

MINUTES
October 9, 2013

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:

Stephen Plevins
John Casadia
Ryan Headley
Michael Pantalone
Sandy Velez
David Mazur
Teri Dillon
Angela Calakos
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Christine Scarpa, Deputy City Clerk
Kathleen Hicks, Planning Supervisor
Stephen Hawk, Principal Planner
Brian Myers, City Engineer

PRE-MEETING

MAE Research Center- Southeasterly corner of Mill Road and Chammings Court, Block 603, Lot 16, Project#13-1345, minor site plan approval to construct a 2,400 square foot addition and a 181 square foot compressor room addition to an existing building to be utilized for a research and testing laboratory.

Mr. Hawk explained that this is an existing business located in Blackwood, NJ. They want to relocate to Vineland. They test plastics and do quality control for Pepsi. They need a lab and found a site in Vineland and purchased it. They will be creating an addition that will combine two buildings. The existing structure will continue to operate as a warehouse. They have some driveways that are well undersized for the trucks that will be going into the site. The turning movement tracking takes up the entire driveway because it is not wide enough.

Clint Taylor Conceptual Minor Subdivision- Southerly side of Walnut Road between Mill Road and Orchard Road, Block 5501, Lot 5, Project#13-1346, Conceptual review of a minor subdivision to create one new lot with one remainder lot.

Mr. Hawk explained that the applicant's property backs in to the old Vineland landfill. He has a desire to create another lot to build behind an existing house. The lot only has 50' of frontage and this zone requires 150' of frontage. The variance will be for frontage for the new lot and the remainder lot. This is a flag lot and it is not the best way to plan the overall development of this site. There is a lot of land available in the rear of the properties and a better development would have actual streets and actual lots. It is not good planning and efficient use of the land.

Mr. DiDomenico explained that this is informal and they are not voting on anything. The applicant is just looking for comments.

Tobolski Resubdivision – Southerly side of Garrison Road between W. Korff Drive and Delsea Drive, Block 6101, Lots 9, 10, 11, 12, Project #13-1340, resubdivision approval to convey a portion of three separate lots to another lot.

Mr. Hawk explained that applicant owns the middle two lots. He has a horticultural farming activity in the rear. He wants to legally make it so that one of the lots contains the whole back area. The one lot that will be expanded is lot 11. It will have the same frontage 131.16 on Garrison Road and widen out in the rear. The three other lots will be shortened and have rear lines drawn about half way. The variance is one house is tight to the line that is being created 7.4 vs. 40' for an agricultural setback. They all end up having a different percentage of impervious coverage. The impervious coverage permitted is 15% and they will be 33%, 26%, and 18% moving west to east.

Request to review proposed redevelopment amendment for 724 E. Plum Street, Block 3013, Lot 15.

Ms. Hicks explained that the property used to be Red Cross. He did significant rehabilitation and redid the whole structure. He has tried to rent the downstairs office and has unable to get a tenant. It is a solid residential area and he has requested an allowance to put an apartment downstairs. There is currently one upstairs. The lot is substandard for a duplex but the lot is very small. The city professionals thought it was an oversized structure. The backyard has been improved with a parking lot that could accommodate a duplex. It was be consistent with the Master Plan but it is more of an issue because of the undersized lot.

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:

John Casadia
Stephen Plevins
Ryan Headley
Michael Pantalone
Sandy Velez
David Mazur
Teri Dillon
Angela Calakos
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2012 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 September 11, 2013 board meeting.

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

John Casadia: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Michael Pantalone: Yes
Sandy Velez: Abstain
David Mazur: Abstain

Teri Dillon: Abstain
Angela Calakos: Abstain
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the September 11, 2013 board meeting.
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6058-

Stephen Plevins: Yes
Ryan Headley: Yes
Michael Pantalone: Yes
Sandy Velez: Abstain
David Mazur: Abstain
Teri Dillon: Abstain
John Casadia: Yes
Angela Calakos: Abstain
David Manders: Yes

#6059-

Ryan Headley: Yes
Michael Pantalone: Yes
Sandy Velez: Abstain
David Mazur: Abstain
Teri Dillon: Abstain
John Casadia: Yes
Stephen Plevins: Yes
Angela Calakos: Abstain
David Manders: Yes

DEVELOPMENT PLAN

MAE Research Center- Southeasterly corner of Mill Road and Chammings Court, Block 603, Lot 16, Project#13-1345, minor site plan approval to construct a 2,400 square foot addition and a 181 square foot compressor room addition to an existing building to be utilized for a research and testing laboratory.

The applicant was represented by Thomas Ehrhardt, Esq.

Jeff Morrow-Lucas, employee of Morrow Associated Enterprises, testified on behalf of the applicant. They are requesting to construct an addition to connect two existing buildings to add additional square footage. It is a research center for plastics. One major customer is in the soft drink industry.

Andrew Hogg, Professional Engineer, testified on behalf of the applicant. The property is located in the industrial park on Mill Road. It consists of three buildings A-1, A-2, and building B. This application proposes a 2,400 square foot connector between buildings A-1 and A-2. The site previously was a contractor's yard and has a large rear storage yard. UPS trucks will make deliveries using the Mill Road entrance. Larger tractor trailers will use the Chamming Court entrance. They are anticipating one or two tractor trailers a week. UPS will be delivered daily.

Mr. Hawk wanted to know the nature of the tractor trailers.

Mr. Morrow explained that occasionally they would have equipment delivered to them. There are two operational companies located in Blackwood, NJ but will be relocating. They will on occasion receive filled and empty bottles on pallets from with all over the world for testing. 90% of the empty plastic bottles are delivered by UPS and some FEDEX.

Mr. Hogg explained that a new transformer will be placed in front of the building and a pad for an air compressor.

Mr. Manders wanted to know why the radiuses of the entry drives were not expanded.

Mr. Hogg explained that the tractor trailer deliveries were going to be infrequent. Chammings Court is a cul-de-sac with limited traffic but they do not have any objections to widening the driveway for a larger radius.

Ms. Hicks explained that the New Jersey Affordable Housing Laws require 2.5% equalized assessment for the project.

Mr. Hawk wanted to know the applicant's thoughts on comment 8a.

Mr. Morrow-Lucas explained that they were going to designate that as a one way.

Mr. Hawk wanted to know about the warehouse on the southerly portion of the lot.

Mr. Morrow explained it is Auto Glass Warehouse and they signed a three year lease. They currently store automobile windshields. The loading area will be trailer parking. As for signage, they will be conforming to the ordinance.

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

Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Teri Dillon: Yes
John Casadia: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Angela Calakos: Yes
David Manders: Yes

Clint Taylor Conceptual Minor Subdivision- Southerly side of Walnut Road between Mill Road and Orchard Road, Block 5501, Lot 5, Project#13-1346, Conceptual review of a minor subdivision to create one new lot with one remainder lot.

Clint Taylor testified on his own behalf. This is a conceptual plan and the board will be just giving comments.

Mr. Taylor explained that the house is 28' x 60' square feet. There is a road with 50' frontage and the driveway can be moved over.

Mr. Hawk explained that there is a concern that the frontage is only 50' and the required is 150'. It also further reduces the frontage of Mr. Taylor's lot. The lot behind it will become the shape of a flag lot. There is a lot of land and some day it can be developed with a public street and extension of public sewer. That land can be used more efficiently with the development of homes. It is inefficient to have a narrow frontage and go back to a larger area with a house behind a house. A more feasible development will be if several lots were combined.

Mr. Pantalone explained that the board looks at properties and the best way to develop them. If they were to accept his proposal, there would be driveways on top of each other. It is not the best planning use for that property.

Mr. Taylor stated that he would try to get nine houses in there.

Mr. Hawk explained that zoning would not allow nine houses because it would not work.

Tobolski Resubdivision – Southerly side of Garrison Road between W. Korff Drive and Delsea Drive, Block 6101, Lots 9, 10, 11, 12, Project #13-1340, resubdivision approval to convey a portion of three separate lots to another lot.

The applicant was represented by Mr. Fralinger, Esq. They are seeking a resubdivision to convey a portion of three separate lots to another lot. Presently there are four separate lots and all are narrow and deep. Each lot consists of approximately two acres gross and 1.92 acres net. All the lots are located in the R-5 zone and adequate for that zone. They are taking the rear portions of three of the lots 9, 10, 12, and combine with existing lot 11. Lot 11 will consist of 4.92 acres. Each of the lots will be reduced a little under an acre. All the lots have pre-existing, non-conforming frontages of 131.16' vs. 150' required. The applicants maintain a greenhouse on lot 11 and it presently crosses lot lines. They want to insure that the property remains agriculture. There is a side yard setback variance of 7.1' vs. 40' required. There is also a frontage variance for lot 11, 250' whereas 131.16' is provided.

The Chairman entertained to close the public hearing. Mr. Pantalone so moved, Mr. Mazur seconded.

Roll Call:

Sandy Velez: Yes
David Mazur: Yes
Teri Dillon: Yes
John Casadia: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Michael Pantalone: Yes
Angela Calakos: Yes
David Manders: Yes

The Chairman entertained to approve the application. Mr. Pantalone so moved, Mr. Mazur seconded.

Roll Call:

David Mazur: Yes
Teri Dillon: Yes
John Casadia: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Angela Calakos: Yes
David Manders: Yes

Request to review proposed redevelopment amendment for 724 E. Plum Street, Block 3013, Lot 15.

Ms. Hicks explained that this is a property on Plum Street that use to the home to the Red Cross on the ground floor, and an apartment on the second floor. It had been purchased by a new owner, totally rehabilitated, and a new parking lot. They have not been able to lease the office space for several years. A request came in to allow an apartment in the lower level. A duplex is permitted in the zone however the lot is grossly undersized. The request conforms with the Master Plan since duplexes are permitted in the zone.

The Chairman entertained to make a recommendation to City Council. Mr. Pantalone so moved, Mr. Mazur seconded.

Roll Call:

Teri Dillon: Yes
John Casadia: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Angela Calakos: Yes
David Manders: Yes

ADJOURNMENT

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

John Casadia: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Teri Dillon: Yes
Angela Calakos: Yes
David Manders: Yes

TIME: 8:20 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary