



Plan Commission MEETING MINUTES

October 6, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

Mayor Ament read the order of business for the Public Hearing.

- A. (3) NJ RZ-2501502 Theodore Balistreri with PLM - 21040 W. Lincoln Avenue (Tax Key #: 1176.993) - Rezone from B-2 & C-2 to M-1 & C-2.

Greg Kessler read the public notice for the item, and Kristen Hogan presented the proposal. Mayor Ament opened the public hearing and asked if anyone wished to ask questions for clarification.

A resident from 21220 W. Lincoln Avenue inquired about the proposal at the location. Greg Kessler clarified that the matter before the Commission was a rezoning request only and that what had been presented was a conceptual plan. He noted there is no formal development application for the property at this time.

A resident of 21150 W. Cleveland Avenue, who owns property directly across from the site, expressed concern about the potential impact on his property. He stated that he had previously attempted to rezone his property to allow for a side-by-side ranch and was denied by the City. Greg Kessler responded that he did not recall that specific conversation but stated that each proposal submitted to the Department is evaluated in accordance with the City's Comprehensive Plan and applicable zoning regulations.

Mayor Ament then asked whether anyone wished to speak in favor of the request; none did. He then asked if anyone wished to speak **in** opposition.

Residents from 21220 W. Lincoln Avenue and 21150 W. Cleveland Avenue both spoke in opposition to the rezoning.

Mayor Ament asked the Commissioners if they had any questions or comments. Hearing none, the Mayor closed the public hearing.

2. PRIVILEGE OF THE FLOOR

Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:13 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:

Present: Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Mayor Ament,

Commissioner Gardner
Excused: Commissioner Scott Schulpius, Alderperson Joseph Stribl

Staff Present: Mayor Dave Ament, City Attorney Mark Blum, City Clerk Rubina R. Medina

The City Clerk confirmed that a quorum was present and that the meeting was properly posted in compliance with the open meetings law.

5. APPROVAL OF MINUTES

A. August 13, 2025 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 4-0 with Brian Felda abstaining.

6. PLAN COMMISSION SECRETARY'S REPORT

No report.

7. CONTINUED BUSINESS

8. NEW BUSINESS

A.

Discussion and possible recommendation to the Common Council to approve Ordinance # 2713, an ordinance to amend the Zoning Code, as outlined in the staff report DCD1-2501043 Zoning Code Updates. (Public Hearing 8/13/2025)

MOTION: Motion to Table

VOTE: Motion by: Mayor Ament
Second by: Commissioner Rafel
Motion Passed 5-0

B.

Discussion and possible recommendation to the Common Council to approve Ordinance # 2714, an ordinance to rezone from A-1 to R-1/R-2, as outlined in the staff report (7) KH RZ-2501137 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) (Public Hearing 8/13/2025)

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 5-0

C.

Discussion and possible recommendation to the Common Council to approve (7) KH LD-2501138 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) - 3-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Gardner
Motion Passed 5-0

D.

Discussion and possible action to recommend to Common Council approval of (1) KH LD-2501457 Yoni Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Motion Passed 5-0

E.

(3) NJ UA-2501629 Ted and Hunter Larson with Greenfield Professional Building Concept - 21477 W. Greenfield Avenue (Tax Key #: 1174.983) - Conceptual Use, Site and Architecture for an office building.

No Motion.

9. PENDING

10. COMMUNICATIONS

None.

11. ADJOURN

MOTION: Motion to Adjourn at 6:25 PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Gardner
Motion Passed 5-0

**Respectfully Submitted,
Rubina R. Medina, City Clerk**