



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethen, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – MARCH 12, 2025
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – December 11, 2024

APPLICATIONS

Todd & Nicholas Oliver
59 W. Broad Street
Block 266, Lot 13

Application #24-09PB
Preliminary & Final Major Site Plan
Howard Melnicove - Attorney

Shoreline Freezers (Amended)
6 N. Industrial Blvd.
Block 189, lots 3.01, 3.03 & Block 189.01, lot 1

Application #25-01PB
Preliminary & Final Major Site Plan
Emily Givens, Attorney

Tri-County CAP (Wiley Acres)
Grove Street & Baltimore Avenue
Block 158, Lot 7

Application #25-02PB
Preliminary & Final Major Subdivision
Howard Melnicove - Attorney

RESOLUTIONS OF APPROVAL

Cannis Dispensary, LLC (Amended), 490 E. Broad Street - Application #23-09PB
Amended Preliminary & Final Major Site Plan

Re-organizational Meeting

- Chair
- Vice-Chair

2025 Calendar Approval

ELECTION OF PLANNING BOARD PROFESSIONALS

- Board Planner – Barbara Fegley – Resolution #2025-01PB
- Board Solicitor – Kathleen Gaskill – Resolution #2025-02PB
- Board Engineer – J. Michael Fralinger, Jr. – Resolution #2025-03PB
- Board Secretary – Roberta Copeland – Resolution #2025-04PB

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.

The Board does not begin any new applications after 10 pm.



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

Minutes of the March 12, 2025 Planning Board Meeting

6:30pm

Meeting was called to order by Chair, Rick Dawson

Statement of Public Notice was read by Roberta Copeland, Secretary

Those answering to roll call were:

Rick Dawson

Donna Pearson

Lee Fox

David Gonzalez

George Funkhouser

Rosalinda Garcia

William Matias

Approval of Minutes:

George Funkhouser made a motion to approve the Minutes of the December 11, 2024 meeting. Lee Fox seconded with all in favor.

Applications

Application #25-01PB – Shoreline Freezers – 6 N. Industrial Blvd., Block 189, Lots 3.01 & 3.03, Block 189.01, Lot 1 – Amended Preliminary & Final Major Site Plan – Attorney, Emily Givens

Emily Givens, Attorney for the applicant stated Shoreline Freezers is located within the City's Industrial Zone and within the Southeast Industrial Redevelopment area. Shoreline Freezers were approved back in 2022 for Preliminary and Final Site Plan. The amendment is for a reduced size project – 1 phase to include a smaller facility of 127,520 sq. feet. Cold storage warehouse and office facility with relocation of some of the parking amenities.

- Ralph Petrella, Van Note-Harvey Associates Inc. – Engineer for the project and he presented and displayed the following exhibits
 - Exhibit A1 – Site layout Plan that was in the original site plan application
 - In 2022, the applicant received preliminary and final approval for the construction of a (2) phase expansion project of the existing cold storage warehouse.
 - Phase I of the approval entailed the construction of a 15,000 sq. ft. dry storage space, the relocation of the parking area, the construction of drainage facilities and related site amenities.
 - Phase II involved an 83,500 sq. ft. expansion entailing cold storage, dry storage and offices and related amenities.
 - Exhibit A2 – Current plan

- After dealing with the NJ Department of Environmental Protection CAFRA permitting process, they realized they needed to modify some of the site improvements
 - The proposed amended site plan will be constructed in a single phase and the building additions will be reduced from the original 158,500 square ft. to 127,500 square ft.
 - An increase in the new dock bays from 13 to 16 docks
 - Relocation of parking amenities to Lot 3.01 with 121 parking spaces located there
 - Relocation of the handicapped parking stalls to Lot 4
 - The applicant is proposing 133 parking spaces and meets the parking requirements
 - The conversion of one underground basing along with additional drainage facilities
 - Per Mike Fralinger, there is no stormwater variance required in this application
- Mr. Gene Taormina – Shoreline Freezers General Manager
 - Stated they are seeking an amended final site plan approval from a prior application that was previously approved by our Board on November 8, 2023

Completeness

- Per Mr. Petrella, the applicant has no issues with the completeness items and will work with the Professionals to address all of them.
- There are no changes in the number of employees or hours...they expect 30-40 people and same working hours.
- Barbara Fegley asked about the irrigation – Per Mr. Petrella will discuss further with her and decide what type of irrigation is necessary

Donna Pearson made a motion to find the application complete and Lee fox seconded. Voice vote approved with all in favor.

Open to the Public

No comments from the Public

George Funkhouser made a motion to approve the amended site plan and Donna Pearson seconded. Roll call vote approved with all in favor.

Application #24-09PB – Todd & Nicholas Oliver – 59 W. Broad Street, Block 266, Lot 13 – Preliminary & Final Major Site Plan – Attorney, Howard Melnicove

Mr. Melnicove stated this an application for preliminary and final site plan approval for the proposed development of a laundromat on the subject property. This property is the empty lot that historically housed the Hillcrest Tavern Coach Room that burned down. This property has remained vacant since the fire several years ago. The applicant is proposing to build a brand-new laundromat which is a permitted use in the zoning district.

Completeness

- Daniel Patterson, PELS – Patterson Surveying & Engineering LLC - Mr. Patterson, Engineer for the project

Todd Oliver/Ryan Oliver - Owner

- There were very minor changes to the plans – most to the footprint of the building

Exhibits

- A1 – Site Plan comparison

Raymond Palmer made a motion to approve the amended site plan and Mayor Kelly seconded. Roll call vote approved with all in favor.

Open to the Public

No comments from the Public

Application #25-02PB – Tri-County CAP (Wiley Acres) – Grove St. & Baltimore Ave., Block 158, Lot 7 – Amended Preliminary & Final Major Subdivision – Attorney, Howard Melnicove

- Mr. Sanfilippo stated they are seeking an amended final site plan approval from a prior application that was previously approved by our Board on November 8, 2023

Brian J. Atkins, PE, PP – SR3 Engineers

- There were very minor changes to the plans – most to the footprint of the building

Exhibits

- A1 – Site Plan comparison

Raymond Palmer made a motion to approve the amended site plan and Mayor Kelly seconded. Roll call vote approved with all in favor.

Open to the Public

No comments from the Public

Conditions of approval

- Any approval will be subject to DOT approval for the access roads
- Utility improvements will need to be approved by the City Water & Sewer Department
- The applicant will comply with the review letters of the Board's Professionals
- The applicant will submit to the Board Planner additional details on the materials for the sign

Raymond Palmer made a motion to approve the Preliminary & Final Major Site Plan and Lee Fox seconded. Roll call vote approved with all Board members in favor.

Resolution Approvals

Cannis Dispensary, LLC, Application #23-09PB – Amended Preliminary & Final Major Subdivision – 490 E. Broad Street

Donna Pearson made a motion to approve the Resolution and George Funkhouser seconded. Roll call vote approved with all Board members in favor.

Re-organization Meeting

Lee Fox made a motion to nominate Rick Dawson as the Board Chair and George Funkhouser seconded. Roll call vote approved with all in favor.

George Funkhouser made a motion to nominate Donna Pearson as the Vice-Chair and Rosalinda Garcia seconded. Roll call vote approved with all in favor

Donna Pearson made a motion to approve the 2025 Planning Board Calendar and Rosalinda Garcia seconded. Roll call vote approved with all in favor

Election of Planning Board Professionals

- Election of Planner for the Planning Board/Resolution – Barbara Fegley
 - Donna Pearson made a motion to re-elect Barbara Fegley as the Planner for the Planning Board. Rosalinda Garcia seconded, voice vote approved with all in favor
- Election of Solicitor for the Planning Board/Resolution – Kathleen Gaskill
 - Donna Pearson made a motion to re-elect Kathleen Gaskill as the Solicitor for the Planning Board. George Funkhouser seconded, voice vote approved with all in favor
- Election of Planning Board Engineer/Resolution – Mike Fralinger, Jr.
 - David Gonzalez made a motion to re-elect Mike Fralinger, Jr. as the Engineer for the Planning Board. Donna Pearson seconded, voice vote approved with all in favor
- Election of Planning Board Secretary/Resolution – Roberta Copeland
 - Donna Pearson made a motion to re-elect Roberta Copeland as Secretary for the Planning Board. Donna Pearson seconded, voice vote approved with all in favor



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – MAY 14, 2025
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – March 12, 2024

PRESENTATION

Draft Cross Acceptance Review Template (CART)

Presented by: Matt Pisarski, County Planning Director

Department of Planning, Tour & Community Affairs

RESOLUTIONS OF APPROVAL

Todd & Nicholas Oliver, 59 W. Broad Street - Application #24-09PB

Preliminary & Final Major Site Plan

Shoreline Freezers, 6 N. Industrial Blvd. – Application #25-01PB

Amended Preliminary & Final Site Plan

Tri-County CAP (Wiley Acres), Grove Street & Baltimore Avenue – Application #25-02PB

Preliminary & Final Subdivision

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.
The Board does not begin any new applications after 10 pm.



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

Minutes of the May 14, 2025 Planning Board Meeting

6:30pm

Temporary Chair:

Mayor Kelly made a motion to appoint Lee Fox as temporary Chair for the Board. Rosalinda Garcia seconded with all in favor

Meeting was called to order by temporary Chair, Lee Fox

Statement of Public Notice was read by Roberta Copeland, Secretary

Those answering to roll call were:

Mayor Kelly

Lee Fox

David Gonzalez

Rosalinda Garcia

William Matias

Presentation

Draft Cross Acceptance Review Template (CART) – Presented by Matt Pisarski, County Planning Director, Department of Planning, Tour & Community Affairs

- Mr. Pisarski presented the draft “CART” and showed us the categories for the City of Bridgeton (see chart for more detail)
 - Fully aligned
 - Equity
 - Mobility & equal access
 - Waste Management & Recycling
 - Housing
 - Economic Development
 - Scenic, Recreational & Open Space Resources
 - Historic & Cultural Resources
 - Revitalizing & Re-centering Older Centers and Under-utilized Urbanized Areas
 - Comprehensive Planning
 - Partially aligned
 - Brownfield Remediation
 - Infrastructure Investment Priorities
 - Clean Energy
 - Water Quality (switched from Not aligned)
 - Public Health

- Not aligned
 - Climate Change
 - Hazard Mitigation & Extreme Heat
 - Coastal Areas & Riverine Corridors

The Board was asked what are (3) most important local and regional land use planning goals and priorities...they were as follows:

1. Economic Development
2. Outdoor recreation
3. Tourism

Per Matt, the 1st Wednesday in June, there will be a County meeting to discuss the Municipalities input After the County Planning Board meeting and changes/revisions have been made, the CART will be submitted to the State and their meeting will be held in the summer.

Resolution Approvals

Todd & Nicholas Oliver, Application #24-09PB – Preliminary & Final Major Site Plan – 59 W. Broad Street

Rosalinda Garcia made a motion to approve the Resolution and Mayor Kelly seconded. Roll call vote approved with all Board members in favor.

Shoreline Freezers, Application #25-01PB – Amended Preliminary & Final Major Site Plan – 6 N. Industrial Blvd.

Mayor Kelly made a motion to approve the Resolution and Rosalinda Garcia seconded. Roll call vote approved with all Board members in favor.

Tri-County CAP (Wiley, Application #25-02PB – Preliminary & Final Major Subdivision – Grove Street & Baltimore Avenue

Lee Fox made a motion to approve the Resolution and David Gonzalez seconded. Roll call vote approved with all Board members in favor with the exception of Mayor Kelly abstaining.

Other

None



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethen, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – JUNE 11, 2025
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – May 14, 2025

APPLICATIONS

No Applications

PRESENTATION/DISCUSSION

Housing Element & Fair Share Housing Plan
25-04PB

Planner – Barbara Fegley

RESOLUTIONS OF APPROVAL

Housing Element & Fair Share Housing Plan
25-04PB

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.
The Board does not begin any new applications after 10 pm.



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

Minutes of the June 11, 2025 Planning Board Meeting

6:30pm

Meeting was called to order by Chair, Rick Dawson

Statement of Public Notice was read by Roberta Copeland, Secretary

Those answering to roll call were:

Rick Dawson

Donna Pearson

Mayor Kelly

Lee Fox

David Gonzalez

Approval of Minutes:

Lee Fox made a motion to approve the Minutes of the May 14, 2025 meeting. Mayor Kelly seconded with all in favor and Rick Dawson and Donna Pearson abstaining because they were not in attendance.

Presentation/Discussion

Housing Element & Fair Share Housing Plan, #25-04PB – Board Planner, Barbara Fegley

- Board Planner – Barbara Fegley
 - This is Housing Element & Fair Share Housing Plan that is an element of the Master Plan and also prepared in compliance with the 4th round housing obligation.
 - This Plan was noticed and also notice given to the adjoining Municipalities.
 - The City prepared this plan – Ms. Fegley gave them a draft of ones that had been done in the past for round 3 which ended in 2025. Round 4 is from 2025-2035.
 - The 1st half of the document is looking at what the conditions are in the City as far as demographics, household income, projected housing, population trends, household types and employment characteristics – what the conditions are in the City as far as housing, population and industry.
 - If you don't comply with the housing obligation, you can be charged with a builder's remedy suit – a builder could come in and challenge and say the City has not met its fair share obligation so they can come in and do whatever they want cause we're not in compliance. So, the City would not be able to do something else that would give ratable and Economic Development to the City.
 - The number of affordable housing units for the City is 290 units and because Bridgeton is an urban aid community, the prospective is 0 - this is good since Bridgeton does not have a lot of available land so it makes things a little bit easier.

- This document provides the history of where the units have been constructed and where additional units can be constructed and how the City is going to solve for the 290-unit obligation. The City will do this based on the following:
 - 10 Mill Creek units in River Grove for the Agricultural workers – 68 deed restricted units; Spruce Fields project – 5 units; Wiley Acres in 2026 – 6 units; Pine Estates and Sharp Meadow in 2026; South Avenue Terrace in 2027; Phoenix several phases (phase I, 64 units; phase II, 56 units; phase III, 54; phase IV, 60 units and 70 units of 55+ units)
- Future Site Suitability Analysis – talks about different redevelopment areas where there is still land available for future construction.
- The City has always participated in home rehabilitation, community development block grants, the HOME program and other programs.
- You get more credits if you have rental units that have been turned from owner to renter.
- The City feels that they can satisfy the 290-housing unit obligation and the City is asking for this Plan to be approved because it has to be to the Court by June 30th.
- The Plan can be modified and Barbara will check on some of the block and lot numbers for some of the upcoming projects.

Per our Board Solicitor, Mrs. Gaskill the issue before the Board is whether or not to adopt the 4th round Housing Plan Element and Fair Share Plan that will amend the Master Plan. This Plan will be amended also to add blocks and lots. Donna Pearson made a motion to approve the Plan with corrections and Lee Fox seconded. Roll call vote approved with all Board members in favor.

Resolution Approvals

Housing Element & Fair Share Housing Plan, #25-04PB

Lee Fox made a motion to approve the Resolution and George Funkhouser seconded. Roll call vote approved with all Board members in favor.

Other

None



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – JULY 9, 2025
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – June 11, 2025

APPLICATIONS

Louis Petrini
Colfax Street
Block 153, Lot 21

Application #25-03PB
Minor Subdivision
Michael Gruccio – Attorney

Eastern Pacific Development (Phase IB)
Pamphylia & Green Avenue
Block 182, lots 9-18 & Block 183, Lots 44-48, 51-53

Application #25-05PB
Major Subdivision & Site Plan
Michael Gruccio – Attorney

RESOLUTIONS OF APPROVAL

None

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.
The Board does not begin any new applications after 10 pm.



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

Minutes of the July 9, 2025 Planning Board Meeting

6:30pm

Meeting was called to order by Chair, Rick Dawson

Statement of Public Notice was read by Roberta Copeland, Secretary

Those answering to roll call were:

Rick Dawson

Donna Pearson

Mayor Kelly

Lee Fox

David Gonzalez

George Funkhouser

William Matias

Approval of Minutes:

Donna Pearson made a motion to approve the Minutes of the June 11, 2025 meeting. Mayor Kelly seconded with all in favor.

Applications

Application #25-03PB – Louis Petrini – Colfax Street, Block 153, Lot 21 – Minor Subdivision, Attorney – Michael Gruccio

- Mr. Gruccio stated Mr. Petrini wants to develop a .69 parcel of vacant undeveloped ground located on the west side of Colfax Street. This is a by right minor subdivision which creates lots that are conforming with Township criteria. They propose to subdivide this lot that has 240 feet of frontage in depth of 125 feet to create (3) lots – 2 new lots plus the remainder parcel each being 10,000 sq. feet and having frontage of 80 feet along the roadway and a depth of 125 feet. The subdivision is in compliance with Ordinance standards.
- All taxes are paid in full to current status
- Mr. Petrini also spoke with our Public Works Dept. and received a statement confirming the availability of public water and sewer to service this 3-lot subdivision
- There are (3) completeness waivers:
 - Completeness waivers requested:
 - Soil erosion and sediment control and soil characteristics
 - Peculation test
 - All will be provided with the permitting process

William Matias made a motion to deem the application complete and Lee Fox seconded. Voice vote approved with all in favor.

David Gonzalez made a motion to approve the Minor Subdivision and Lee Fox seconded. Roll call vote approved with all in favor.

Application #25-05PB – Eastern Pacific Development (Phase 1B) – Pamphyia & Green Avenues, Block 182, Lots 9-18 & Block 183, Lots 44-48, 51-53 – Major Subdivision & Site Plan, Attorney – Michael Gruccio

Completeness

- All completeness items based on our Board Engineer and Board Planner's review letters have been addressed and the applicant agrees with all recommendations and will comply.
- Mr. Gruccio stated everyone concluded that this application doesn't implicate subdivision approval but they did include it in the submission to cover all bases. There is no creation of a new lot and our Board Solicitor, Mrs. Gaskill agrees.
- Mr. Gruccio stated one of the privately-owned properties is subject to an existing agreement of sale and the other one has been under negotiations with the private property owner and will be reviewed by the end of this week. He stated one owner has signed an agreement and in principle has agreed but not signed as of today.

George Funkhouser made a motion to deem the application complete and William Matias seconded. Voice vote approved with all in favor.

- Hans Lampart, Owner and Developer
 - The project is currently contemplating 3 phases – the applicant has previously come before this Board for all the phases. Phases 2 & 3 were approved – phase 2 is completed and most of the units are occupied. They are here tonight to discuss the Senior portion of this project. It is a three-story (64) units building. They came before the Zoning Board and received preliminary site plan approval because the redevelopment plan had not been adopted and are now seeking preliminary and final from the Planning Board
 - A1 – Colorized Site Plan, A2 – Front façade of building, A3 – Zoomed in rendering of building
- William Parkhill, PE – Engineer Consultant for the project
 - Seeking preliminary and final site plan approval and lot consolidation for a 64-unit age/income restricted senior affordable housing facility.
 - They propose (62) 1-bedroom units and (2) 2-bedroom units
 - There are (90) proposed parking spaces – they believe this is more than enough spaces for this population as well as visitors and staff
 - Access to this facility will be off of Pamphyia.
 - Waivers requested
 - Curb cut width of 35 feet – each location is 24 feet
 - Proposed parking lot 50 feet buffer
 - Tree survey, tree removal and tree replacement
 - The applicant will work along with our Planner in regards to the landscaping plan
 - They are proposing to irrigate the frontages along Green Avenue and Pamphyia Avenue in front of the building.

- The applicant will comply with the Board Professionals lighting plan recommendations
- The applicant's engineer will work along with our board engineer in regards to stormwater
- 2 sections being vacated (Stephenson and Johnson Streets) are subject upon City Council approval via Resolution and given to the Board Secretary
- A Board member asked what is the plan for the wooded area behind the site? Per Mr. Parkhill, the majority of the lot will be cleared

Open to the Public

- James Underwood, 282 Stephenson Avenue
 - His only concern with this Site Plan is he was caught off guard and wasn't inviting to any meetings concerning this. All he received was letters from the attorney and the contractor.
 - He retires in 1.5 years and didn't want to worry about going back to work because of finances.
 - Sentimental values were not considered in this project and he thinks it was wrong the way it was setup
 - A lot of people in the neighborhood don't have the money to get an attorney and the letters were scare tactics.
 - He's all for rebuilding this area but he thinks the people need to be paid more then what they are offering them based on the economy
 - Being a tax-paying citizen, they should have a say of his residence. Per Mr. Dawson, eminent domain is a last resort. The business entity talked about they are negotiating with property owners in good faith
 - He stated he spoke with one of Mr. Gruccio's representatives and they came to some type of agreement and he's good with that.
 - Per Ms. Pearson there is an insensitivity because it's a business deal and what he has is not business. This is a great project and the area looks wonderful but we don't want any emotional human casualties in the process

David Gonzalez made a motion to approve the Site Plan and Lee Fox seconded. Roll call vote approved with all in favor with the exception of Mayor Kelly abstaining.

Resolution Approvals

None

Other

None



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – AUGUST 13, 2025
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – July 9, 2025

APPLICATIONS

Tri-County CAP (Pine Estates)
S. Pine St, Spruce St & South Ave
Block 191, Lots 6, 7, 12 & 26

Application #25-06PB
Major Subdivision
Howard Melnicove – Attorney

RESOLUTIONS OF APPROVAL

Louis Petrini – Colfax Street, Block 153, Lot 21 – Application #25-03PB – Minor Subdivision

Eastern Pacific Development (Phase IB) – Pamphylia & Green Avenue, Block 182 & 183, multiple lots –
Application #25-05PB - Major Sub-division & Site Plan

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.
The Board does not begin any new applications after 10 pm.



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

Minutes of the August 13, 2025 Planning Board Meeting

6:30pm

Meeting was called to order by Chair, Rick Dawson

Statement of Public Notice was read by Roberta Copeland, Secretary

Those answering to roll call were:

Rick Dawson
Donna Pearson
Mayor Kelly
Lee Fox
David Gonzalez
William Matias

Approval of Minutes:

Donna Pearson made a motion to approve the Minutes of the July 9, 2025 meeting. Lee Fox seconded with all in favor.

Applications

Application #25-06PB – TriCounty CAP (Pine Estates) – S. Pine St., Spruce St. and South Ave., Block 191, Lots 6, 7, 12 & 26 – Major Subdivision, Attorney – Howard Melnicove

- Mr. Melnicove stated this application is for Preliminary and Final Major Subdivision approval on a 2.5-acre site for several tax lots: block 191, lots 6, 7, 12 & 26. They will end up with (7) single family dwelling building lots and (2) stormwater management basin lots. This is for the development of housing which is Gateway's mission to develop affordable and low-income housing. These will be deed restricted housing so the applicant will have to income qualify and it has to remain affordable housing for a deed restricted period typically 30 years.
- Jay Sims, Engineer – Consulting Engineer Services
 - Prepared the subdivision plans
 - One of the proposed lots fronts on Spruce Street and (6) of the proposed residential lots as well as the (2) lots where the proposed basins will be located will have frontage on the extension of South Pine Street. The last lot will have frontage on South Avenue which is a County roadway.
 - The site is heavily wooded and almost necessitate clearing out the whole lot. They plan to mitigate the trees to the maximum extent that they are able. They will work along with the Board's Professionals to achieve an acceptable landscaping plan

- The applicant will be providing sidewalks along South Pine within the proposed area. No sidewalks on Spruce Street (strictly stormwater management). Also, they are not proposing any sidewalks on South Avenue – there are currently some sidewalks in the area. Given the County requirements, they are requesting a waiver because it would not be beneficial
- The applicant received County conditional approval and there were no objections to single-family dwelling fronting on South Avenue
- The applicant is asking for a waiver for sewer and water connection availability but they will provide as a condition of approval.
- Gateway will be providing to the Board full HOA documents with deed restrictions, covenants and regulations that deal with stormwater management
- The applicant will provide to the Board a perfected final plan that shows the Final Plat
- The applicant is asking for a waiver from the Department of Housing & Inspections for the removal of trees
- Mr. Fox asked if there would be ample space for emergency vehicles to turn around. This will be brought up and discussed at the meeting with the Fire Chief

David Gonzalez made a motion to deem the application complete and Lee Fox seconded. Voice vote approved with all in favor except for the Mayor abstaining.

- Jay Sims, Engineer – Consulting Engineer Services
 - Residential Site Improvement Standards (RSIS) requires (2) parking spaces for a 3-bedroom dwelling. This would be a total of (14) parking spaces. The applicant is proposing (17) parking spaces.
 - Exhibit A1 – colorized aerial version of the what is proposed
 - The applicant could not extend S. Pine Street because it would reduce the size of the stormwater basin and it would not meet the State required stormwater management
 - The applicant agrees to comply with all of the other Professional's comments in the perfected plans as well as provide all stormwater maintenance standard requirements
 - Lighting along South Avenue – there is an existing light on the opposite side and another on the applicant side.
 - Mr. Fralinger recommended the Fire Marshall reviews the ROW of S. Pine Street and Spruce Street. The applicant agreed
 - The name has not been established as of yet but it will be spelled out in the HOA documents.
 - The basin maintenance will be covered by the HOA and Gateway will be ownership of the common area basins and will be responsible
- Johnathan Burdzy, Community and Housing Development Manager – TriCounty CAP
 - 100% affordable housing development project
 - All applicants must be income qualified to show they can afford and the homes will be deed restricted
 - Funding comes from the State. There are elements of these homes that are required by DCA
 - Development cost per house is a little over \$600,000 each and they will be sold for:
 - Low income - \$100,000 (3 homes)
 - Medium income - \$125,000 (4 homes)
 - Exhibit A2 – architectural renderings of the homes that will be built with minor detail changes

- Based on the State, there is a standard ratio of site improvement versus cost of home for the size of land. If they built any less than 7, it would not be cost effective and would not be funded.
- Most of the lots are smaller than the R1 requirements. So variances are required on the lots for deviation from the minimum lot size.
- Ms. Pearson asked what are they looking for when the homes are put up for sale. Mr. Burdzy stated the criteria is determined by the State – based on income and family size. You have to have 3 or more persons normally they look for people with children. And the buyer has to be able to obtain a mortgage so they would need a certain credit score. The grant picks up the cost of the homes.
- Mrs. Gaskill asked if during the credit counseling process, is there a course on home maintenance – Mr. Burdzy stated yes, the potential home buyers are taught how to take care of the homes as well as how to continually pay the mortgage. It is required by State that they to through and complete these courses on home management.
- The HOA (Home Owners Association) has maintenance requirements and housing requirements so there is an enforcement magnetism

Open to the Public

Michael Brown & Lisa Sadler, 44 Sharp Avenue

- Asked where their house was on the plan and they didn't understand why they received the letter – it was explained, they were within 200' of the subject property
- He was concerned about the empty houses Gateway already have near their property
- Very concerned and stated low income and working people don't mix
- When Tri County put the first houses up, 4 people kept their houses like trash and then they lost their houses

Mary Williams, 524 Spruce Street

- Lived at her residence since 1997 and her mother had the house around 23 years prior. She's not planning on selling any of her land.
- Building these houses, will get rid of the wildlife and her peace
- There is mildew and mold growing on a lot of trees
- It floods all the time where they are proposing to put the water basins
- She does not want to be bothered by low income people in her area because she doesn't want to worry about drug sells, stealing out of her yard or chicken & goats running around

Courtney Williams, 524 Spruce Street

- This project is too much and they are about to lose their peace and wildlife - This project will bring undesirables in the area
- There are folks currently living in the houses that already exist illegally and selling drugs
- There are (6) apartment complexes all around in Bridgeton for low income and they are all doing the same thing
- Will the "pump and gears" make noise and what about folks making trails from Spruce Street
- The cul-de-sac area is not big enough to accommodate all of these new homes
- Who's monitoring the HOA rule breakers?
- She received help from TriCounty before but the program doesn't work. The TriCounty employees never return phone calls. She's been calling Ms. Stringfield for (2) weeks to discuss this project and no one has called her back

Mr. Melnicove asked that the Board consider affordable housing has been found by the courts to be an inherently beneficial use consistently.

David Gonzalez made a motion to approve the Major Subdivision to consolidate and turn 4 lots into 9 lots (7 will house single family dwellings) along with variances and waivers. Donna Pearson seconded and Roll call vote approved with all in favor except for the Mayor abstaining.

Resolution Approvals

Louis Petrini, Application #25-03PB – Minor Subdivision – Colfax Street

Lee Fox made a motion to approve the Resolution and William Matias seconded. Roll call vote approved with all Board members in favor.

Eastern Pacific (Phase 1B), Application #25-05PB – Major Subdivision & Site Plan – Pamphylia & Green Avenue

Lee Fox made a motion to approve the Resolution and William Matias seconded. Roll call vote approved with all Board members in favor.

None

Other

None



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethen, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – NOVEMBER 12, 2025
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – August 13, 2025

APPLICATIONS

Todd Oliver (Laundromat)

59 West Broad Street

Block 266, Lot 13

Application #25-07PB

Final Major Site Plan

Emanuel Sanfilippo, III – Attorney

RESOLUTIONS OF APPROVAL

Tri-County CAP (Pine Estates) – S. Pine St., Spruce St. and South Ave., Block 191, Lots 6, 7, 12 & 26 –

Application #25-06PB – Major Subdivision

OTHER

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.
The Board does not begin any new applications after 10 pm.



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethea, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

Minutes of the November 12, 2025 Planning Board Meeting

6:30pm

Meeting was called to order by Chair, Rick Dawson

Statement of Public Notice was read by Roberta Copeland, Secretary

Those answering to roll call were:

Rick Dawson

Mayor Kelly

Lee Fox

George Funkhouser

William Matias

Approval of Minutes:

Lee Fox made a motion to approve the Minutes of the August 13, 2025 meeting. Mayor Kelly seconded with all in favor.

Applications

Application #25-07PB – Todd Oliver (Laundromat) – 59 W. Broad Street, Block 266, Lots 13 – Final Major Site Plan – Attorney, Emanuel Sanfilippo, III

- Mr. Sanfilippo this application is located in the C2 Apartment Commercial Zoning District
 - Applicant received preliminary and final major site plan approval in March, 2025 but during the course of the hearing, the applicant determined they would remove the future development space and is only proposing the laundromat facility at this time. As a result of the change, the applicant was only granted preliminary approval and now they are seeking final
 - The applicant will be seeking outside agency approvals as well and all will be submitted to the City
- Daniel J. Patterson, Engineer – Patterson Surveying & Engineering LLC
 - Prepared the Major Site Plans and the biggest change was removing a section of the building and the retail space is no longer a part of this application
 - Changes to the driveway entrances and parking layout. The loading zone will now be on the side
 - They will be able to provide more additional landscape screenings
 - Exhibit A1- Revised final Site plan
 - The applicant agreed to repair the brick and block wall perpendicular to Broad Street

- The applicant agrees to revise the lighting plan and a new pole light was added to the plan
- The applicant has agreed to comply with the Engineer's technical comments and all changes will be reflected on the perfected site plan
- Todd Oliver - Owner
 - The owner believes with the revision in the plan, the 18 spaces will be sufficient for his operation
 - The applicant is excited to begin business here in Bridgeton
 - The exterior of the building will be based on their meeting and recommendations from the Historic District

George Funkhouser made a motion to deem the application complete and Mayor Kelly seconded. Voice vote approved with all in favor.

Resolution Approvals

Tri-County CAP (Pine Estates) - Application #25-06PB – Major Subdivision – S. Pine & Spruce Streets and South Avenue

George Funkhouser made a motion to approve the Resolution and William Matias seconded. Roll call vote approved with all Board members in favor.

Other

None



Bridgeton City Mayor

Albert B. Kelly

Bridgeton City Council Members

Edward Bethen, President

Rosemary DeQuinzio

J. Curtis Edwards

David Gonzalez

Marian King

AGENDA
CITY OF BRIDGETON PLANNING BOARD
WEDNESDAY – JANUARY 14, 2026
6:30 pm

CALL TO ORDER – Chair, Rick Dawson

READING OF STATEMENT OF PUBLIC NOTICE – Secretary

ROLL CALL -- FLAG SALUTE

APPROVAL OF MINUTES – November 12, 2025

APPLICATIONS

Grotech Farms, LLC
10 Grove Street
Block 132, Lot 1.03

Application #25-08PB
Preliminary & Final Major Site Plan
Howard Melnicove, Attorney
Emanuel Sanfilippo, III – Attorney

Ervin Vazquez
10 Bertini Drive
Block 5, Lot 1

Application #25-09PB
Minor Subdivision
Howard Melnicove, Attorney
Emanuel Sanfilippo, III - Attorney

RESOLUTIONS OF APPROVAL

Todd Oliver (Laundromat) – 59 W. Broad Street, Block 266, Lot 13– Application #25-07PB – Final Major Site Plan

Re-organizational Meeting

- Chair
- Vice-Chair

2026 Calendar Approval

ELECTION OF PLANNING BOARD PROFESSIONALS

- Board Planner – Barbara Fegley – Resolution #2026-01PB
- Board Solicitor – Kathleen Gaskill – Resolution #2026-02PB
- Board Engineer – J. Michael Fralinger, Jr. – Resolution #2026-03PB
- Board Secretary – Roberta Copeland – Resolution #2026-04PB

ADJOURNMENT

PLEASE NOTE: Applicants are expected to be present for the hearing.
The Board does not begin any new applications after 10 pm.