

MINUTES
November 9, 2016

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 Second Floor Caucus Room of City Hall. Present were:

Michael Pantalone
Maria Perez
Stephen Plevins
Ryan Headley
Gary Stanker
David Manders

Also present were:

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

ROLL CALL-

Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Gary Stanker: Yes
David Manders: Yes

MINUTES – Approval of minutes from the October 12, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Abstain
Ryan Headley: Yes
Gary Stanker: Abstain
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the October 12, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6184
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Abstain

Ryan Headley: Yes
Gary Stanker: Abstain
David Manders: Yes

#6185

Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Abstain
Ryan Headley: Yes
Gary Stanker: Abstain
David Manders: Yes

#6186

Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Abstain
Ryan Headley: Yes
Gary Stanker: Abstain
David Manders: Yes

Cumberland County Board of Social Services Phase II- Located on the southerly side of Park Avenue and easterly side of Delsea Drive, Block 2801, Lot 1, Project #16-00066. Capital projects review from the Planning Board to reconfigure an existing driveway and add 28 parking spaces for an existing 112,690 square foot governmental office building.

Mr. Manders recused from this application.

The applicant was represented by Michael Floyd, Esq. The professionals prepared to testify were John Keataing, Professional Engineer and Gerald Velazquez, Executive Director of the Improvement Authority.

Mr. Hawk went over recommendations made by the city professionals. In the Planning Report, the parking is extended 7.5' wide whereas 10' is required. The end islands will be 6' wide whereas 10' is required. The extension of the parking space rows was going to go beyond the twelve spaces without a tree island break. Many of the parking rows are well beyond the parking spaces. There is also a recommendation to add more trees around the perimeter of the site.

Mr. DiDomenico explained that a letter will be issued by the City's recommendations.

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

Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Michael Pantalone: Yes

Phillip Black Minor Subdivision- Located on the corner of Pell Lane with both Spring Road and Boxwood Drive, Block 3202, Lot 129, Project #16-00065. Minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Michael Fralinger, Esq. Thy applicant is seeking a minor subdivision approval for the property on 151 North Spring Road. The property has frontage on Spring Road, Pell Lane and Boxwood Drive. They will be creating a remainder lot and one new lot with a lot line in the middle because of an existing driveway. The property is located in the R-4 zone because it was changed in 2008. The proposed lot will be similar to the existing lots in the area. The two lots meet frontage requirements on Boxwood Drive and Spring Road. Pell Lane does not meet the frontage requirement. Exhibit A-1, copy of tax map and aerial photograph was submitted. This is a C-2 variance and the application meets the positive criteria and leaves no negative impact on the neighborhood.

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

Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
David Manders: Yes

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

Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Gary Stanker: Yes
David Manders: Yes

Medexpress Urgent Care- Located on the northeasterly corner of Main Road and Chestnut Avenue, Block 4301, Lot 6, Project #16-00054. Major site plan preliminary and final approval to construct a 4,703 square foot medical office building.

The applicant was represented by Robert Mintz, Esq. The property is located on an approximately 18 acre lot. The proposed 4,703 square foot building will be located directly west from the former Blockbuster store. The applicant has another location in Vineland on South Delsea Drive. The following exhibits were submitted: A-1, floor plan. A-2, southwest façade. A-3, northeast façade. A-4, color rendering of the site. A-5, photographs of the site. A-6, signage. A-7, patient count. A-8, list of services provided.

John Kornick, Professional Engineer, testified on behalf of the applicant. The property is located at 301 South Main Road. It is located in the B-3 zone and the proposed use is permitted. Approximately .5 acres are proposed for the MedExpress. There are no changes to access to the site. The 4,703 square foot building will have 7 exam rooms. There will be 8 to 10 employees and one doctor on site. The hours of operation are from 8:00AM until 8:00PM and will be open seven days a week. MedExpress does not provide any ambulance or pharmacy services. All trash will be kept indoors and will utilize the Maintree Shopping Center dumpsters. The facility will have “red bag” room for hazardous medical waste. The hazardous waste will be removed by a licensed handler. They are requesting a waiver for providing a loading area. They are seeking a pylon sign with the face of 64 square feet and 40’ high and 3 façade signs. The signs are based on the corporate brand. The façade signs will be on the north, south

and west sides of the building. Urgent Care will be depicted in red lettering. This helps drivers identify the site. The frontage of the site is greater than 1,000’.

Mr. Manders indicated that there was room on the existing monument sign for their facility.

Mr. Kornick explained that the storm water management basin is currently designed to handle the proposed site. The applicant will install four fountains within the pond. The basin will be surrounded by a 6’ chain link fence. There is a minor impervious coverage increase of 1.64% from the previously granted impervious coverage variance. There is approximately 110’ between the existing monument sign and the proposed pylon sign. There is existing sidewalk on the west side of Main Road. The applicant will install sidewalks along the frontage but not the entire frontage extending to Boston Market. The site meets the 35’ setback but not the 100’ setback from the centerline of Main Road, therefore a bulk variance is required.

Mr. Manders explained that he believes that the sidewalk should be extended because of the school across the street.

Mr. Mintz explained that the applicant has a lease agreement and would have to get permission from the landlord.

Mr. Kornick explained that the variance for impervious lot coverage is minimal. The site is suited for this use. He sees no negative impact with regard to the application. The applicant has no objection to the Planning Report. As to the Engineering Report, the applicant agrees with all the comments and there is a waiver for parking stall widths.

Arlene Felicioni, member of the public, appeared with regard to the application. She had no objection to the application.

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

Stephen Plevins: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

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

Ryan Headley: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Manders: Yes

Special Business-

Mr. DiDomenico explained that Eastern Pacific Development is requesting to amend a previous approval, Resolution #6172. As condition for funding being advanced to the applicant for each lot, the applicant is required to submit issued building permits. The applicant is not able to record an all-inclusive deed until after the building permits are issued. The City Solicitor has indicated he will attend closing of title on the seven properties and will ensure that all outstanding taxes are paid at closing and will ensure that the all-inclusive deed is recorded at the time of closing. Based upon the representation of the City Solicitor, building permits were issued.

Resolution#6172

Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

TIME: 9:33 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary