

MINUTES
June 14, 2017

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:

Sandy Velez
John Casadia
Christine Scarpa
Keith Salerno
Gary Stanker
Michael Pantalone
David Acosta
David Manders

Also present were:

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

Ferrari Subdivision- Located on the easterly side of Cornucopia Avenue between Italia Avenue and Dante Avenue, Block 6605, Lots 24 & 25, Project #17-00016. Minor subdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that the applicant is proposing to subdivide home lot and he is keeping the remaining lot agricultural. There are a few existing variances for lot frontage, side yard setback, existing structures and lot frontage.

Lovecchio & Smaniotto Subdivision- Located on the northwest corner of Palermo Avenue and Bayberry Lane, Block 6402, Lot 68, Project #17-00020. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Headley explained that the applicant is subdividing the rear portion behind the garage. Both lots will be conforming.

Lidl Vineland- Located on the southerly side of west Landis Avenue between Delsea Drive and Orchard Road, Block 3503, Lot 7.2, Project #17-00022. Minor site plan approval for signage associated with a grocery store currently under construction.

Mr. Headley explained that the minor site plan is for the signage. They are proposing two signs. One will be a building sign and one will be a freestanding sign. The wall sign will not front a street. The freestanding sign is 25.1 feet away from the property line versus 40 feet (that would infringe on the basin area).

Inspira Patient Bed Addition- Located on the southwest corner of College Drive and Sherman Avenue, Block 6002, Lot 1, Project #17-00026. Major site plan preliminary/final approval to construct an 84,375 square foot three story addition over an existing 1st floor level, a 1,406 square foot CPU building addition,

347 square foot service elevator addition, cooling tower and generator, and proposed walkway canopy to an existing hospital.

Mr. Headley explained that this is a three story expansion. There will be beds on the first floor. Second and third floors will be shell space. They require a parking variance. They have 1,400 square foot addition for mechanical equipment, elevator addition, walkway canopy and some fencing is being moved. For the parking area, maximum of 12 parking spaces before a tree island break and they are proposing 14 spaces. The proposed basin will have no access drive. The basin is 23 feet from the property line whereas 50 feet is required.

Extension Request- Twin Bridges Major Subdivision, Resolution #6164.

Mr. Headley explained that this is the last extension on for this project.

Extension Request- S.B. & B. Realty, LLC, Resolution #6175.

Mr. Headley explained that this is the second extension. The third office building has not been constructed.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2016 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-

Sandy Velez
John Casadia
Christine Scarpa
Keith Salerno
Gary Stanker
Michael Pantalone
David Acosta
David Manders

MINUTES – Approval of minutes from the May 10, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

RESOLUTIONS – Approval of meeting minutes from the May 10, 2017 board meeting.

#6212

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes

David Acosta: Yes
David Manders: Abstain

#6213

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

#6214

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

#6215

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

#6216

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Abstain
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

#6217

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Abstain
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

#6218

Sandy Velez: Yes
John Casadia: Yes

Christine Scarpa: Abstain
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

#6219
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Abstain
Gary Stanker: Abstain
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Abstain

OPEN PUBLIC HEARING

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

Ferrari Subdivision- Located on the easterly side of Cornucopia Avenue between Italia Avenue and Dante Avenue, Block 6605, Lots 24 & 25, Project #17-00016. Minor subdivision approval to convey a portion of one lot to another lot.

Mr. Robert Ferrari testified on his own behalf. The minor subdivision has variances for lot area, lot 24 remainder (72,640 square feet provided vs. 250,000 square feet required for a single family). The plan contains the following existing non-conformances for lot frontage, lot 24 remainder (160 feet provided vs. 300 feet required for a single family). Side yard, lot 24 remainder (21.2 feet provided vs. 50 feet required for a single family). Side yard, lot 24 remainder, accessory structure (2.6 feet provided vs. 6 feet required). Lot frontage, lot 25 (203 feet provided vs. 330 feet required for a farm).

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

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

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

John Casadia

Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Lovecchio & Smaniotto Subdivision- Located on the northwest corner of Palermo Avenue and Bayberry Lane, Block 6402, Lot 68, Project #17-00020. Minor subdivision approval to create one new lot with one remainder lot.

Ms. Sandra Lovecchio testified on her own behalf. The proposed new lot 68.02 will contain 17,775 square feet with frontage of 110 feet on Bayberry Lane. The remainder proposed lot 68.01 will contain 25,308 square feet with frontage of 163.44 feet along Palermo Avenue. The property belong to her parents and the creation of the new lot will be for a single family home.

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

Christine Scarpa: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

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

Gary Stanker: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

Lidl Vineland- Located on the southerly side of west Landis Avenue between Delsea Drive and Orchard Road, Block 3503, Lot 7.2, Project #17-00022. Minor site plan approval for signage associated with a grocery store currently under construction.

The applicant was represented by Duncan Prime, Esq. The applicant received a major site plan approval in March of 2016 for the Lidl Supermarket. In March of 2016, Lidl was still finalizing plans for signs. Exhibit A-1, a site plan with signage.

Mr. Stephen Hawk, Professional Planner, testified on behalf of the applicant. All the proposed signs are small and tastefully done. The freestanding sign is proposed at 67.38 square feet whereas the zone permits 125 square feet. The lot has frontage along Landis Avenue of 292 feet whereas 150 feet is required. The lot in question is almost the size of two lots which would permit two freestanding signs. Lidl prides itself on its

minimalistic approach which includes the sign package. There are several variances being requested. The wall sign on the west façade is 67.38 square feet, does not face a public roadway and is not permitted. There is a variance for the freestanding sign. The sign requires a variance for being located 25.1 feet from the sign yard whereas a minimum 40 feet is required. The north façade is 3,230 square feet. The sign is 2% of that frontage whereas the ordinance permits a sign up to 10%. The west façade is 7,884 square feet. The wall sign is .8% whereas 10% would be permitted by the ordinance. Vehicles traveling through the parking lot will be directed by the wall sign. The applicant will comply with all the remaining comments in the Planning Report.

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

Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

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

Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

Inspira Patient Bed Addition- Located on the southwest corner of College Drive and Sherman Avenue, Block 6002, Lot 1, Project #17-00026. Major site plan preliminary/final approval to construct an 84,375 square foot three story addition over an existing 1st floor level, a 1,406 square foot CPU building addition, 347 square foot service elevator addition, cooling tower and generator, and proposed walkway canopy to an existing hospital.

Mr. Manders recused himself from this application.

The applicant was represented by Rocco Tedesco, Esq. The proposal is to construct an 84,375 square foot, three story addition, over an existing first floor level of the hospital. A 1,046 square foot CPU building addition. A 347 square foot service elevator addition, cooling tower and generator and proposed walkway canopy. There are no variances associated with this application with the exception of the overall parking. In the Planning Report, the hospital requires 2,339 parking spaces whereas 1,588 spaces are provided. This includes the addition of 45 parking spaces by way of this application. Therefore, the parking requirement is short by 751 spaces. The addition is a total of 86,128 square feet. The existing parking is adequate. There are some design waivers being requested. Parking space row length without a tree island break. No storm water management basin driveway is provided. The storm water management basin front setback is 23 feet whereas a minimum of 50 feet is required.

The Chairman entertained a motion to close public hearing. Mr. Stanker so moved, Ms. Velez seconded.

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
David Acosta: Yes
Michael Pantalone: Yes

SPECIAL BUSINESS -

Extension Request- Twin Bridges Major Subdivision, Resolution #6164

The applicant applied for one year extension from July 1, 2016 until June 30, 2017 for a major subdivision approval, property located on Hance Bridge Road. The original approval was granted on September 8, 2004. This is the third and final extension approval.

The Chairman entertained a motion to approve the request. Mr. Stanker so moved, Ms. Velez seconded.

John Casadia: Yes
Christine Scarpa: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

Extension Request- S.B. & B. Realty, LLC, Resolution #6175

The applicant applied for one year extension from July 1, 2017 until June 30, 2018 for a major site plan approval. The original approval was granted on July 2007. This is the second extension approval.

The Chairman entertained a motion to approve the request. Mr. Stanker so moved, Ms. Velez seconded.

Christine Scarpa: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes

Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Christine Scarpa: Yes
Gary Stanker: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:28 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary