

PLANNING BOARD MINUTES

August 11, 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  
John Casadia  
Sandy Velez  
Samuel Fiocchi  
Doug Menz  
Christine Scarpa  
Robert Odorizzi  
David Manders

Also present were:

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

PRE-MEETING

Tractor Supply – 2021 Building Addition – located on the easterly side of S. Delsea Drive between Butler Avenue and Sherman Avenue, Block 7002, Lot 45, Tax Map Sheet #70, Project No. 21-00061. Preliminary/final major site plan approval to construct a 6,864 square foot garden supply store building addition to an existing garden equipment sales store (Tractor Supply) along with associated site improvements.

Mr. Headley explained that south of the building is a fenced in area where they store larger items for sale. They are proposing a few different uses and an expansion to that building that will include a garden center, feed storage area and a pet wash. The area is enclosed. There are also two canopy areas that will have temporary occupancy and they should be included in the resolution. One is 384 square feet and the other is 864 square feet. There will be a drive thru pickup lane with two one-way lanes. There is only one waiver for the lane width of 10' whereas 12' required. There are some previously approved trees have either died or have been removed. There are four existing trees and there should be eight trees. The four missing trees should be replaced and they should also be added to the perfected plan.

Mongelluzzo Minor Subdivision – located on the northerly side of Ascher Road between Cornucopia Avenue and Deerberry Road, Block 7401, Lot 64, Tax Map Sheet #74, Project No. 21-00053. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this application was heard at the July meeting. It is being heard again because the notice to the neighbors had an incorrect meeting time.

Ordinance 425-72- Stormwater Control –

Mr. Headley explained that DEP has new regulations for stormwater back in March. We did adopt those changes at that time but there are a few things that were lost during the adoption. We are amending the Stormwater Control again to include the new regulations and older ones that were adopted throughout the years. For example, as-built required for basins and as-built permeability tests are being included in this amendment. Some additional requirements with regards to fencing and access drives are being added. The ordinance was amended so that developers promote low impact development technique which was the original intent of the ordinance.

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 July 14, 2021 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Yes  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes

Christine Scarpa: Abstain  
Sandy Velez: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the July 14, 2021 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6457

John Casadia: Yes  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Christine Scarpa: Abstain  
Sandy Velez: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6458

John Casadia: Yes  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Christine Scarpa: Abstain  
Sandy Velez: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6459

John Casadia: Yes  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Christine Scarpa: Abstain  
Sandy Velez: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

Resolution #6461

John Casadia: Yes  
Samuel Fiocchi: Abstain  
Michael Pantalone: Yes  
Doug Menz: Yes  
Christine Scarpa: Abstain  
Sandy Velez: Abstain  
Robert Odorizzi: Yes  
David Manders: Yes

DEVELOPMENT PLANS

Tractor Supply – 2021 Building Addition – located on the easterly side of S. Delsea Drive between Butler Avenue and Sherman Avenue, Block 7002, Lot 45, Tax Map Sheet #70, Project No. 21-00061. Preliminary/final major site plan approval to construct a 6,864 square foot garden supply store building addition to an existing garden equipment sales store (Tractor Supply) along with associated site improvements.

The applicant was represented by Rocco Tedesco, Esq. The details have been reviewed in the pre-meeting by Mr. Headley but some descriptions should be provided on the record. The applicant is in receipt of the Planning Report dated July 21, 2021 and the Engineering Report dated July 21, 2021. The site was approved in 2008 and it was a 22,680 square foot facility, 20,000 square foot outdoor sales area and a number of miscellaneous areas. This applicant seeks to convert a portion of the 20,000 square foot outdoor sales area into a garden center. It should be noted that subsequent to the 2008 approval the site was administratively approved for the bulk sale of propane. The 6,864 square foot garden center will include two enclosed areas for a pet wash service and feed storage area. In the Planning Report, #6 technical waiver for Lane width (10 feet provided vs. 12 feet required). Paragraph 7a and b, (a) street shade trees (4 trees existing vs. 8 trees required at 1 per 50 feet of frontage), (b)

Parking area shade trees (2 trees existing vs. 9 trees required at 1 per 12 parking spaces). They are both acceptable by the applicant. They are requesting a waiver for some items in paragraph 12. The remaining of the report is acceptable. The Engineering Report explains that no new stormwater management is required since the expansion is being erected over an existing impervious surface. That was accounted for in the existing design.

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

Roll Call:

- John Casadia: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Doug Menz: Yes
- Christine Scarpa: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

PUBLIC HEARING

Mongelluzzo Minor Subdivision – located on the northerly side of Ascher Road between Cornucopia Avenue and Deerberry Road, Block 7401, Lot 64, Tax Map Sheet #74, Project No. 21-00053. Minor subdivision approval to create one (1) new lot with one remainder lot.

Jacqueline Mongelluzzo testified on her own behalf. Her home is located on 9.51 acres and proposing to divide it into 2 lots. Each lot will be 4.77 acres. One lot will contain her home and the other lot will be vacant for future development.

Mr. Headley explained that she is requesting bulk variance for lot size for each lot. Each lot is 207,804 square feet whereas a minimum of 250,000 square feet is required. Staff has no objection to the bulk variances as both lots are large.

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

Roll Call:

- John Casadia: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Doug Menz: Yes
- Christine Scarpa: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

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

Roll Call:

- John Casadia: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Doug Menz: Yes
- Christine Scarpa: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Ordinance 425-72- Stormwater Control –

Mr. Headley explained that DEP has new regulations for stormwater back in March. We did adopt those changes at that time but there are a few things that were lost during the adoption. We are amending the Stormwater Control again to include the new regulations and older ones that were adopted throughout the years. For example, as-built required for basins and as-built permeability tests are being included in this amendment. Some additional requirements with regards to fencing and access drives are being added. The ordinance was amended so that developers promote low impact development technique which was the original intent of the ordinance.

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

Roll Call:

John Casadia: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Doug Menz: Yes  
Christine Scarpa: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Doug Menz: Yes  
Christine Scarpa: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

TIME: 7:00 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary