

MINUTES
October 14, 2015

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:

Maria Perez
Stephen Plevins
Sandy Velez
John Casadia
Ryan Headley
Christine Scarpa
Michael Pantalone
David Manders

Also present were:

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

Public notice pursuant to the Open Public Meetings Act was given on December 13, 2014 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.

BDGS Garden Road and Mill Road Industrial Building- Located on the northwesterly corner of Garden Road and Mill Road , Block 602 Lot 5, Project #15-00061. Preliminary and final major site plan approval to construct an 115,000 square foot industrial building consisting of a 100,000 square foot first level and 15,000 square foot mezzanine level.

Mr. Hawk explained that immediately to the south is the newer industrial park and to the north is the old industrial park. It is a farmed lot and wooded by Garden Road. They are developing in the northerly half. The site plan is for 115,000 square feet total. Parking is in the front for passenger vehicles. Truck docks and loading areas are in the rear. There are basins on both sides of the building. Most of the waiver relief is for the basin in the front. There are two driveway access points on Mill Road. There are trees within the islands. The radius of the driveway opening is 1.61' whereas 5' is required. The area to the north is undeveloped. The front basin has a 4.65' front yard setback whereas 60' is required. The westerly basin has a 10.55' side setback whereas 35' is required. The side yard setback northerly basin is 16.55' whereas 35' is required. There are not proposing fencing in the front but are proposing fencing in the rear. There is a waiver for the shape of the basin and there is no landscaping being provided. The applicant wants to save an area for an additional 42 parking spaces. The applicant is unsure of the amount of employees so they want to save that strip. There is a waiver for the amount of shade trees 10 whereas 36 are required. There is fencing around the rear of the westerly side of the building and storm water management basin instead of along the edges of the basin itself. The site is in the Airport Hazard Area and it meets the requirements.

Mr. Myers indicated that the applicant would like to lower the building by 6". It will be in the rear area and the only impact would be 1' freeboard. That would be an additional waiver.

Vineland Crossing Orchard Road Driveway- Located on the southerly side of Landis Avenue and easterly side of Orchard Road, Block 3503, Lots 2,3,4,5,6,7, Project #15-00014. Reconsideration of conditions of approval.

Ms. Hicks explained that the applicant has a conditional county approval to post surety. He would like the board to accept the conditional approval so he does not has to post surety to the county. The county surety is \$12,000.00. She spoke to Bob Brewer from the county and they are not happy about this request. She is not supportive of changing the approval. Final approvals are always a condition by the board.

Mr. DiDomenico explained that without that surety they do not have a way to ensure that improvements are 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
Sandy Velez
John Casadia
Ryan Headley
Christine Scarpa
Michael Pantalone
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 13, 2014 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 September 2, 2015 special board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
David Manders: Yes

Approval of minutes from the September 16, 2015 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Ryan Headley: Yes
Christine Scarpa: Abstain
Michael Pantalone: Yes
David Manders: Yes

DEVELOPMENT PLAN

BDGS Garden Road and Mill Road Industrial Building- Located on the northwesterly corner of Garden Road and Mill Road , Block 602 Lot 5, Project #15-00061. Preliminary and final major site plan approval to construct an 115,000 square foot industrial building consisting of a 100,000 square foot first level and 15,000 square foot mezzanine level.

Mr. Manders recused himself from this application.

The applicant was represented by Rocco Tedesco, Esq. BDGS is a developer of industrial buildings and they have developed a number of buildings in the Industrial Park. The northwest corner of Mill Road and Garden Road is owned by the applicant and the lot is approximately 15 acres. They will be using approximately 8.5 acres for this development. The southern portion will be used for future development. The site is located in the I-B zone and there are no variances associated with this project. There are waivers being requested as listed in the Planning Report dated October 5, 2015. The waivers are listed in the report. Item 5a, driveway opening setback from extended property line, 5' whereas 35' is required. Item 5b, stormwater management basin front setback, 5' whereas 60' required. Item 5c, stormwater management basin side setback, westerly 11' whereas 35' is required. Item 5d, stormwater management basin side setback, northerly 16.55' whereas 35' is required. Item 5e, the shape of the stormwater management basin in the front yard. Item 5f, location of the stormwater management basin which requires a fence. Item 6a, applicant is providing 10 shade trees along the frontage of Mill Road. Item 6b, applicant will provide additional plantings along Mill Road frontage only and there will be no fence. Paragraph 7, waiver for no fencing around the basin at the rear of the building. The area will be completely enclosed with fencing. Paragraph 14, applicant is seeking a waiver to draw the plans on sheets 30" x 42" whereas 24" x 36" or 11" x 17" are required. They will submit revised grading plans and show the freeboard. Paragraph 10b, the

applicant will install a wall sign not to exceed 100 square feet. As to the City Engineering Report, paragraph 1, stormwater management comments requests the square footage of additional impervious area and that coverage is 7,600 square feet. Item 2, applicant will substitute corrugated metal pipe for another material as per the City Engineer's suggestion.

Ms. Hicks indicated that there was no issue with the stormwater management basin in the front yard and no fencing. There are no residential properties nearby.

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

Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

SPECIAL BUSINESS

Vineland Crossing Orchard Road Driveway- Located on the southerly side of Landis Avenue and easterly side of Orchard Road, Block 3503, Lots 2,3,4,5,6,7, Project #15-00014. Reconsideration of conditions of approval.

Ms. Hicks explained that the applicant has a conditional county approval to post surety. He would like the board to accept the conditional approval so he does not has to post surety to the county. The county surety is \$12,000.00. The applicant currently has a conditional approval. The county issues conditional approvals but they are not final approvals. She spoke to Bob Brewer from the county and they are not happy about this request. She is not supportive of changing the approval. Final approvals are always a condition by the board.

The Chairman entertained a motion to deny the request. Mr. Pantalone so moved, Ms. Perez seconded.

Sandy Velez: Yes
John Casadia: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Manders; Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes
John Casadia: Yes
Ryan Headley: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Manders: Yes

TIME: 8:05 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary