

MINUTES
June 13, 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:

Sandy Velez
Michael Pantalone
John Casadia
David Acosta
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-

Sandy Velez
Michael Pantalone
John Casadia
David Acosta
David Manders

MINUTES –

Approval of minutes from the May 9, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Yes

Approval of minutes from the May 23, 2018 special board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Yes
David Acosta: Abstain
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the May 9, 2018 board meeting.
The Chairman made a motion to approve the minutes.

#6283:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Yes

#6284:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Abstain

#6285:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Yes

#6286:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Abstain

#6287:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Abstain

#6290:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Abstain
David Acosta: Yes
David Manders: Yes

Menantico Estates- Final Major Subdivision- Located on the south side of Menantico Road between Lincoln Avenue and Venezia Avenue, Block 5204, Lots 3 and 5, Project #17-00064. Final major subdivision to configure two (2) existing lots into sixteen (16) lots thereby creating fourteen (14) new lots. Fifteen (15) of the lots would be available for the construction of a single-family dwelling and one (1) lot is proposed for a stormwater basin.

The applicant was represented by Richard Hoff, Esq. The applicant received preliminary approval by resolution #6096 on August 13, 2014. They are now seeking final major subdivision approval. The applicant will comply with the City Planning and Engineering reports. The affordable housing requirement was addressed in the preliminary approval. The applicant is also seeking a one year extension of the preliminary major subdivision approval. That extension will be the first one year extension period from August 13, 2017 through August 13, 2018.

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

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Yes
David Acosta: Yes
David Manders: Yes

2. Planet Fitness- Located on the southerly side of Landis Avenue between South Orchard Road and Moyer Street, Block 3503, Lot 5, Project #18-00029. Amended preliminary/final major site plan approval to construct a 34,000 square foot two-story fitness center (Planet Fitness; 1st Floor – 22,000 sq.ft. & 2nd Floor – 12,000 sq.ft.) along with associated site improvements to an existing shopping center.

The applicant was represented by Michael Gruccio, Esq. The applicant is seeking an amended preliminary final major site plan approval. They will be purchasing a condominium property from the owner Landis Avenue Property, LLC. The applicant operates Planet Fitness. In 2014, B & B Properties was approved for a three phased site plan. This application is for the third phase. As to the Planning Report, paragraph 7, the applicant is seeking all the sign variances. Paragraph 8, design waivers for end island width 8' whereas 10' is required. Parking space row length without a tree island break, 16, 17 and 18 space rows provided whereas 12 space row required. Waiver from the Community Design Standards which requires the building front entrance to be oriented to a public street. The front entrance is oriented to the ShopRite parking lot. Waiver from the requirements to irrigate landscape islands. Paragraph 10, tree replacement, the applicant is providing 63 trees on site of the total of 116 trees required. As to the remaining 53 trees, the applicant opts to pay for those trees at the agreed \$3,500.00.

Eric Littlehales, Professional Engineer, testified on behalf of the applicant. The application is for 34,000 square foot Plant Fitness center. 22,000 square foot on the first floor and 12,000 square foot on the second floor. The Planet Fitness building will be located on the west side of the Shoprite property. There will be two entrances onto the overall property. The current entrance from Landis Avenue and the current entrance from Orchard Road. These are main entrance to the building will face the ShopRite parking area. There are currently 441 parking spaces on site with an additional 45 spaces for the Inspira Urgent Care center. The applicant will be providing an additional 177 parking spaces. The main entrance to the Planet Fitness faces South. The East side of the building faces the ShopRite parking lot. The North façade faces West Landis Avenue. They will curb off the current driveway to the Orchard Road access drive. The applicant will provide 5% divider strips or landscape islands to the parking area. There are five sign panels and they are not within the sight triangle. They are requesting a sixth sign to identify Planet Fitness. The wall signs are not oriented to the street. They are needed to identify the business. The second floor of the building will have meeting rooms, massage room and smaller exercise rooms. The first floor will be the main fitness area.

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

Michael Pantalone: Yes
John Casadia: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

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

John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

3. Redevelopment Plan Amendment- 215 N. Delsea Drive, Block 2802, Lot 1

Ms. Hicks explained that the applicant is seeking to amend the Redevelopment Plan to permit a light industrial use. It will include import/export, repacking, labeling, warehousing, online fulfillment and commercial kitchen. The City staff had no objection to the request and suggested a site plan should be required.

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

John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Abstain
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6292. Mr. Pantalone so moved, Ms. Velez seconded.

John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Abstain
David Manders: Yes

4. Extension Request- Bluestone Group, LLC/Rite Aid, Block 6402, Lots 1

The applicant applied for one year extension from July 1, 2018 until June 30, 2019 for a major site plan approval. This is the third and final extension approval.

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

John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:45 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary