

MINUTES
June 13, 2012

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:45 PM in the Fourth Floor Conference Room of City Hall. Present were:

Victor Terenik
James Kubiak
Maria Perez
Stephen Plevins
Michael Pantalone
Susanne Morello
John Casadia
David Manders

Members not present:
David Pickett, Douglas Albrecht, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen Hicks, Supervising Planner
Stephen Hawk, Senior Planner

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

Garrison Resubdivision- Located at the easterly side of Delsea Drive and southerly side of Columbia Avenue, Block 116, Lots 3 and 4, Project #12-1288, resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that there are two vacant portions of the property. One frontage is far north of Delsea Drive as far as the Malaga Camp Ground. They are north of Weymouth Road and the frontage of the other vacant piece is on Columbia Avenue. Ms. Garrison lives on the next property over to the south. Lot 3 is on Columbia Avenue, polygon in shape, grossly insufficient, and not deep enough for the zone standards. She has a completely ordinance satisfactory resubdivision where two lots are being reconfigured. There is an encroachment that is not caused by this.

Flaim - Located at the southerly side of Italia Avenue and easterly side of Panther Road, Block 5305, Lots 2, 3, 14, 15, Project #12-1287, resubdivision approval to reconfigure four existing lots.

Mr. Hawk explained that they are owners of four separate parcels. They are two brothers that each own two lots. They are taking the smaller lot that does not qualify for farmland assessment and adding from other lots to have it qualify. The lot line on Panther Road is being moved to make that lot a little deeper. There is a block building that is a nonconforming dimension away from the line, and they are extending that non-conforming setback so it is a variance.

Redevelopment plan amendment for 1336 W. Landis Avenue – Redevelopment plan amendment proposed by Dean M. Fisher, DBA DMF Holdings, LLC, for 1336 W. Landis Avenue, Block 2707, Lot 17, for compliance with the Master Plan.

Ms. Hicks explained that the area is age restricted residential. It is on the north side of Landis Avenue, west of Walmart Store, and Capitol Bank. It is an existing modest home, and they want to convert it into a retail/wholesale specialty glass showroom with a warehouse attachment in the rear. The City's staff reviewed it and finds it to be acceptable, but it does necessitate a planned amendment. City Council needs a recommendation from the Planning Board.

Mr. DiDomenico updated the board about the Rudy's case. Rudy's appealed the 2006 Master Plan, and they also appealed the 2008 Master Plan. He went over the judgments that were made.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:
Maria Perez

Stephen Plevins
Michael Pantalone
Susanne Morello
John Casadia
Victor Terenik
James Kubiak
David Manders

Absent were: David Pickett, Douglas Albrecht, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen M. Hicks, Supervising Planner
Stephen Hawk, Senior Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 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 May 9, 2012 board meeting.

The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Stephen Plevins: Abstain
Michael Pantalone: Yes
Susanne Morello: Yes
John Casadia: Yes
Victor Terenik: Abstain
James Kubiak: Yes
Maria Perez: Abstain
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the May 9, 2012 board meeting.

The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6005-

Michael Pantalone: Yes
Susanne Morello: Yes
John Casadia: Yes
Victor Terenik: Abstain
James Kubiak: Yes
Maria Perez: Abstain
Stephen Plevins: Abstain
David Manders: Yes

#6006-

Susanne Morello: Yes
John Casadia: Yes
Victor Terenik: Abstain
James Kubiak: Yes
Maria Perez: Abstain
Stephen Plevins: Abstain
Michael Pantalone: Yes
David Manders: Yes

#6007-

Susanne Morello: Yes
John Casadia: Yes
Victor Terenik: Abstain
James Kubiak: Yes
Maria Perez: Abstain
Stephen Plevins: Abstain
Michael Pantalone: Yes
Susanne Morello: Yes
David Manders: Yes

#6008-

John Casadia: Yes
Victor Terenik: Abstain
James Kubiak: Yes
Maria Perez: Abstain
Stephen Plevins: Abstain
Michael Pantalone: Yes
Susanne Morello: Yes
Susanne Morello: Yes
David Manders: Yes

The Board's professional staff, Kathleen M. Hicks-Supervising Planner, Stephen Hawk-Senior Planner, and Brian Myers- City Engineer were sworn in.

Chairman David Manders made a motion to open the public hearing. Roll Call:

Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Terenik: Yes
Mr. Manders: Yes

DEVELOPMENT

1. Garrison Resubdivision - Located at the easterly side of Delsea Drive and southerly side of Columbia Avenue, Block 116, Lots 3 and 4, Project #12-1288, resubdivision approval to convey a portion of one lot to another lot.

Ms. Helen Garrison testified on her own behalf and she requested a resubdivision approval to convey a portion of one lot to another lot. Lot 3 property line on the east is to be removed and incorporated with a portion of lot 4 to create approximately 3 plus acres.

Mr. Hawk explained that he did not have anything to add. This takes a non- conforming lot and eliminates deficiencies.

The Chair entertained to approve the application. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Terenik: Yes
Mr. Kubiak: Yes
Mr. Manders: Yes

The Chair entertained a motion to open the public hearing. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Mr. Plevins: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Terenik: Yes
Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Manders: Yes

2. Flaim - Located at the southerly side of Italia Avenue and easterly side of Panther Road, Block 5305, Lots 2, 3, 14, 15, Project #12-1287, resubdivision approval to reconfigure four existing lots.

The applicant was represented by Michael Gruccio, Esq. The applicant would like a resubdivision approval involving four lots in connection to their farming activities. They would like to enlarge lot 14 along Panther Road, and the three remaining lots will donate land to enlarge lot 14. The applicant agrees with all the comments in the Planning report. They are also in receipt of the Engineering report and agree with that report. 70,963 square feet of lot 15 is proposed to be added to lot 14. 86,562 square feet of lot 2 is to be added to lot 14, and 130,496 square feet of lot 3 is proposed to be added to lot 14. Lot 14 grows to 11.3 acres, and that lot is completely in conformance with ordinance. Lot 2 and lot 3 will reflect dimensions to meet all of the bulk standards. There is non-conformity with frontage of lot 3. A single family dwelling was removed and there are two separate road frontages for lot 3. The applicant request that the application be approved with that non-conformity, variances for depth, and side yard setback.

The Chair entertained a motion to close the public hearing. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Mr. Pantalone: Yes

Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Terenik: Yes
Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Manders: Yes

The Chair entertained to approve the application. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Terenik: Yes
Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Mr. Manders: Yes

3. Redevelopment plan amendment for 1336 W. Landis Avenue – Redevelopment plan amendment proposed by Dean M. Fisher, DBA DMF Holdings, LLC, for 1336 W. Landis Avenue, Block 2707, Lot 17, for compliance with the Master Plan.

Ms. Hicks explained that the property is on the north side of Landis Avenue, and the area is designated for age restricted housing. There is an existing house on the site, and they would like to convert it into a glass facility with an attached warehouse. The proposed use would be a better use than what is currently there.

The Chair entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Mr. Casadia: Yes
Mr. Terenik: Yes
Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn. Mr. Pantalone so moved. Ms. Morello seconded. Roll call:

Mr. Terenik: Yes
Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Manders: Yes

TIME: 7:51 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary