

MINUTES
July 11, 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:

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

Members not present:
Victor Terenik, Stephen Plevins, 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.

Michael Pantalone was nominated as Acting Chairman.

Blom Bros. & Co., LLC- Located at the northerly side of Landis Avenue opposite Moyer Street, Block 2707, Lot 14, Project #12-1290, major site plan approval to demolish 12,241 square feet of an existing retail store, leaving a remainder of 28, 391 square feet of retail floor area, and to construct a 36 space asphalt parking area generally within the demolition area.

Mr. Hawk explained that the applicant would like to remove a portion of the building to create a parking field in the front area. The site does not have a lot of parking, and functioning as a furniture store it worked out. Now it will be a potential mix of other retail and other uses, parking becomes more of a need. There are 36 spaces proposed, the building will be moved back, and an addition of landscaped islands. The design waivers all relate to the applicant's desire to maximize the space for parking. There will be one driveway on the easterly side, and design waiver because of the adjacency of the Econo Lodge driveway. There is a design waiver of this end island. Items 7 a-d, deal with that area. Item 7 e and f deal with the parking spaces that are parallel and lose the four spaces along the easterly side. There is a sign proposed that will limit and the access to the back area for anyone but employees and delivery. Item 5 is a side buffer variance because some of the removal taking place because of the Econo Lodge. That is an improvement of this condition because of the jagged edge of pavement touches the property line. Blom Brothers presence will be reduced and there will be other uses and the potential need for tractor trailers may go away. They may want an additional unit, so the façade may change. The property will have to manage the uses. Item 6a is a floor area ratio. They are reducing it below what is required. It went from a conforming amount to two. Item 8 deals with observation of the rear truck area. The site will be more in line with the ordinance. The sidewalk from Landis Avenue will go towards the site ending at a drive isle. A pedestrian would have to walk off the sidewalk and into the drive isle. There was a concern by Engineering about dumping pedestrians into a drive isle.

Mr. Myers explained that they may have a solution, but they will have to talk to the applicant.

Mr. Hawk explained that in item 8, some items that are recommended to clean up the area in the rear. Items 9, 10, and 11 are non-conformances.

Vice-Chairman David Pickett became the Acting Chairman.

Vineland Public Schools- Request from the City of Vineland Planning Board supporting the purchase of the property located at 1350 S. West Blvd, Block 5701 Lot 29. The use of the building will remain the same as the current use office/warehouse facility.

Ms. Hicks explained that that this is the WB Mason building. It's an I-3 industrial zone, that zone does not allow governmental offices. Governmental offices do include the school board. Offices accessory will require approval by the Zoning Board of Adjustment. There are no issues from the Master Plan perspective, and depending on the uses it may need board approvals.

The Acting Chair entertained to make a recommendation to Vineland Public Schools. Ms. Morello so moved, Mr. Pantalone seconded. Roll Call:

Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Albrecht: Yes
Mr. Pickett: Yes

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
Maria Perez
Michael Pantalone
Susanne Morello
John Casadia
Douglas Albrecht
David Manders
David Pickett

Absent were: Victor Terenik, Stephen Plevins, 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 July 11, 2012 board meeting.

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

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

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

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

#6009-

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

#6010-

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

#6011-

Mr. Pickett: Abstain
Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Pantalione: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Albrecht: Abstain
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 recused himself because of a conflict.

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

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

DEVELOPMENT

1. Blom Bros & Co., LLC - Located at the northerly side of Landis Avenue opposite Moyer Street, Block 2707, Lot 14, Project #12-1290, major site plan approval to demolish 12,241 square feet of an existing retail store, leaving a remainder of 28,391 square feet of retail floor area, and to construct a 36 space asphalt parking area generally within the demolition area.

The applicant was represented by Michael Fralinger, Esq., and is requesting a site plan approval for a demolition of a part of building on 3.25 acres. The current use of the property is a furniture store, and they want to slightly change the use. The building was constructed in 1970, and they have been in the furniture business since 1922. They want to convert the operation to a multi-tenant facility. They have to demolish a portion of the building to make it possible. 28,000 square feet of the building will be left after the demolition. Of the 28,000 square feet, 12,000 square feet will be the front retail component. 16,000 remaining square feet will be the storage area. The tenants will have access to the storage area. The front portion will be converted to a parking lot. There will be a maximum of five tenants, and the store frontage could change according to the amount of tenants. 12,000 square feet will be rentable space. There are two entrances and exits to the site with full access. One on the westerly side will be closed to allow additional parking. There will be 36 parking spaces. Five parking spaces will go away and four remain from the original plan. The rear portion is the employee and delivery area. There will be signage that notifies no entrance to the rear, and additional shrubbery will be added. In the Planner's Report, item 5, buffer variance 4' vs. 5' required. Item 6a, variance for minimum floor area ratio. Item 6b, parking spaces. The applicant is requesting design waivers for driveway opening, distance between the driveways, end island, parking space width, and parking space depth. There are no issues with the Engineering report and Water department comments.

Mr. Hawk explained that item 17d, overhang should be shown in plans.

Mr. Pantalione wanted to know if the lighting is consistent with Walmart.

Ms. Hicks explained that it would be at the board's discretion.

Mr. Fralinger explained that Walgreens did not have to match Walmart's lighting.

Mr. Kubiak wanted to know if the fence was being moved.

Mr. Hawk explained that it was at the board's discretion.

Mr. Fralinger explained that when they moved the sidewalk, they are losing one shade tree. The applicant would like a waiver 2 vs. 3 shade trees.

The Vice Chairman entertained to close the public hearing. Mr. Pantalione so moved, Ms. Morello seconded. Roll Call:

Mr. Kubiak: Yes
Ms. Perez: Yes
Mr. Pantalione: Yes
Ms. Morello: Yes
Mr. Casadia: Yes

Mr. Albrecht: Yes
Mr. Pickett: Yes

The Vice Chairman entertained to approve the application. Mr. Pantalione so moved, Ms. Perez seconded. Roll Call:

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

ADJOURNMENT

The Vice Chairman entertained a motion to adjourn. Mr. Pantalione so moved. Ms. Perez seconded. Roll call:

Ms. Perez: Yes
Mr. Plevins: Yes
Mr. Pantalione: Yes
Ms. Morello: Yes
Mr. Casadia: Yes
Mr. Kubiak: Yes
Mr. Albrecht: Yes +
Mr. Pickett: Yes

TIME: 8:25 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary