

PLANNING BOARD MINUTES

April 14, 2021

The pre-meeting of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone
Stephen Plevins
Sandy Velez
David Catalana
Douglas Menz
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

PRE-MEETING

Presidential Heights II Final Major Subdivision - located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.1, Tax Map Sheet #44, Project No. 19-00010. Final major subdivision approval to create thirteen (13) new lots with one remainder lot. Eleven (11) of the lots would be available for the construction of a single-family dwelling, two (2) lots are proposed for stormwater basins, and one (1) lot will remain vacant.

Mr. Headley explained that this project is in conformance with the preliminary approval. The applicant is requesting a waiver for 6a in the Planning Report and staff is fine with it.

Dollar General – located on the westerly side of North West Boulevard between Weymouth Road and Arbor Avenue, Block 505, Lot 9, Tax Map Sheet #5, Project No. 21-00022. Preliminary/final major site plan approval to construct a 9,100 square foot retail store (Dollar General) along with associated site improvements. Minor site plan approval to construct an additional 2,400 square foot storage building to an existing toy auction facility.

Mr. Headley explained that the applicant met with staff and received feedback about truck maneuvering in the rear. They took the feedback into consideration and they provided a diagram showing that a truck can maneuver in the rear of the site. Truck maneuvering at stores has been an ongoing issue. They are requesting a waiver for onsite parking space amount. There will be some testimony that will cover that variance and why it is justified. There is also a variance for the freestanding sign at the entrance. There are the two variances associated with this project. The applicant is requesting some waivers and plan items in item 8 for shade trees and screening. There are also some omitted plan details.

Salon Promise LLC – located on the easterly side of S. Delsea Drive between Grant Avenue and Elmer Road, Block 6102, Lot 49, Tax Map Sheet #61, Project No. 21-00026. Preliminary/final major site plan approval to construct a 200 square foot addition to an existing building to establish a hair salon along with associated site improvements.

Mr. Headley explained that this project does not have any variances, and it is now a development plan. The applicant should be moved to number two on the agenda. There are existing non-conformities. It is a good use for the property, and the building is vacant. The front entrance is on the side. There are going to provide the trees, and this project does not trigger any storm water issues.

Ghostlight Theatrical Productions LLC – located on the northwest corner of Landis Avenue and East Avenue, Block 3022, Lot 8.01, Tax Map Sheet #30, Project No. 21-00036. Minor site plan approval to construct two (2) roof mounted signs to an existing theater.

Mr. Headley explained that the sign exists. There are 5' x 10' signs that will be used to advertise musical productions. One facing easterly and one westerly. They are not proposing digital or light. The signs are roof mounted. They are better than wall signs because the building is historical. The applicant installed the signs not knowing that an approval was required.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 19, 2020 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.

MINUTES –

Approval of minutes from the March 10, 2021 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Sandy Velez: Yes
Samuel Fiocchi: Abstain
David Catalana: Yes
Douglas Menz: Yes
David Acosta: Abstain
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the March 10, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6436

John Casadia: Abstain
David Catalana: Yes
Samuel Fiocchi: Abstain
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6437

John Casadia: Abstain
David Catalana: Yes
Samuel Fiocchi: Abstain
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6438

John Casadia: Abstain
David Catalana: Yes
Samuel Fiocchi: Abstain
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6439

John Casadia: Abstain
David Catalana: Yes
Samuel Fiocchi: Abstain
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6441

John Casadia: Abstain
David Catalana: Yes
Samuel Fiocchi: Abstain
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Abstain

DEVELOPMENT PLAN

Presidential Heights II Final Major Subdivision - located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.1, Tax Map Sheet #44, Project No. 19-00010. Final major subdivision approval to create thirteen (13) new lots with one remainder lot. Eleven (11) of the lots would be available for the construction of a single-family dwelling, two (2) lots are proposed for stormwater basins, and one (1) lot will remain vacant.

The applicant was represented by Steven Fabietti, Esq. The applicant was granted preliminary subdivision approval in 2019 by way of Resolution No. 6340. They are proposing eleven (11) lots for single family homes, two basin lots, and one vacant lot. There are two new streets being proposed. The applicant is seeking waiver for omitted subdivision plan details. There are requesting a waiver for showing all structures onsite within 150 feet of the land to be developed. The major subdivision will be recorded by map. The applicant agrees to the remainder of the Planning and Engineering Reports.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

Salon Promise LLC – located on the easterly side of S. Delsea Drive between Grant Avenue and Elmer Road, Block 6102, Lot 49, Tax Map Sheet #61, Project No. 21-00026. Preliminary/final major site plan approval to construct a 200 square foot addition to an existing building to establish a hair salon along with associated site improvements.

