

**Mount Olive Planning Board
Summary Minutes
April 21, 2022**

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

ATTENDANCE:

Planning Board Members:

Present:

Ms. Mott, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Ms. Natafalusy

Excused:

Mr. Scapicchio, Mr. Schaechter, Mr. Forlenza, Mr. Mania, Mr. Weiss

Board Professionals:

Chuck McGroarty, PP/AICP, James Bryce, Esq., Mike Vreeland, PE, Mary Strain, Board Secretary

APPLICATIONS

PB 22-11 Fratelli Beretta USA, Inc.

650 International Drive, Block 107, Lot 3

Amend Final Site Plan w/ d-4 FAR variance

Appearing for the applicant: Sean Monaghan, Esq., Simone Bocchini of Fratelli Beretta USA, Peter Chandler, PE of Suburban Consulting, Claudio Breda, AICP, and Jessica Caldwell, P.P.

Mr. Monaghan explained that the applicant was appearing that evening for an amendment to a site plan approval previously granted by the Board in 2021. The intention was to present the changes to the site which include a FAR variance and a parking exception. The changes are due to the addition of a second story on the building.

Simone Bocchini was sworn in. Mr. Bocchini indicated that he was President and CEO of Fratelli Beretta USA. Mr. Bocchini testified that the need for an amendment to the previously approved site plan is due to the growth of his business. He explained about the future projections and growth for Fratelli Beretta USA to the Board Members. The request for a second floor is for the storage and aging of prosciutto. He testified that there will be a need for just one more employee and two more trucks per day.

Peter Chandler, PE was sworn in to testify as engineer for the applicant. Mr. Chandler presented two colored renderings, Exhibit A-2 *Amended Preliminary and Final Major Site Plan Rendering* dated April 21, 2022, Sheet 1 of 1, and Exhibit A-3 *Colored Rendering of Building*, dated April 21, 2022.

Mr. Chandler testified that the perimeter to the asphalt and circulation area will change with the entrance and exit. There will be a slight reduction to the footprint. The FAR variance is for an addition of a second floor. The floor area ratio will increase to 72.6 percent. There is an exception being requested is for the parking. No tree removal will be required. Traffic circulation will be changed. Mr. Chandler testified that all exiting truck traffic will turn right out of the facility as it does presently. The proposed changes to the traffic circulation are for a very limited number of vehicles and there should be no disruptions to present traffic patterns.

Mount Olive Planning Board
Summary Minutes
April 21, 2022

Claudio Breda, AICP was sworn in and presented architectural plans for the project. Mr. Breda testified that the height of the building would be the biggest change for the site. He gave an overview of the changes to be made.

Jessica Caldwell, P.P. was sworn in and testified as professional planner for the application. Ms. Caldwell testified that the main variance was for an increase in the floor area ratio. She discussed the improvements that will be made to the building, including traffic circulation, relocation of loading docks to the rear, and the addition of the second floor which will improve the look of the building. Also, she pointed out that there will not be any significant number employees needed or additional truck traffic generated. Ms. Caldwell testified that the changes will be consistent with the designated zone for the site.

The Board voted 6 in favor with none opposed to approve the amended final site plan with the d4 FAR variance.

PB 22-01 NJRD Invest, LLC

327 Route 46, Block 7702, Lot 22

Preexisting nonconforming use certificate for residential dwelling in C-1 zone

Application carried to June 16, 2022 with no further notice.

PB 22-02 Wang, Leonardo

6 Stark Court, Block 4401, Lot 14

Variance

Application not heard. The notice was deficient. Will re-notice for the May 19, 2022 public meeting.

With no further business the Board adjourned at 7:44 pm.