

PLANNING BOARD MINUTES

May 8, 2024

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

Members Present:

John Casadia
Doug Menz
Nilsa Rosario
Albert Fisher
Robert Odorizzi
David Manders

Also present were:

Amanda Moschillo, Alternate Planning Board Solicitor
Yasmin Perez, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Ryan Headley, Planning Board Planner/Engineer

PRE-MEETING

Philcorr Vineland, LLC— located on the southerly side of Almond Road between Route 55 and Mill Road, Block 2604, Lot 2.01, Tax Map Sheet #24, Project No. PBA-24-00019. Preliminary/final major site plan approval, to construct a 5,184 square foot addition on the westerly façade of an existing industrial facility.

Mr. Headley explained that the applicant appeared before the board a few times for tractor trailer parking. They are proposing another building expansion over an existing parking area. It is approximately 5,184 square feet and there are no waivers or variances associated with this application.

Santiago South West Ave Driveway- located on the northwesterly corner of W. Chestnut Avenue and S. West Avenue, Block 3913, Lot 11, Tax Map Sheet #39, Project No. PBA-24-00012. Minor site plan approval to construct a new access drive to Second Street as well as updated signage, parking and other site improvements to a proposed restaurant, market and storage.

Mr. Headley explained that this property is located on northeasterly corner Chestnut Avenue. It was an old automotive repair garage, and the new owner wants to convert it into a restaurant/market. The applicant wants to add a secondary driveway out to Southwest Avenue and reconfigure some parking. There are a few variances associated with this application. Side buffer, northerly side, proposed trash enclosure (3± feet provided vs. 25 feet required from a residential use). There is an existing fence that is part of this property behind the dumpster. He does not see a better location for the dumpster because this is a corner lot. The other variance is impossible for them to meet with the location using building, parking between front building line and street line. Since this building is located in the rear corner, there is nowhere else for parking. The existing parking spaces were previously approved, and it applies to two additional parking spaces that they added. The location is the logical place for them because of the driveway. The other variances all have to do with signage. There is a lot of wall signage proposed on both sides of the building and both entrances. There is also a monument sign. It is not a big site so this is a lot of signage. There are existing non-conformities for side yard setback, easterly side, measured as 20% of the lot width (3.57 feet provided vs. 56.8 feet required). Side yard setback, northerly side, measured as 20% of the lot width (2.81 feet provided vs. 33.8 feet required). Front buffer, Chestnut Avenue (0 feet provided vs. 5 feet required). Side buffer, easterly side (3.32 feet provided vs. 5 feet required). Side buffer, northerly side, principal building (2.81 feet provided vs. 25 feet required from a residential use). There are also waivers from screening, shade trees and landscaping. Parking area shade trees (0 trees provided vs. 3 trees required at 1 per 12 parking spaces). The Applicant has provided evergreen trees in lieu of deciduous shade trees as required.

TE Land, LLC-Sherman Ave-located on the northerly side of Sherman Avenue between Main Road and SW Blvd, Block 6701, Lots 49 and 19.02, Tax Map Sheet #67, Project No. PBA-24-00017. Resubdivision approval to convey a portion of one lot to another.

Mr. Headley explained that this basically a resubdivision for farmland. There is a large farm lot that fronts on Grant Avenue and a partial fronting on Sherman Avenue. They are taking a portion of the Sherman Avenue lot that has farming and connecting it to the portion of the Grant Avenue lot. The smaller lot does have one variance for lot area because the home is not serviced by public sewer. The applicant will comply and this application will end up being variance free.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 22, 2023 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 April 10, 2024 board meeting.
The Chairman made a motion to approve the minutes.

John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the April 10, 2024 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6640
John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6641
John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

DEVELOPMENT PLAN

Philcorr Vineland, LLC– located on the southerly side of Almond Road between Route 55 and Mill Road, Block 2604, Lot 2.01, Tax Map Sheet #24, Project No. PBA-24-00019. Preliminary/final major site plan approval, to construct a 5,184 square foot addition on the westerly façade of an existing industrial facility.

The applicant was represented by Peter Chacianas, Esq. The applicant is proposing to construct a 5,180 foot square foot addition on the westerly side of the existing industrial facility. The applicant has agreed to comply with the Planning and Engineering Reports with the exception of one item. Planning Report, waiver for 11a, show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves. They will also make a not on the plan that the lots have been consolidated.

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

Roll Call:
John Casadia: Yes
Nilsa Rosario: Yes
Albert Fisher: Yes
Robert Odorizzi: Yes
Doug Menz: Yes

PUBLIC HEARING

Santiago South West Ave Driveway- located on the northwesterly corner of W. Chestnut Avenue and S. West Avenue, Block 3913, Lot 11, Tax Map Sheet #39, Project No. PBA-24-00012. Minor site plan approval to construct a new access drive to Second Street as well as updated signage, parking and other site improvements to a proposed restaurant, market and storage.

The applicant was represented by Michael Guccio, Esq. The applicant will be in compliance with all the variances that were called out in the Planning Report with respect to signage. As for the storage section of the structure, the applicant has indicated that there is no intention whatsoever to introduce a third use. It will be devoted exclusively to the restaurant and market use.

Joseph Muffei, Professional Engineer, testified on behalf of the applicant. He indicated that the applicant would return to the board if they made any expansions into the storage area.

Ms. Hicks indicated that the board should include any variances in this resolution for expansions. It gives the board a level of protection. The board can also not grant the variance and put a stipulation that they come back if they were to expand but again. She explained that the entire building is looked at for parking calculations. There is an assumption that retail has a storage area.

Mr. Gruccio calculated that 11 parking spaces are required for the retail use, and 17 parking spaces are required for the restaurant use. Total required is 28 parking spaces, and 29 parking spaces are on the plan whereas 52 parking spaces are required. The applicant agrees to return to the board if they expand seating for the restaurant.

Mr. Muffei went through the Planning Report, item 5a, side buffer, northerly side, proposed trash enclosure (3± feet provided vs. 25 feet required from a residential use). 5b, parking between front building line and street line. The trash enclosure is to the north side, and they are adding landscaping to surround the trash enclosure. The area where the enclosure is located is the only suitable area on the site. They will also add some additional landscaping as requested by Mr. Headley. As for parking, there are two parking spaces that will be relocated to the front of the building. The rest of the parking spaces are located on the west side of Chestnut Avenue. It includes two new paved parking spaces.

Ms. Hicks wanted to know about the trash collection schedule for this site.

Mr. Alex Santiago testified on his own behalf. Ramon Narvaz, interpreted for the applicant. He currently has a restaurant establishment. They have trash pickup once a week.

Mr. Muffei went through item 7, non-conformances from the area, yard, bulk and parking standards of the ordinance. None of these non-conformances are aggravated, intensified or increased in any way by reason of this application. Side yard setback, easterly side, measured as 20% of the lot width (3.57 feet provided vs. 56.8 feet required). Side yard setback, northerly side, measured as 20% of the lot width (2.81 feet provided vs. 33.8 feet required). Front buffer, Chestnut Avenue (0 feet provided vs. 5 feet required). Side buffer, easterly side (3.32 feet provided vs. 5 feet required). Side buffer, northerly side, principal building (2.81 feet provided vs. 25 feet required from a residential use). Item 8, partial waiver for parking area shade trees (0 trees provided vs. 3 trees required at 1 per 12 parking spaces). They are providing evergreen trees. Item 9b, waiver for lane width (10.5 feet provided vs. 12 feet required). The drive aisle along the parking area on Chestnut Avenue is only 21 feet in width, whereas 24 feet is required. Item 10a, partial waiver, no access provided to S West Avenue and Chestnut Avenue when there is existing sidewalk. Item 11, no third use is being proposed. Item 17, partial waiver, show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves.

The board would like pedestrian access on Chestnut Avenue because of residences surrounding the property. The applicant agreed to provide it.

Mr. Gruccio addressed the parking standard again. He agrees with Ms. Hicks that a variance be granted with regards to parking so long as the use of that building the storage portion relates to a retail use. They understand that the restaurant is carried by an entirely different standard that relates to the number of seats in the restaurant.

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

Roll Call:

John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

TE Land, LLC-Sherman Ave-located on the northerly side of Sherman Avenue between Main Road and SW Blvd, Block 6701, Lots 49 and 19.02, Tax Map Sheet #67, Project No. PBA-24-00017. Resubdivision approval to convey a portion of one lot to another.

The applicant was represented by Matthew Robinson, Esq. This application is for a lot line adjustment. The application was supplied to your professional staff with one variance, and that was a mistake.

In the Planning Report, item 6, lot area, proposed lot 49 (40,000 square feet provided vs. 43,560 feet required for lot without public sewer). The applicant will comply.

This is a lot line adjustment moving the lot line on Sherman Avenue closer to the homestead so, the balance of the acreage fronting on Grant Avenue could be utilized. Item 7, existing non-conformances, lot frontage, lot 49 (134.31 feet provided vs. 160 feet required for lot without public sewer). Lot width, lot 49 (134.31 feet provided vs. 160 feet required for lot without public sewer). Side yard setback, lot 19.02, farm standards (7.2 feet provided vs 40 feet required). Side yard setback, lot 49, accessory structure (2.7 feet provided vs 6 feet required). Item 9, waivers, show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells. Show any wellhead protection areas and identify any best management practices. The applicant will comply with the remaining items in the Planning and Engineering Reports.

Suzanne Smith, member of the public, 721 E Grant Ave, wanted to know if the property was going to be developed or remain farmland.

Mr. Robinson indicated that the applicant has no intention of developing at this time.

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

Roll Call:

John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Doug Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 7:34 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary