

MINUTES
June 12, 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
John Casadia
David Catalana
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

Mr. Catalana stated that there have been some inquires about changing the meeting time. He suggested possibly meeting at an earlier time. The board agreed and changed the pre-meeting time to 6:00PM and the public hearing to 6:30PM.

Vineland Medical Marijuana Grow Facility -located on the westerly side of N. West Boulevard between Wheat Road and Oak Road, Block 1604, Lot 4, Project #19-00036. Preliminary/final major site plan approval to construct site improvements to an existing building to ultimately be used as a medical marijuana grow facility.

Mr. Headley explained that the ordinance was changed to allow an alternative treatment center. The project is located on the Boulevard near Wheat Road. There is an existing building that will be retrofitted for their grow facility.

There are variances for side buffer and pavement will be removed. There is a portion in the rear that will not be touched. There is a waiver for driveway width minimum. The driveway will be used as an existing two way drive. The applicant stated that a majority of deliveries will be in smaller trucks. The radius of driveway will be 5' away off the property line. There are some issues with future building on the lot because of wetlands in the rear. The end island widths 8' vs. 10'. There are two community design waivers. The applicant will provide additional testimony on the function of the building. The property will be fenced in the rear and it will be a secure area. If there will be some demolition, staff would like to know if they will be keeping the same footprint. The applicant will be providing a rain garden and landscaping will be nice. There are few minor engineering items that can be discussed at the meeting.

Energy and Minerals Plan Amendment

Mr. DiDomenico explained the amended resolution is clarifying the building height. Mr. Manders will recuse from this application.

Extension Requests

Mr. Headly explained the extension requests for 1103 Realty Co., LLC and Sherwood Forest Homes.

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-

Michael Pantalone
Stephen Plevins
John Casadia
David Catalana
Keith Salerno
Samuel Fiocchi
Robert Odorizzi
David Acosta
David Manders

MINUTES –

Approval of minutes from the May 8, 2019 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Catalana: Abstain
Keith Salerno: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of minutes from the May 8, 2019 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6341

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Catalana: Abstain
Keith Salerno: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6342

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Catalana: Abstain
Keith Salerno: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6343

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Catalana: Abstain
Keith Salerno: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Open the Public Hearing

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Catalana: Yes
Keith Salerno: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Vineland Medical Marijuana Grow Facility -located on the westerly side of N. West Boulevard between Wheat Road and Oak Road, Block 1604, Lot 4, Project #19-00036. Preliminary/final major site plan approval to construct site improvements to an existing building to ultimately be used as a medical marijuana grow facility.

The applicant was represented by Mr. Clint Allen, Esq. They are proposing a retrofit/adaptive re-use of an existing 50, 106 ± square foot building located on Northwest Boulevard on 5.2 acres of land. The applicant is seeking approval for a marijuana grow and processing facility for medical marijuana. The approval is for conditional use and meets all specific standards of the ordinance.

Mr. Allen distributed witness, approval and exhibit lists.

Mr. George DeNardo, Vice President for Columbia Care, testified on behalf of the applicant. Company has been around for ten years and currently in 15 states. These facilities are setup with pharmaceutical standards and perform batch testing for quality. The company also has a commitment to the environment. They provide holistic natural medicine with minimal impact to the environment. All the facilities are renovated facilities.

There will be retired police monitoring the site and they are trained on situation awareness. There will also be 60 to 70 cameras including infrared cameras both in the interior and exterior of the facility. Security key cards will be used to enter the premises and trespassers are targeted immediately. There will be staggered shift of employees that overlap. There will be security on site 24 hours a day. This facility will not be opened to the public or patients.

Theodore Wilkinson, PE, testified on behalf of the applicant. Exhibit A-1, aerial photo of the site. The entire site is 5.28 acres ± with frontage on Wheat Road and N. West Boulevard. There will be one access drive from N. West Boulevard. Currently there are two entrances. Currently the site is 3 acres of impervious coverage and that will be reduced by 8%. This facility would remain as is and doesn't need any extensive stormwater management. New roof leaders will direct water to the rain garden. The rain garden will be approximately 30 feet long and be located in the front yard.

Currently there are 30-35 parking spaces that will be increased to 47 parking spaces for future growth. There are 5 or 6 loading docks and the applicant would like to fill them in.

The applicant requires a bulk variance for a side buffer of 2.2 feet whereas a minimum of 25 feet is required. Currently the buffer is 0 feet. The smallest portion of the buffer is proposed at 2.2 feet most will be 5-7 feet. The lot is long and narrow.

The applicant seeks a waiver for a 16-foot two-way driveway whereas 24 feet is required for a two-way drive. This driveway will not be used for approximately four to five vehicles on a daily basis. The largest vehicle to use this driveway will be boxed trucks at 30 feet of length. Tractor trailers will seldom bring a delivery about once every three months. The applicant also seeks waivers for the driveway opening setback from the extended property line of 0 feet whereas 5 feet is required. The applicant also seeks waiver for parking space row length without a tree island break for 13 space rows whereas a maximum 12 space rows is permitted. The applicant will comply with the end island width of 10 feet originally shown at 8 feet. The applicant will also show truck turning movements on the perfected plan. There will be new led lighting throughout the site. The applicant will comply with all of the remainder of the Ryan R. Headley Report. The applicant will comply with all of the City Engineer Report comments with the exception of paragraph 3 which is the 16-foot two-way driveway noted above.

Mr. Allen indicated that a bicycle rack will be installed.

Mr. Stephen Hawk, Professional Planner, testified on behalf of the applicant.

There are two previous approvals from 1978 for Media Stack and 1986 for Library Steel. Both involved driveways that were .3 feet from property line. They went to the Zoning Board because it was split zone. The proposed setbacks improve the site.

This is a C-2 variance and there is no substantial detriment to the public good. The area is has environmental constraints due to the wetlands. The rear cannot be seen from Wheat Road because of the existing woods. There are improvements on the Boulevard with the additional green space and the rain garden. As a comparison to the corner of Oak Road and the Boulevard have all pavement, so this site will be aesthetically pleasing.

Michael G. Lee, Project Manager, testified on behalf of the applicant. They will be working on the newer section in the rear. There are plans to replace all siding and roofing. Working to remove asbestos. The exterior has mostly repairs so the building will look almost the same.

Ms. Hicks asked if there would be odors from the operation.

Mr. DeNardo explained that odor is controlled by charcoal space scrubbers. Baking will also be done in the facility. There will be a room for each type of product. There will be stems that get mixed in with soil and disposed. There is a different process for each operation. All soil is regulated and removed by state regulations.

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

David Catalana: Yes
John Casadia: 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. Odorizzi seconded.

David Catalana: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

The board will have a special meeting to memorialize the resolution on June 25, 2019 at 5:30PM.

Energy and Minerals Plan Amendment

Ms. Hicks explained that the property is Northeast Precast located on 4031 S. Lincoln Avenue. The applicant is requesting a Redevelopment Plan amendment to permit a building height of 70' to accommodate certain part of their operation. This will not pertain to the entire district.

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

John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6337. Mr. Plevins so moved, Mr. Odorizzi seconded.

Keith Salerno: Yes

Stephen Plevins: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

Extension Request- 1103 Realty Co., LLC, Block 7001, Lots 702.

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 request. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6344. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Extension Request- Sherwood Forest Homes, Block 2704, Lots 13, 14 & 33.

The applicant applied for two one year extensions from September 15, 2018 until September 14, 2020 for a final major subdivision approval. This is the first and the second extension approvals.

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

Stephen Plevins: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
John Casadia: Yes
Keith Salerno: Yes
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
David Catalana: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes

David Acosta: Yes
David Manders: Yes

TIME: 8:40 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary