

MINUTES
April 11, 2018

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:

Maria Perez
Stephen Plevins
John Casadia
Gary Stanker
Sandy Velez
Michael Pantalone
David Manders

Also present were:

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 9, 2017 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-

Maria Perez
Stephen Plevins
John Casadia
Gary Stanker
Sandy Velez
Michael Pantalone
David Manders

MINUTES – Approval of minutes from the March 14, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the March 14, 2018 board meeting.

The Chairman made a motion to approve the minutes.

#6268:

Maria Perez: Yes

Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Yes

#6269:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Yes

#6270:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Abstain

#6271:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Abstain

#6272:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Yes

Morales Subdivision- Located on the northerly side of West Chestnut Avenue to west of Mill Road, Block 3402, Lot 36, Project #18-00013. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant testified on his own behalf. The application is a minor subdivision to create one new lot. He is planning on building a house on the new lot and selling it in the future. He understands that he has to apply for construction permits when he builds the home. The proposed new lot 36.02 will contain a net area of 75,651 square feet, with frontage of 160 feet on West Chestnut Avenue and net depth of 472.82

feet. The proposed remainder lot 36 will contain a net area of 89,836 square feet, with frontage of 190 feet along West Chestnut Avenue and net depth of 472.82 feet. The lots meet or exceeds the minimum lot requirements for the zone.

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

Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

Vineland Delsea Drive, LLC- Located on the westerly side of South Delsea Drive between College Drive and N.J.S.H. Route 55, Block 7007, Lot 10, Project #18-00020. Final major site plan approval for the portion of the site around the former K-Mart building to modify door openings and address handicapped accessibility (sidewalks, drive aisle and handicapped parking) for 2 tenant spaces. Additionally, the front façade of the northern tenant space will be bumped out approximately 1-foot.

The applicant was represented by Rocco Tedesco, Esq. The applicant appeared before the board on November 29, 2017 for a major site plan. Resolution #6250 was for a preliminary and final major site plan for the Olive Garden and Aldi Supermarket, and preliminary approval for the K-Mart building. Now the applicant is returning for final approval of the K-Mart building. A portion of the building will be occupied by Gabe's. Gabe's will have a front façade extended outward approximately 1 foot. There will be drive aisle improvements made for handicapped accessibility. The second tenant will be Raymour and Flanigan. They will install bollards at the front entrance and there also will be handicapped accessibility. The applicant agrees with all the comments in the Planning and Engineering reports.

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

John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6273. Mr. Pantalone so moved, Ms. Velez seconded.

John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Manders: Yes

Russo Resubdivision- Located on the northerly side of Grant Avenue between South East Boulevard and East Avenue, Block 6201, Lot 21 and 22, Project #18-00018. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Charles Gabage, Esq. The application was previously approved for a resubdivision approval along with a variance by Resolution #6151. The deeds were not recorded in time, so now they are seeking re-approval. The previously approved variances are still valid.

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

Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6274. Mr. Pantalone so moved, Ms. Velez seconded.

Gary Stanker

Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Manders: Yes

Edgar & Gloria Calderon Resubdivision- Located on the northerly side of Lake Road between Bernard Road and Columbia Avenue, Block 110, Lots 7, 8, and 9, Project #18-00011. Resubdivision approval to convey portions of three lots to three other lots.

Mr. Edgar Calderon testified on his own behalf. He and his neighbors on each side are seeking to reconfigure their lots. All the lots are irregular shapes and they do not conform. The resubdivision will eliminate encroachments between lots 7 and 8. Also will eliminate encroachments on lots 8 and 9. The lots will be improved by the subdivision.

Walter Nuss, appeared with regards to the application. He inquired about a project in the Gloucester County section. He was advised to contact their Planning Department.

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

Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: 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
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
David Manders: Yes

Gallo Resubdivision- Located on the westerly side of Main Road between Sheridan Avenue and Russell Avenue Columbia, Block 7110, Lots 16 and 17, Project #18-00012. Resubdivision approval to convey portions of two lots to two other lots.

Thomas Gallo testified on his own behalf. He is the owner of lot 16. The owners of lot 17 are Richard and Jane Westling. Jane Westling is his mother. Mr. Gallo wants to enlarge his lot to construct a single family home. The home will be set back in the wider portion of the lot. Both lots are irregular shape and in results in the variances.

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

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Manders: Yes

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

Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

B.D.G.S. Garden Road Building Expansion- Located on the northwesterly corner of Garden Road and Mill Road, Block 602, Lot 5, Project #18-00015. Preliminary/final major site plan approval to construct a 50,000 square foot building expansion along with associated site and parking improvements.

The applicant was represented by Rocco Tedesco, Esq. The applicant was previously approved for an approval for the construction of 115,000 square foot industrial building consisting of a 100,000 square foot first level and 15,000 square foot mezzanine level. This application is for an expansion of the existing building. There is a variance for impervious lot coverage of 53.4% whereas 50% is the maximum allowed. A variance for sign face area for the wall sign of 384 square feet whereas 100 square feet maximum allowed. There are two freestanding signs proposed, on each along Garden Road and Mill Road. There is a waiver for stormwater management basin access drive width of 0 feet whereas 10 feet is allowed. Presence of stormwater management basin drive. Stormwater basin front setback of 13.8 feet

whereas 60 feet is allowed. Stormwater management basin side setback of 19 feet whereas 35 feet is allowed. Shape of a stormwater management basin in a front yard. Street shade trees, trees are being provided for the portion of the site being developed. Nothing is being proposed along Garden Road. Fencing and screening around the perimeter of the basin, the rear of the site is being fenced. It will be shown on the perfected plan. The applicant will address all Engineering issues prior to the submission of the perfected plan.

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

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes

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

Stephen Plevins: Yes
John Casadia: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalone: Yes

Newcomb Medical Alliance- Block 4216, Lots 1.1, 1.2, 1.3

Ms. Hicks explained that the property is the former Newcomb Hospital. The applicant is requesting to amend the Newcomb Redevelopment Plan to permit 4-story buildings for senior housing and assisted living. The staff has no objection to the 4-story buildings. However, shadow diagrams must be submitted to establish that neighboring properties will not be negatively impacted.

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

Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6275. Mr. Pantalone so moved, Ms. Velez seconded.

Gary Stanker

Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Manders: Yes

Center City Redevelopment Amendment- 225 W. Landis Avenue, Block 3802, Lot 7

Ms. Hicks explained that this property was previously a real estate insurance office. The applicant is requesting that the building be used as a microblading and permanent makeup business. Staff recommends that the business be limited to one employee and no other uses are permitted. The approval is subject to a license for tattooing being issued by the City Health Department. The approval is also subject to any construction permits required.

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

Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6276. Mr. Pantalone so moved, Ms. Velez seconded.

Gary Stanker

Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Manders: Yes

TIME: 9:03 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary