

**Planning Board Regular Meeting
September 11, 2024**

The regular meeting of the Lodi Planning Board was called to order at 7:00 PM by Chairman Fran Carrasco. A flag salute was held, and the Open Public Meeting was read. Members present were, Breitwieser, Fredericks, Apicella, Zamora, Singh, Russo, Fiscina, Wanco, Carrasco, Salvacion Secretary, Gary Paporozzi and Planning Board Attorney Joseph A. Russo. A motion was made by Apicella, second by Zamora to excuse Vincent Martin. Voting yes was Breitwieser, Fredericks, Apicella, Zamora, Singh, Russo, Fiscina, Wanco and Carrasco. The meeting took place in person and was audibly recorded.

A motion was made by Breitwieser, second by Apicella approving the August 14, 2024 minutes. Voting yes were Breitwieser, Fredericks, Apicella, Zamora, Singh, Russo, Fiscina, Wanco, and Carrasco.

APPLICATION:

New Jersey Sports Academy LLC #08212024P 251 Garibaldi Ave, Lodi, NJ 07644 The applicant was represented by Gary D. Bennett Esq. The applicant Michael Tetto is an authorized representative and the Business Operator of New Jersey Prospects Sports Academy LLC. The Applicant intends to lease for the owner approximately 6,800 square feet of the subject premises together with associated parking. The building is presently vacant and the rear portion of the property is used for the storage of material for the marble and granite business located across the street. The rear of the property is not included in the lease. Mr. Tetto is requesting a Certificate of Occupancy for a recreational indoor facility for enhanced athletic training and instructions. The training will primarily focus on baseball and softball although there may be training for other sports such as soccer etc.

The Applicant will install turf and nets (batting cages). No equipment will be needed since the trainees primarily bring their own equipment to the site. Most of the training will be one on one usually with appointments. There will be (1) employee at all times during the operation of the business. There will be 3 to 4 trainers on site at any one time. The hours of operation will be 4:00 P.M to 9:00 P.M. Monday through Friday, and 9:00 A.M. to 4:00 P.M. on Saturday. The hours will vary on Sunday. There will be no exterior renovations to the subject premises. The interior modifications are mentioned above. The building is ready to move in. There is a waiting room, bathrooms and a large warehouse to be used for the training. There is sufficient parking on site to accommodate the proposed business. Mr.

Bennett stated this use is a benefit to the neighborhood and the Borough since the prior use was landscaping business with many trucks and unsightly landscaping equipment on site. The proposed facility can also be a benefit to those Borough residents who are looking to enhance their skills in such a facility.

Mr. Paparozzi asked how many employees are there going to be. Mr. Tetto stated one employee and if there are any trainers up to 4. Mr. Paparozzi asked if he was the only tenant in that building? Mr. Tetto stated yes. Mr. Tetto said the bay doors or loading docks aren't going to be used. Mr. Paparozzi ask how many sports are going to be at one time. Mr. Tetto stated mainly Baseball and Softball. If soccer wanted to come in and rent that would have to come in on a separate time. Mr. Carrasco ask of there was going to be any outside running. Mr. Tetto said no outside running. Mr. Tetto stated if Teams / Schools wanted to come in a rent the facility he would more than happy to help Lodi Schools / Lodi Recreation. Mr. Tetto stated he was a Trainer/ Coach at Hustle Baseball Academy. He trained kids from 10 years old to 18 years old.

Mr. Paparozzi asked if the owner was present. The Owner was not present at this time. Mr. Paparozzi said the lot has outside storage and is in violation. There can not be any outside storage. Mr. Carrasco stated we can speak to Property Maintenance and they can take care of it. Mr. Singh ask if any equipment will be stored outside. Mr. Tetto stated no.

No further questions were asked.

**A motion was made by Wanco, seconded by Breitwieser, Voting Yes were Breitwieser, Wanco, Apicella, Zamora, Russo, Singh, Fredericks, Fiscina, and Carrasco.
Application passed 9-0**

Resolutions

**Tugsekisioula #08052024P
160 Gregg Street Unit #7
Lodi, NJ 07644**

A motion was made by Apicella, seconded by Zamora, Voting Yes were Breitwieser, Fredericks, Apicella, Zamora, Singh, Russo, Wanco, and Carrasco.

**Resolution Passed 8/0
MGRX LLC #07312024P**

159-170 Main St Unit 104
Lodi, NJ 07644

A motion was made by Apicella, seconded by Singh, Voting Yes were Breitwieser, Fredericks, Apicella, Zamora, Singh, Russo, Wanco, and Carrasco.

Resolution Passed 8/0

NEW BUSINESS:

None

A Motion was made to closed the Meeting by Apicella, seconded by Zamora, Voting yes was Breitwieser, Fredericks, Apicella, Zamora, Singh, Russo, Fiscina, Wanco and Carasco.
Passed 9/0

There being no New Business the meeting was adjourned.

Sharon Salvacion
Planning Board Secretary

Approved on
10/9/2024
