot 7.01 will contain a net area of 22,740 square feet, 0.62 acres with frontage of 151.6 feet on south Eighth Street and 150 feet on Quince Street. The proposed remainder lot will contain a net area of 38,775 square feet, 0.89 acres with frontage of 150 feet along south Eighth Street and Almond Street. The applicant will comply with all the comments in the Planning and Engineering Reports for both site and minor subdivision. In the subdivision report, they are requesting a waiver for item 9a, showing all structures within 150 feet of the land to be subdivided. As for the site plan, there is a proposed curb cut along south Eighth Street, which would access the existing parking lot located on proposed lot 7.01. There will be 6 parking spaces that will be line striped on existing impervious coverage with parking bumpers. There are 4 trees located in front of the building on Eighth Street, one tree on a corner located within the right of way. There are two other trees located on Quince Street. There are minimal improvements to the site, and minimal impact to the surrounding neighborhood. The vehicles that would use are be passenger vehicles and vans passenger, so they are requesting a waiver of showing AASHTO Minimum Turning Path. The site does have a vinyl fence around it, which is a buffer to the residences. The applicant is requesting a waiver from providing an Environmental Impact Statement for any well head protection area. The variances for the proposed minor subdivision are impervious lot coverage, proposed lot 7.01 (72.6%  $\pm$  provided vs. 65% maximum allowed). Impervious lot coverage, proposed lot 7 (83.4%  $\pm$  provided vs. 65% maximum allowed). Side buffer, northerly side of proposed lot 7.01 (0 feet provided vs. 5 feet required). Side buffer, southerly side of proposed lot 7 (0 feet provided vs. 5 feet required). The existing non-conformances are front yard setback, S. 8<sup>th</sup> street, proposed lot 7.01 (20 $\pm$  feet provided vs. 25 feet required). Front yard setback, Quince Street, proposed lot 7.01 (12.69 feet provided vs. 25 feet required). Front yard setback, S. 8<sup>th</sup> Street, remainder lot 7 (12 $\pm$  feet provided vs. 25 feet required).

Father Joel Garcia, testified on behalf of the applicant. Confirmed that the information that the attorney put on the record was accurate.

Ms. Hicks suggested increasing the amount of occupants to the building to fifteen and a parking variance of nine.

Sister Olga Canno, Superior of the Convent, testified on behalf of the applicant. The building is adequate for their needs.

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

Taco Bell– located on the northwesterly corner of Delsea Drive and Old Union Road, Block 7007, Lot 11, Tax Map Sheet #70 (City of Vineland), Block 230, Lot 1, Tax Map Sheet #30 (City of Millville), Project No. PBA-24-00064. Preliminary/final major site plan approval to construct a 2,730 square foot (30-seat) fast food restaurant (Taco Bell) with associated site improvements.

The applicant was represented by Michael Gruccio, Esq. The lot is located in the City of Vineland and the remaining portion of the property is located in the City of Millville. The city of Millville has decided to exercise approval jurisdiction with respect to this project, and that matter is still pending. There is an entire redevelopment of this property which will feature a considerable reduction of onsite parking spaces with better maneuverability within the site. It will have the same ingress and egress points and some storm water management upgrades. Those upgrades are going to be located in the same area as they currently exists.

Brian Cleary, Licensed Engineer, testified on behalf of the applicant. Exhibit A-1, photograph of taco bell prototype. It is a straightforward redevelopment of Taco Bell. They have modified their designs to incorporate a dual drive through. The three accesses will remain at the same locations. The existing basin will be enlarged to ensure that the proposed development does not inundate the adjacent properties. They will be reducing impervious coverage as part of this redevelopment, and it will all be part of the new storm water regulations. Planning Report, item 6, variances for wall sign area, northerly (21 square feet provided vs 0 square feet required). Incidental signs, two digital menu boards (25.1 square feet provided vs. 2 square feet required). Item 8, waivers for storm water management basin front setback, Delsea Drive (5± feet provided vs. 50 feet required). Storm water management basin front setback, Old Union Road (5± feet provided vs. 50 feet required). Item 9a, waiver for end island width (8.1 and 9.7 feet provided vs. 10 feet required). Item 11, waivers for driveway throat length, one-way, Delsea Drive entrance (24 feet provided vs. 17 feet maximum required). Driveway throat length, one-way, Delsea Drive exit (22.3 feet provided vs. 17 feet maximum required). Driveway opening setback from extended property line, Old Union Road (4 feet provided vs. 5 feet required). Distance between two-way driveways (38 feet provided vs. 40 feet required at the right-of-way line). Lane width, drive through (10 feet provided vs. 12 feet required). Street shade trees, Delsea Drive (3 trees provided vs. 5 trees required at 1 per 50 feet of frontage). Street shade trees, Old Union Road (1 tree provided vs. 4 trees required at 1 per 50 feet of frontage). Item 18, show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves. Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate. Show storm sewer, existing and proposed, in plan and profile. Provide other data which may pertain to the particular site and use, including traffic and environmental studies or impact analyses. Engineering Report, item 8, waivers for location of the one-foot freeboard elevation of all storm water basins shall meet the minimum yard requirements of the zone. They do not satisfy that item, because of the location of the basin. Storm water management basin front setback, Old Union Road (5± feet provided vs. 50 feet required). Storm water basin access drive material type (grass pavers over one-inch-thick bedding sand and a min of 8 inch of compacted aggregate base). A queuing study was done and the worst they have encountered was a 15 car stack, and the bottleneck is always at the menu board. The new prototype was optimized for the drive through use. Business is mainly done through the drive through, so they work on getting everyone serviced as soon as possible.

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

Extension Request- Vineland Ventures, Resolution #6663.

This is an extension request for Vineland Ventures which is an indoor self-storage facility on Delsea Drive. They had a requirement for the extension of the parking lot, and they are requesting an extension of their approval. The parking lot had to be renovated within five years, and bonding was provided. They are planning to construct a second building of indoor storage, and they need some time to figure it out.

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

Redevelopment Amendment- Eastern Pacific Development, LLC, Howard Street and State Street, Block 4216, Lots 1.03 and 1.05.

This is the Newcomb property, and the applicant proposes to construct a four-story structure to contain sixty (60) independent living units, bituminous parking lot and drive aisles with ingress from and egress to S. State Street, along with associated grading and utility connections. The overall development site encompasses 3.265 acres encompassing Lot 1.03, Lot 1.04 and Lot 1.05 in Block 4216 on the City of Vineland Tax Map. A portion of existing Lot 1.03 is proposed to be conveyed to existing Lot 1.04, and the remainder of Lot 1.03 together with Lot 1.05, as currently constituted, are proposed to be consolidated into one new Lot. The proposed lot adjustments are as follows: 4,755 square foot portion of existing Lot 1.03 is proposed to be conveyed to Lot 1.04. The proposed enlarged Lot 1.04 will contain net area of 30,838 square feet (0.70 +/- acres), with frontage of 167' on Howard Street and net depth of 184.66'. The proposed consolidated Lot (which is a combination of the remainder of Lot 1.03 and the entirety of Lot 1.05) will contain net area of 111,332 square feet (2.56 +/- acres), with frontage of 179.25' on Howard Street and 346.25' on State Street.

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

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

The Chairman entertained a motion to approve the Resolution 6684. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Amendment to Land Use Ordinance- Fee Schedule

Ms. Hicks explained that Elizabeth Jambor did an extensive analysis comparing fees in other communities. The Mayor would like our fees to be reasonable compared to other communities. The D variance and Redevelopment fees should go up to \$900.00 because there is more involved for resolution preparation. Resolution #6685 has the suggested increases.

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

Roll Call:

David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

The Chairman entertained a motion to approve the Resolution 6685. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

TIME: 10:42 PM

Respectfully submitted,

Yasmin Perez  
Planning Board Secretary