The applicant was represented by Michael J. Gruccio, Esq. The property was purchased in August 2020. The Planning Board approved the site plan for this property in 1974, and the building was constructed in 1975. A minor site approval for additional parking was approved in 1985. A 20-foot-wide two-way driveway was approved in 1974. The applicant is requesting to keep this driveway. This will eliminate the side buffer variance. It also eliminates the comment from the City Engineer’s Report that a portion of the site plan improvements are within NJDOT right-of-way. The applicant agrees with the remainder of the City Engineer’s report. As to the Planning Report, they are requesting a waiver from the community design standard that the building front entrance must be oriented to a public roadway. This is an existing condition and has been this way for 45 years. They are also requesting a waiver for the driveway opening design. They are also requesting to keep the flared connections to the curb line. The applicant will install the three street shade trees and the two-parking area shade trees as required. They are requesting a waiver from providing sidewalks along the street frontage. The applicant is increasing parking from 8 spaces to 15 spaces. Fifteen parking spaces are required. This property is substantially built out and it is surrounded by commercial uses.

Mr. John Casadia, Board Member and Member of the Vineland Environmental Commission stated the about the Environmental Commission has concern about drainage to the rear of the property draining to the South Vineland ponds and possible contaminants.

Mr. William Gillmore, Professional Engineer, testified on behalf of the applicant. There are no wetlands onsite. He inspected the site and there is a high point approximately 2.5 parking spaces from the rear end of the site. The site will drain into Delsea Drive and the remainder will drain into the woods.

Mr. Casadia also indicated that there is a problem with the trees that will be under the power lines. The Environmental Commission does not want the trees to be affected.

Mr. Gilmore noted that the applicant will push the trees back 15 feet to 20 feet to avoid maintenance issues.

Dr. John DiLeonardis, member of the public, stated that he is the owner of the Delsea Drive-in Theater. He had a concern that LED lights could spill over to his movie screens.

Mr. Gillmore, noted that the LED lights are located on the side opposite to the drive-in theater. The applicant has agreed to shield the light to prevent any light pollution onto his property.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Douglas Menz: Yes
- Sandy Velez: Yes
- David Acosta: Yes
- David Manders: Yes

Dollar General – located on the westerly side of North West Boulevard between Weymouth Road and Arbor Avenue, Block 505, Lot 9, Tax Map Sheet #5, Project No. 21-00022. Preliminary/final major site plan approval to construct a 9,100 square foot retail store (Dollar General) along with associated site improvements. Minor site plan approval to construct an additional 2,400 square foot storage building to an existing toy auction facility.

The applicant was represented by Duncan Prime, Esq. The lot is approximately 2.6 acres, and there is an existing home with accessory structures that will be demolished. The applicant is proposing a 9,100 square foot Dollar General store along with site improvements. The proposed store will be located within the B-2 zone and it is a permitted use.

Matthew Seckler, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, colored site rendering of the plan including the landscaping plan and parking lot. The proposal is for construction of a Dollar General with one access point. There is a residential structure in the front and car repair facility in the rear. The site has some grade change as you go from the southeast corner of the property to the northwest to about 13 feet and will drain in that direction. They are proposing 30 parking spaces. There will be installing a stormwater management basin. The drainage plan meets State standards for the 2, 10, and 100 year storms. There will be a 6' high vinyl fence around the storm water management basin. Exhibit A-2, updated site plan which includes the basin fence. The basin is approximately 3' deep. There will be an onsite septic system which will comply with the City's Health Department. They are proposing about 6 bicycle parking spaces. There are 19 parking spaces in the front of the building and 11 along the south side of the building. There will be a freestanding sign located 10' from the dedication line. A variance is required for the sign face of 97.2 square feet whereas a maximum of 75 feet is permitted. The one driveway is a full movement driveway. The applicant will comply with the install the 5 street shade trees that are required. Lighting will be LED at the property line will be less than .1-foot candles. The applicant will comply with screening material along the residential use on the southside. The truck turning movements are for WB-67. The trucks will make deliveries two times a week and are there for about 30 to 40 minutes. There will also have box trucks making deliveries to the site. Trash pick-up will take place 2 times a week at the rear of the store. Hours of operation are 7:00am until 10:00pm seven days a week depending on the success of the store. Lighting on site will be reduced to a security level which will occur one hour after closing. They will work with the Police Department if they have any specific requirements. There will be 8 to 10 employees total and they do not work at the same time. Maximum is four employees per shift. A traffic study was done at this site. There are plenty of gaps in traffic because of the stop sign to allow cars to easily access the roadway. The applicant is seeking a variance for 30 parking spaces whereas 46 parking spaces are required. A traffic study was done at other Dollar General stores and the proposed parking spaces are more than adequate. Exhibit A-3, rendering of building elevation. The wall sign shown on the front façade is 30% smaller than permitted. Exhibit A-4, elevation of the north side showing parking. Exhibit A-5, south side façade showing parking and the north side façade. The applicant is seeking a waiver from providing wheel stops along the southerly parking stalls. They typically are a trip hazard. The applicant will provide 7-foot sidewalk on the south side. The rolling racks used to offload the trucks will be stored indoors or within enclosed trash area.

Tiffany Morresy, Professional Planner, testified on behalf of the applicant. The applicant is proposing 2 bulk variances. The site is conforming to the ordinance. The applicant is seeking a parking variance for 30 parking spaces whereas 46 parking spaces are required. They are also seeking a variance for the free-standing sign face of 97.2 square feet whereas 75 square feet is permitted. They are both C-2 variances. The purposes of the land use

law are advanced by deviation from the Zoning Ordinance and the benefits substantially outweigh the detriments. The store is conforming and replaces the non-conforming use on site. Reducing the number of parking spaces permits more landscaping, greenery, and provides more room for the stormwater management basin. The variances for the sign face, the building is setback approximately 100 feet from the roadway and not visible to motorists traveling north or south. Exhibit A-6, sketch of the signage. She sees no substantial detriment to grant the variances since the site is within the B-2 zone. The larger sign face promotes safety for motorist so that they can identify the site. She believes that the benefits outweigh substantially any detriment.

John Casadia, Board Member and Environmental Commission Member, stated that the Environmental Commission is in agreement with Dollar General replacing the old house and car repair shop/car storage onsite. They are also pleased with the landscape design. They also believe that the sign face should conform to the ordinance at 75 square feet.

Michael Carlino, member of the public, owns the property to the south and adjacent to this lot. He believes there is an issue with the survey. He also has a problem with the truck turning plan. He is not in agreement to the 2 maple trees in the front. He does not want to rake the leaves that fall onto his property. He would like for them to relocate the trees.

James Marcacci, member of the public, owns the property to the north and adjacent to this lot. He had questions regarding drainage.

The applicant agreed to comply with the remainder of the Ryan R. Headley Report and the City Engineer's Report.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: 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.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Ghostlight Theatrical Productions LLC – located on the northwest corner of Landis Avenue and East Avenue, Block 3022, Lot 8.01, Tax Map Sheet #30, Project No. 21-00036. Minor site plan approval to construct two (2) roof mounted signs to an existing theater.

Mr. Headley explained that the applicant is seeking minor site plan approval to install two (2) 5'X10' roof-mounted signs. The applicant unknowingly installed the signs without an approval. The roof-mounted signs are a total of 50 square feet and will be used solely to advertise upcoming shows and events at the theater. The signs will not be electronic. City inspectors have inspected the signs and there is no safety issues.

James Gruccio, member of the public, appeared with regards to the application. He owns the law office building almost directly across Landis Avenue from the theater. The theater already has a marquee, and it does not need another sign. The signs will set a bad standard for the rest of Landis Avenue. He believes these signs are dangerous as motorists will have their eyes fixated on the signs. If the Board grants site plan and variance, he will take legal action because the value of his building will continue to drop.

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

Roll Call:

John Casadia: No
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: No

Dale Holdings – Vineland Packaging – Substitution of Bin Block Wall in lieu of Segmental Retaining Wall

Mr. Headley explained that there was a request from Vineland Packaging. Their engineer has requested to use to bin blocks for their stormwater management basin. They can be found in a contractor's yard for materials. The basin is in the rear so staff does not have an issue. Staff would have an issue if it was located in the front of the site. The board agreed and they do not want to see them in the front of a site for future applications.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 9:41 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary