

MINUTES  
May 8, 2019

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  
Stephen Plevins  
Sandy Velez  
Keith Salerno  
Samuel Fiocchi  
Robert Odorizzi  
David Acosta  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Kathleen Hicks, Supervising Planner  
David Maillet, Supervising Engineer  
Ryan Headley, Principal Engineer/Planner  
Yasmin Ricketts, Planning Board Secretary

Planet Fitness at Vineland Crossing -Located on the southerly side of Landis Avenue between S. Orchard Road and Moyer Street, Block 3503, Lot 5, Project #19-00031. Preliminary/final major site plan approval to construct a 36,000 square foot two-story fitness center (Planet Fitness; 1<sup>st</sup> Floor – 24,000 sq.ft. & 2<sup>nd</sup> Floor – 12,000 sq.ft.) along with associated site improvements to an existing shopping center.

Mr. Headley explained that the building has increased by 2,000 square feet. The variances that were previously approved will carry over for the signage. They have not changed since the previous approval. Shoprite is located at the bottom and Inspira is to the right. The waivers that were previously approved will also carry over. The size of the building is the only change from the previous approval. Sufficient parking is being proposed, and the curb cut off of Orchard driveway is going. There is a good amount of landscaping being proposed. They have a tree replacement obligation and they will be contributing a fee. Cross walks are marked throughout the parking lot.

Ben's Vineland Venture, LLC- Located on the northeasterly corner of North Mill Road and Chamblings Court, Block 603, Lot 19, Project #19-00028. Preliminary/final major site plan approval to construct parking and site improvements to an existing building.

Mr. Headley explained that this site is in the industrial park. It is a corner site with an existing building. There are not proposing an expansion to the building. They are proposing site improvements. There are a couple variances with this application. There are currently two entrances off Chamblings Court. They have an area for work trucks, and an enclosed area for a contractor yard. There are variances for signage. Mill Road is offset and there is public right of way sign that has to be relocated. They can propose to keep it at that location. Staff met with applicant and they are proposing to put the basin right on the right of way line. The front buffer off of Mill Road is 25'. They are going to shift and preserve some of the buffer. There is a suggestion to shift the entire area closer to the building. The proposed basin is 4.85' at its deepest. It is deep enough to require fencing.

Family Dollar - Located on the southwest corner of West Chestnut Avenue and South West Boulevard, Block 4808, Lots 8 & 9, Project #19-00030. Preliminary/final major site plan approval to construct a retail building (Family Dollar) along with associated site improvements.

Mr. Headley explained that this application is limiting and lessening many of the variances. The site functions better than the previous application proposed. The driveway is far off as they can get it. Waivers will be requested that they will comply with. There are some plantings proposed and the site will look better. They are requesting variances for front buffer, on- site parking space amount and impervious lot coverage.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 15, 2018 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  
Keith Salerno  
Michael Pantalone  
Stephen Plevins  
Samuel Fiocchi  
Robert Odorizzi  
David Acosta  
David Manders

MINUTES –

Approval of minutes from the April 10, 2019 board meeting.  
The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Abstain  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS –

Approval of minutes from the April 10, 2019 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6339

Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Abstain  
David Acosta: Yes  
David Manders: Yes

Resolution #6340

Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Abstain  
Robert Odorizzi: Abstain  
David Acosta: Yes  
David Manders: Abstain

Planet Fitness at Vineland Crossing -Located on the southerly side of Landis Avenue between S. Orchard Road and Moyer Street, Block 3503, Lot 5, Project #19-00031. Preliminary/final major site plan approval to construct a 36,000 square foot two-story fitness center (Planet Fitness; 1<sup>st</sup> Floor – 24,000 sq.ft. & 2<sup>nd</sup> Floor – 12,000 sq.ft.) along with associated site improvements to an existing shopping center.

The applicant was represented by Michael Gruccio, Esq.

This is for an amended preliminary and final major site plan approval for a Planet Fitness facility. The application follows an earlier submission and received an approval ten months ago. This application involves a larger building with the same use. The new proposed building has increased to 36,000 square feet. The original application had 177 parking spaces, and the new application has 183 parking spaces. There are no variances associated with this application. The review reports issued by Planning and Engineering are accepted by the applicant. In the Planning Report, item 6, height variance, applicant agrees and it is not needed. Item 7, variances described were previously approved. Item 8, both waivers were granted in the previous approval. The waiver from Community Design Standards, set forth in item 9 of the Planning Report was also approved by the Planning Board on June 13, 2018. Item 10, the current plan has deficiency of 19 trees. The applicant is still willing to contribute \$3,500.00 to the tree replacement fund. Jay Sims, Professional Engineer, prepared site plan for this application.

Ms. Hicks thanked applicant for continuing to contribute to the tree replacement fund.

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

Samuel Fiocchi: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Open the Public Hearing

Roll call:

Sandy Velez  
Keith Salerno  
Michael Pantalone  
Stephen Plevins  
Samuel Fiocchi  
Robert Odorizzi  
David Acosta  
David Manders

Ben's Vineland Venture, LLC- Located on the northeasterly corner of North Mill Road and Champlings Court, Block 603, Lot 19, Project #19-00028. Preliminary/final major site plan approval to construct parking and site improvements to an existing building.

Represented by Stephen Barse, Esq. The applicant has met with the City's staff to address concerns. The property has been vacant for a number of years and they will be improving it. They will be working with what is existing. The board has concerns with the location of the basin, but the natural water flow is in northeast portion of the lot which is the location of the basin. Placing the basin in the rear will constrict any future expansions. There are other facilities in the area that have basins in the front. They don't have the flexibility with starting on an empty lot. The property is heavily wooded and they are well aware of the clearance requirements. The applicant is seeking a bulk variance for a front buffer of 10 feet whereas 15 feet is required. This is due in large part to the right of way of Mill Road being offset to the west. The applicant will relocate the existing sign which is in the right of way out of the right of way which will have a 0 feet setback whereas 10 feet is required.

Michael Fralinger Jr., Professional Engineer, testified on behalf of the applicant.

He submitted as Exhibit A-1, an existing conditions plan. The existing building is 14,000 square feet and is located on a corner lot of Mill Road and Champlings Court. The lot drains to the southwest. There is a four foot drop towards Mill Road. Currently, the property drains to the road intersection and drains into the City's stormwater system. The stormwater management basin will capture the water and prevent flooding at the intersection. The existing basin in the front yard of Champlings Court will be made deeper. He submitted as Exhibit A-2, a copy of the site plan. Parking will be located along the front and side of the property and there will also be a contractor's yard for vehicles. There will be 29 parking spaces that are 19 feet by 19.5 feet and 18 oversized parking spaces. There will be sidewalk located on both sides of the property. The trash enclosure will be located within the contractor's yard. On the west side there is approximately an 80-foot-wide area of woods. Most of these trees will be removed but the applicant will maintain 23 feet. The applicant is requesting a waiver for the stormwater management basin front setback of 4 feet whereas 60 feet is required.

Mr. Headley explained that they are deepening the basin and fencing is a requirement.

Ms. Hicks indicated that the biggest issues are the two basins along Champlings Court. She objected to the basin being 4.85 feet deep in the front yard. The basin can be relocated, and that relocation will not prevent future expansions. The applicant could provide shrubbery approximately 4 feet high around the basins.

Mr. Fralinger indicated that the applicant can work with staff to provide lower shrubs. The applicant is seeking the deviations from the Special Zone Standards for loading docks in the front yard. This is an existing building and the loading docks are currently located in the front yard. As to outdoor storage being screened from public view, the applicant agreed to provide fencing around the outdoor contractor's yard area and will provide privacy slats.

The applicant is seeking all the waivers in item 8 of the Planning Report. They are also seeking a waiver for 15 street shade trees whereas a minimum of 20 are required and waiver for fencing around the stormwater management basin. As to the City Engineer's Report, the applicant will review the existing topography behind the building and revise it. The applicant will also reevaluate low impact and green infrastructure measures provided and attempt to provide additional measures where practical. The applicant is seeking a waiver from the one-foot freeboard elevation of both stormwater management basins. The applicant is seeking a waiver from street and yard inlet grates having elevations not less than the one-foot freeboard elevation of the stormwater management basin. The applicant is seeking a waiver for hairpin markings for 90-degree parking stalls that are less than the required minimum width of 9.5 feet. The applicant agrees to shift the western parking spaces and width of 23 feet to the existing woods.

The applicant will agree to all other requirements of both reports of Ryan R. Headley and the City Engineer's Report.

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

Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

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

Keith Salerno: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Family Dollar - Located on the southwest corner of West Chestnut Avenue and South West Boulevard, Block 4808, Lots 8 & 9, Project #19-00030. Preliminary/final major site plan approval to construct a retail building (Family Dollar) along with associated site improvements.

The applicant was represented by Nathan Van Emden, Esq. The applicant has acquired the neighboring lot 8 giving the site a better flow. The lot will be approximately 1.2 acres.

William P. Gilmore, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, colored rendering of the site plan. The plan will have a drive isle to the west side of the building for better traffic flow. Trucks will enter the site from S. West Boulevard and unload at the rear of the building and exit the site along the west side of the building making a left turn only onto Chestnut Avenue. The truck loading will not impede customers because it will be done in the rear of the building. There will be a 6-foot solid fence together with landscaping along the west property line.

Along the west property line there will be a 6-foot solid fence together with landscaping. The applicant is seeking front buffer variances of 15 feet and 17 feet whereas 25 feet is required. A variance for 32 parking spaces whereas 42 spaces are required. The applicant also seeking a variance for impervious lot coverage of 62% whereas a maximum of 45% is permitted. Planning Report, paragraph 6, deviations from Special Zone Standards for the R-B-1 zone. There is a request for waiver for parking in the front yard. The lot is located on a corner and parking in the front yard cannot be avoided. The applicant is also seeking a design waiver in paragraph 7 of the Planning Report, driveway setback from extended property line of 0.4 feet whereas a minimum of 5 feet is required and stormwater management basin side setback of 1 foot whereas a minimum of 20 feet is required. The basin itself is located at the rear of the property. The applicant will comply with the Community Design Standards for light levels. The applicant will comply with the requirement for 3 parking area shade trees. The applicant will comply with fencing and screening around the perimeter of the stormwater management basin. The applicant will tie into the existing chain linked fence and repair the existing fence so the screening requirement will also be satisfied. As to the City Engineer's Report, the applicant will show on the perfected plan the developable land area of each lot. The applicant will comply with the stormwater management basin comments with the exception of the waiver requested for the location of the one-foot freeboard elevation of the basins meeting minimum yard requirements of the zone.

David Horner, Traffic Engineer, testified on behalf of the applicant. The additional lot improves the traffic flow on the site. Signs can be posted to communicate to truck drivers. Trucks will enter the site from SW Boulevard and exit onto Chestnut Avenue. Trucks should only be allowed to make right hand turns out of the site. The cars should be allowed to make right and left turns onto Chestnut Avenue. The applicant will comply with the remaining Engineering comments.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. He did not observe traffic but he did observe parking. It was hard to find double digits parking spaces occupied at the store that were observed. Dollar stores offer variety and product and are designed as convenience stores, so there is a quick turnaround of customer time in the building. Fewer parking spaces is a nice balance that lessens an impact on the environment. The 32 parking spaces being provided is more than adequate. Both parking and the front buffers create a desirable visual environment. The current site is rundown and an eyesore. The larger lot will provide for larger buffers with plantings. Another special reason for granting the variances is safety from fire. This site has had numerous fire calls. The new building will meet fire codes and all other building codes and it will be an improvement. As for the negative criteria he sees no substantial detriment to the public good. Granting the variances will provide a better visual environment. This site will be far more attractive than other sites in the area. This site will have more greenery and far less impervious coverage. He sees no substantial impairment to the City's Zoning standards or Zoning Plan. The Family Dollar as proposed is a permitted use, and it will be replacing some not permitted uses on site.

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

Michael Pantalone: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

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

Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes 98t  
Michael Pantalone: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

TIME: 9:48 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary