

MINUTES
May 9, 2012

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:45 PM in the Fourth Floor Conference Room of City Hall. Present were:

David Pickett
James Kubiak
Michael Pantalone
Susanne Morello
John Casadia
Douglas Albrecht
David Manders

Members not present:

Maria Perez, Stephen Plevins, Victor Terenik, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen Hicks, Supervising Planner
Stephen Hawk, Senior Planner

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

Highland Pines at Vineland, LLC - Located at the southerly side of Palermo Avenue between Cavallo Drive and Athens Way, Block 6910, Lots 16 and 17, Project #12-1282, resubdivision approval to convey a portion of one lot to (lot 17 of block 6910) to another lot (lot 16 of block 6910).

Mr. Hawk explained that the resubdivision is from a property that was approved as a major subdivision. The project started and they are having trouble continuing. There are three separate lots and this resubdivision contains two of those lots. In essence, the reason of the application is to make a lot that is consistent with the major subdivision. They have to make it small, and around the existing house that the built so they could then sell it. There are a few administrative things that have to be taken care of as a result of that, mainly the sewer line that serves the house. The project is on Palermo Avenue near Athens Way, and it stretches back to London Lane. When the project does happen, it is going to involve the connection of several streets in the neighborhood. There will be a small lot and a large lot. The third lot is not part of the major subdivision. The house has a sewer lateral that goes out to Palermo, down Palermo, through the future street, and then connects to the sewer main on London Lane. There is 1500' of sewer lateral to serve the house to get it to this point. The board has to make sure that the lot as an easement that allows for the use of that sewer line. That applicant has no objection to that.

Mr. Manders wanted to know how to guarantee that the sewer line worked 1500'.

Mr. Myers explained that it requires maintenance and flushing.

Mr. Hawk stated that he assumes that Licenses and Inspections issued CO's for the houses that are there.

Ms. Morello wanted to know how to determine an easement.

Mr. Hawk explained that the easements would be in place when the resubdivision deeds are recorded. It would actually go away when the plat is filed. They worked through the discrepancies as to dimensions and areas. For instance, #6a will be changed to 209.73 being conveyed. The lot will be 341.889. The overall acreage will be 7.84 total.

Mr. Meyers explained that the overall conditions for the major s lot with construction that has occurred and stopped. There is some erosion on the storm management basin on the sides. There is a mound of soil that someone can be injured on. Stop vehicles from driving through there. Sanitary manholes are up about a foot and are not safe. The developer was agreeable to those conditions.

Mr. Pantalone wanted to know if there was curbing.

Mr. Hawk explained that there are sewer lines in, water lines are not in, and there are some curbing and draining structures.

Ms. Hicks explained that the sewer is an active system. LSA does not have an issue with it.

South Jersey Precision, Inc. - Located adjacent to an access to Lincoln Avenue and adjacent to New Jersey Route 55 right-of-way, Block 7503, Lot 36, Project #12-1283, minor site plan approval to construct a 2,210 square foot addition to an existing tool and mold fabrication.

Mr. Hawk explained that the property in question is lot 36 and quite a distance from Lincoln Avenue. The Engineering department was the applicant to show proof of access to Lincoln Avenue. There is an access through the City's property.

Ms. Hicks explained that the city lot was dedicated to provide frontage, and it is considered half a street. It was done prior to development of this lot.

Mr. Hawk explained that the lot was a Bell Atlantic with a lot of employees. It is a large paved area, but the line stripping is gone. A lot of it will be used for outside storage. They will provide 25 spaces for employees and future employees. A lot of people will never see this site.

Mr. Meyers clarified the reason for showing legal access. They are in the process of cleaning up things that were not recorded in the past.

Garden State Highway – Located at the northerly side of Oak Road between Main Road and Brewster Road, Block 1909, Lot 56, Project #12-1281, major site plan approval to construct a 4, 858 square foot addition and a separate 600 square foot addition to an existing sign business building.

Mr. Hawk explained that there are two additions, two driveway access points, and a loop system for larger vehicles. There is a letter from Mr. Guccio's office confirming an agreement with Vineland Produce for use. It gives limits on the exact use. There are variances listed in 5a and 5b. They have to do with the existing driveway and added areas being buffer variances. They have increased the number of employees, but are not proposing to increase parking. There is a difference in employees and the amount of spaces provided. The impervious coverage is going up as a result of all the areas added. Most of it was impervious already for the easterly expansion. There are some improvements being made to the basin, increasing the capacity. The construction official is okay with the handicapped parking. They have shade trees proposed on the frontage, and they are adding four shade trees for a total of five and the ordinance requires six.

The Good Shepherd Pentecostal Church – Located at the northerly side of Wood Street between 7th and 8th Streets, Block 3016, Lot 17, Project #12-1284, minor site plan approval to convert an existing 3,020 square foot one-story masonry building, formerly utilized as a medical office, to a house of worship.

Mr. Hawk explained that this site was previously medical offices. It is located across the street from the court parking lot. The entire front of site is paved, and they want to convert the property as a church. That requires an approval, and the parking should meet the standards. They will provided parking on one side and remove pavement and eliminate asphalt in that area. There are variances because the front buffer and side buffer is not the minimum that is required. The impervious coverage is 100% and it is going down to 89%. All the variances are for the betterment of the site. This is in the redevelopment area allowing off- site parking. There is on street parking, and parking across the street.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:

James Kubiak
Michael Pantalone
Susanne Morello
John Casadia
David Pickett
Douglas Albrecht
David Manders

Absent were: Victor Terenik, Stephen Plevins, Maria Perez, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen M. Hicks, Supervising Planner
Stephen Hawk, Senior Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, City Clerk, and the Board members.

MINUTES – Approval of minutes from the April 11, 2012 board meeting.

The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Mr. Pantalione: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Kubiak: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

RESOLUTIONS – Approval of resolutions from the April 11, 2012 board meeting.

The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6001-
Mr. Plevins: Yes
Mr. Pantalione: Yes
Ms. Morello: Abstain
Mr. Casadia: Yes
Ms. Perez: Abstain
Mr. Pickett: Yes
Mr. Kubiak: Abstain
Mr. Albrecht: Yes
Mr. Manders: Yes

#6002-
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Kubiak: Yes
Mr. Pantalione: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

#6003-
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Kubiak: Yes
Mr. Pantalione: Yes
Ms. Morello: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

The Board's professional staff, Kathleen M. Hicks-Supervising Planner, Stephen Hawk-Senior Planner, and Brian Myers- City Engineer were sworn in.

Chairman David Manders made a motion to open the public hearing. Roll Call:

Mr. Pickett: Yes
Mr. Kubiak: Yes
Mr. Pantalione: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

DEVELOPMENT

1. Highland Pines at Vineland, LLC - Located at the southerly side of Palermo Avenue between Cavallo Drive and Athens Way, Block 6910, Lots 16 and 17, Project #12-1282, resubdivision approval to convey a portion of one lot to (lot 17 of block 6910) to another lot (lot 16 of block 6910).

The applicant was represented by Michael Fralinger, Esq. The application was for a resubdivision approval for block 1601 lots 16 and 17. This property was a subject of a prior major site plan approval granted in 2007. The plan displayed is the major subdivision previously approved. They will be taking out the division line between 16 and 17 to become one property. It will overlay onto the major subdivision, and when the final plat is recorded, the lot will look identical to the one displayed. It is a 20 lot subdivision, 19 lots available for single family dwellings with the basin lot in the rear. The sanitary sewer line will go up Daphne Drive along with storm water sewer and about 80% of curbing is in with the project. The market fell and development stopped, so the property sat there. The developer is trying to push it forward, so the minor subdivision lot has a house construct. The plan is to sell that lot to gain capitol to continue with the site improvements and move forward with the project. The resubdivision meets all the requirements for the zone. There are no variances necessary or objections and everything can be accommodated with the Planner's report. The easement where the sewer line currently sits is classified

as a lateral because it is servicing just one home and it is not in a dedicated right of way. It has been constructed and approved by LSA. It has been flushed one time in the last year and a half. The easement will be given for the new lot 17 connecting through lot 16, to the main down on London Lane. The easement will self-terminate. The dead will have a constriction that the lot will become part of the homeowner's association. Currently there is a stock pile of gravel, so there will be some modifications to reduce the pile. The basin is will be also be cleaned up.

Mr. Hawk explained that the resolution should reflect that 6a should be 209,373 square foot portion of lot 17 to be conveyed to lot 16. The enlarged lot should be 341,889 square foot for an acreage of 7.84.

The Chair entertained to approve the application. Mr. Pickett so moved, Mr. Pantalone seconded. Roll Call:

Mr. Pickett: Yes
Mr. Kubiak: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

2. South Jersey Precision, Inc. - Located adjacent to an access to Lincoln Avenue and adjacent to New Jersey Route 55 right-of-way, Block 7503, Lot 36, Project #12-1283, minor site plan approval to construct a 2,210 square foot addition to an existing tool and mold fabrication building.

The applicant was represented by Bennet Barfeld, Esq. The applicant would like to construct an addition, and will comply with all of the reports provided by the Planning Division.

Mr. Hawk stated that there will be 25 parking spaces, and at least one should be a handicapped space. Item 10a is a waiver.

The Chair entertained a motion to approve the application. Ms. Pickett so moved, Mr. Pantalone seconded. Roll Call:

Mr. Kubiak: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

The Chair entertained a motion to open the public hearing. Mr. Pantalone so moved, Mr. Pickett seconded. Roll Call:

Mr. Kubiak: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

3. Garden State Highway – Located at the northerly side of Oak Road between Main Road and Brewster Road, Block 1909, Lot 56, Project #12-1281, major site plan approval to construct a 4, 858 square foot addition and a separate 600 square foot addition to an existing sign business building.

The applicant was represented by Ned Rogovoy, Esq. When the applicant originally spoke to Mr. Hawk, they informed him that there were 40-41 employees. However, there is another branch in Millville and about 12-13 employees are there. There are approximately 28 employees at this particular site. The parking should be adequate, and that is why there are requesting a variance. The applicant became a major distributor for sign posts. He placed crushed concrete in a location because of the weight of his storage of posts. There is drainage through this concrete, so that is the explanation. He is now in the overhead sign business. The other space was sufficient for a normal sign business. The overhead sign business is causing him to expand to accommodate the business.

Ms. Hicks wanted the applicant to elaborate the buffers.

Mr. Bob Drain, Owner, testified on his own behalf. The storage for the sign posts are on the northerly and westerly sides. He does not have any storage indoors.

Ms. Hicks wanted to know if there was any buffer that could be restored.

Mr. Drain explained that the east side had storage, and he is using his site fully. He needs room for the overhead sign business.

Mr. Hawk explained that the employment amount of 28 is accurate. The parking requirement is 32, and parking provided is 29. The variance for 5c changes and paragraph 9 also changes. In item 10, the handicap parking is acceptable.

Mr. Albrecht asked if he anticipated any additional growth.

Mr. Drain explained that he would move to an industrial area if his business increased.

Mr. Wayne Johnson, Engineer, explained that there were no issues with the Engineering report. There would like a waiver from 11d.

Mr. Hawk explained that that item c will be revised and there would be relief for 6a, 6b, and 11d.

Mr. Johnson stated that they would need a waiver for shade trees. They are one short. They also need a waiver for 11c.

The Chair entertained a motion to close the public hearing. Ms. Pantalone so moved, Mr. Pickett seconded. Roll Call:

Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Kubiak: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

The Chair entertained a motion to approve the site plan application. Mr. Pantalone so moved, Mr. Pickett seconded. Roll Call:

Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Kubiak: Yes
Ms. Pantalone: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

4. The Good Shepherd Pentecostal Church – Located at the northerly side of Wood Street between 7th and 8th Streets, Block 3016, Lot 17, Project #12-1284, minor site plan approval to convert an existing 3,020 square foot one-story masonry building, formerly utilized as a medical office, to a house of worship.

The applicant was represented by Dante Romanini,, Esq. The applicant is proposing a minor site plan for a church facility in an existing building. They are proposing a variance for the front buffer 6' vs. 15' required. The side buffer 8.4' vs. 25' required. The number of parking spaces would be 7 spaces vs. 33 spaces required. The impervious coverage is 89.9% vs. 70% maximum. The significance for the variances will be to improve the site. The drive way isle width 22.3 vs. 24' required, and the parking spaces 18' in depth vs. 19' required. They also need a waiver for item 8, for westerly screening, item 9, and item 13.

Mr. Hawk explained that the redevelopment plan allows off- site parking. The lot across the street has 81 spaces. The total spaces needed for parking for both churches would be 67, so the 81 spaces will be adequate.

Mr. Albrecht wanted to know the days of services.

Mr. Juan Ramos, Pastor, testified on behalf of the church. Services will be held Tuesday, Thursday, and Sunday. They have not determined a time for the services. They do not want to interfere with the neighboring church.

Mr. Hawk wanted to know how many parishioners currently attend the church.

Mr. Ramos stated that there are no more than 35-40 people.

Mr. Romanini explained that they will comply with the Planner's and Engineering reports.

The Chair entertained a motion to close the public hearing. Ms. Pantalone so moved, Mr. Pickett seconded. Roll Call:

Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Kubiak: Yes
Ms. Pantalone: Yes

Ms. Morello: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

The Chair entertained a motion to approve the site plan application. Ms. Pantalone so moved, Mr. Pickett seconded. Roll Call:

Mr. Pickett: Yes
Mr. Kubiak: Yes
Ms. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn. Mr. Pantalone so moved. Mr. Pickett seconded. Roll call:

Mr. Kubiak: Yes
Ms. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Pickett: Yes
Mr. Albrecht: Yes
Mr. Manders: Yes

TIME: 8:16 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary