



**CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201**

PLANNING & ZONING
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**MARCH 9, 2022
PLANNING BOARD
MINUTES**

The meeting was called to order by Bob Preston at 7:00 p.m.

Flag Salute
Notification of Meeting

ROLL CALL

PRESENT: Aleli, Horton, Howell, Kirk, Reilly, Thompson, Strugala, Clinksale, Preston

ABSENT: Gersh, Tiberio

ALSO PRESENT: Joe McGroarty, board attorney; Andy Previti, board engineer and Chris Dochney, board planner

NEW BUSINESS:

Appl. #2-2022 for Absecon Urban Renewal – White Horse Pike and New Jersey Avenue - Block 303 - Lot 1.01 for minor subdivision; preliminary and final site plan approval and amendment to approved site plan

Steven Nehmad – attorney for applicant – gave a brief background of the site and what has occurred over the years and that it is part of a redevelopment agreement, which was complicated. Phase I has already been approved and this would be Phase II, consisting of a new liquor store and office building. The city has received a streetscape grant to finish New Jersey Avenue sidewalks, which was envisioned when the redevelopment plan and agreement were discussed that would complete that side of the site. The following people were sworn in and expected to speak: Bill Roundtree, developer for office building; Brian Atkins; engineer and planner; Sam Renauro, engineer and planner; Ron Portabin, architect for the liquor store; Patrick Gallagher, architect for the office building; Steve Sternberger and Adam Sternberger, owners of the liquor store.

Brian Atkins, licensed civil engineer with SR 3 Engineers. His firm were the design engineers from conception of this whole project and is familiar with the redevelopment plan and original site plan. He then explained Exhibit A1 an aerial photo of the site and how it looks now and the proposed new development. Site work of Phases of 1A and 1B are completed and the stormwater management is almost done.

Exhibit A2 is a rendering of phase II and he explained the site layout. A subdivision would be created for the office building; one for the liquor store and a readjustment line for the Royal Farms lot. The liquor store would be 25,000 sq. ft retail space consisting of retail sales, A 1,360 sq. ft. restaurant and warehousing space in the rear. The plans show a future addition, but we don't know what the space will be yet. They coded it as a restaurant use, since that is the most intense use for the purpose of parking. The office building will have a 3,700 sq. ft. footprint, with two stories having 7,410 sq. ft. There would be an additional 147 parking spaces between the two properties.

Samuel Renauro – engineer and planner with SR3 engineers – he gave testimony tonight as the applicant's planner. He spoke on the variance relief for the setback from the buildings to the internal circulation as the SW corner of the liquor store and the South wall of the office building. He feels there would be no negative impacts if granted.

Betty – asked the number of handicapped spots at the office building

Steve – there is one needed by code

Darren – asked about deliveries and the size of trucks

Brian – described the three doors on the left side of the building and the loading dock

Bob – in the redevelopment plan there was quite a bit of discussion about an existing mature tree on the site. What happened?

Steve – there were extensive discussions with the city representatives during the agreement and our client went forward with this development only on the condition that the tree could not be saved. We want to save trees, but it's right in the middle of the site.

Ron Portadin – licensed architect for the liquor store – he went over Exhibit A3, the floor plan of the liquor store, which is a 25,000 sq. ft. building, with a large retail space, restaurant on the corner and the warehouse space in the rear of the property. Exhibit A4 showed the elevations of the building and Exhibit A5 was a colored rendering of the building and Exhibit A6 is a new photo of the rear that has been changed to break up the building and adding landscaping.

Brian - there will be some irrigation as was done in Phase I. A final plan will be done administratively with Andy and Bob for the landscaping.

Adam Sternberger – liquor store owner – was questioned by Steve as to some aspects of the business. A tractor trailer comes 2 or 3 times a day and the rest of the deliveries are in box trucks and usually done between 10:00 a.m. and noon.

Patrick Gallagher – architect for the office building – he went over Exhibit A7, photo of the south front and north rear of the building, that will have 3,700 sq. ft. for each of the two floors. Exhibit A8, photo of the side and rear view and described the building.

Brian – explained the landscaping around the office building

Ron – said the signage will comply with the ordinance

Adam – explained when their concept of doing this began and then Covid happened and it held them up. Now the costs of everything have gone up drastically and then now have restraints on what they can and can't do. He estimated the time to build at 10-11 months. They are trying to keep the same concept of the store as they do now. He doesn't see it a problem downsizing a little bit.

Jessica Thompson – explained the Redevelopment Agreement and the tax payments that the city will receive

Andy P. – went over his report dated 1/5/22 and the applicant will address all of his comments.

He then went over his two reports for the site plan: 2/3/22 and 3/4/22. Brian said that all technical items will be addressed by the applicant. As to the March 4th report, a lot of his comments have been addressed. The sidewalks and entrances were discussed. The lighting requirements were discussed and Brian explained the DOT's requirements. Andy is satisfied that the lighting proposed is adequate for the development and will improve the lighting on Rt. 30. Brian gave a status of the permits. A construction plan should be gone over with the city engineer since Firestone is already open and Royal Farms could be completed before this. It was decided that Andy and Bob can administratively approve the final look of the building.

Chris Dochney – he went over his report of 3/2/22. Most of his comments have been addressed and the variances were addressed as well. The building setback was discussed; the sidewalk and grant received and landscaping in the parking lot, which can be worked out with the professionals. Confirmed that the second set

of plans will be used for construction, which he likes better. The rear façade could have more done to not let it look like a warehouse.

Bob – feels the landscaping will help the look of the rear of the building

Andy explained the new process of the board planner reviewing the submitted construction plans for a permit to make sure they are what the board approved.

The piece of “L” shaped land and the outside area were discussed. They asked for approval tonight to be able to build out the 2,400 sq. ft. that will be left unused at this time. The agreement with the developer included this space and it's part of the deal. Outdoor seating will make up the other 2,400 sq. ft. behind it. They will show something on the architectural plan.

Bob opened the meeting to the public.

Greg Seher – 625 Yarmouth Ave. – this sounds like a wonderful project and happy it's coming to that site. Wanted to see where Phase III would go. Likes the idea of having a small grocery store since their current store does have some food for sale now.

Public portion closed.

Lou – he feels the speed bump idea is useless in parking lots. How can we keep people from flying through? He doesn't like speed bumps just like anyone else.

Bob – asked how they will control the shopping carts

Adam – out front of the store there will be a corral and an employee would collect them if people don't bring them back

Joe – asked for a motion to approve subdivision of Lot 1.01 into Lots 1.04, 1.05 and 1.01. Motion should include preliminary and final site plan approval and one variance for the store front setback from internal circulation and all the conditions that have been stated on the record and reports.

Motion made by Betty Howell – second – Lou Strugala

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Kirk, yes; Reilly, yes; Thompson, yes; Strugala, yes; Clinkscale, yes; Preston, yes

OLD BUSINESS:

Vote: Minutes of February 9, 2022 meeting

Motion to approve: John Aleli – second – Darren Clinkscale

All were in favor.

APPROVAL OF BILLS

Andy Previti – \$3,063.91 for Absecon Urban Renewal

Chris Dochney - \$168.00 and \$168.00 for Absecon Urban Renewal

Joe McGroarty - \$1,144.00 and \$52.00 for John Falivene

Motion to approve: Michele Kirk – second – Deb Reilly

All were in favor.

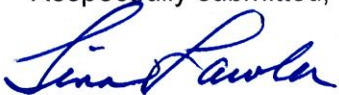
Betty – on behalf of the Mayor and Council, she thanked the board members for volunteering their time on the board.

ADJOURNMENT

Motion to adjourn – John Aleli – second – Darren Clinkscale

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 3-23-22