

MINUTES
November 13, 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
Maria Perez
Michael Pantalone
Sandy Velez
David Mazur
Angela Calakos
David Manders

Also present were:

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

PRE-MEETING

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, the Press, the City Clerk and the Board members.

Spring Hill Partners- Westerly side of Prospect Avenue between Arbor Avenue and the municipal boundary, Block 503, Lot 6, Project#13-1344, minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that this is a minor subdivision on Prospect close to the municipal boundary. There is a house on the property and they want to subdivide the house from the remainder of the land. This property was a subject of a major subdivision approval eight years ago when the zoning was different. It was approved for 18 lots. Now it is an A-5 zone and it does not allow the square footage amounts that were previously permitted in that district. It is A-5 conforming lot with the house on it and an A-5 conforming frontage and area for the remaining lot. There may be a public street that will feed a development with several lots with a cul-de-sac. The tax map shows a dedicated street known as Division Street that is not built. We should have the map show the Division Street and have the dimensions listed appropriately.

Mamacita Warehouse Addition- Southwesterly corner of Industrial Way and DeMarco Drive, Block 1004, Lot 2, Project#13-1351, major site plan approval to construct a 4,446 square foot addition to an existing food processing building.

Mr. Hawk explained that they have been in business in Vineland for around 12 years. They want to expand in the rear of the property. All the accesses derive from Industrial Way with two driveways. There is a truck driveway off to the west side and regular passenger driveway. They are adding a processing facility addition. The development application incorrectly states that the addition is a warehouse. The application will be amended to state that it is a food processing facility. There are no variances, no issues, and very little pavement being added. It is still functioning based on what is there.

Ryan Agostini – Northerly side of Sequoia Drive easterly of Nylund Drive, Block 5901, Lots 50 & 62.03, Project #13-1349, resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that a portion of one lot is being conveyed to another. The lot line will move 27.14' to a new position. The owner would like to purchase the neighbor's land and it is consistent with an existing hedge row. The lot frontages are changing and they kick in variances. There is a storm water drainage easement within lot 62.03. There is a driveway over that easement and it was not properly placed.

Mr. Manders wanted to know who was responsible for maintenance.

Mr. Hawk indicated that it is the owner's responsibility because the easement is supposed to be free and clear.

Shiloh Baptist Church – Easterly side of N.E. Boulevard between Garden Road and Wheat Road, Block 1301, Lots 31 & 32, Project #13-1347, minor site plan approval, in conjunction with a conditional use, to utilize an existing building as a church.

Mr. Hawk explained that this is the IBW building on the Boulevard between Garden Road and Wheat Road. The building is situated on the southerly lot. The entire site is on two separate lots. On condition of

approval should be that the lots are combined. The conversion to a church requires a conditional use approval and it meets all the standards for a church. The existing site improvements and parking layout should be revised to achieve all the design standards. They initially had a parking layout that had a narrow drive at the handicap ramp they are creating. They eliminated a row of parking spaces and moved a row over so there is enough room for parking. They are going from 120 parking spaces to 115 parking spaces. The requirement is 94 parking spaces. They should cut the asphalt and move the encroachment. There is also an existing site light that is not on their property that will be relocated.

Ms. Hicks wanted to know if they showed landscaping.

Mr. Hawk indicated that there is already a lot of landscaping.

Newcomb Medical Center- Southerly side of Almond Street, easterly side of State Street, westerly side of Howard Street, and northerly side of Chestnut Avenue, Block 4216, Lots 1 & 2, Project #13-1343, major site plan approval to construct a 3 story building consisting of a total gross floor area of 46,748 square feet with a total of 69 assisted living units together with a 1,937 square foot canopy and a separate 3 story building consisting of a total gross floor area of 60,555 square feet with a total of 74 independent living units (62 one bedroom and 12 two bedroom) together with a 2,074 square foot canopy.

Mr. Hawk explained that the Newcomb site is the existing structure, the brick building proposed to be demolished, and the two proposed buildings will be in the existing parking area now. The building on the side of Howard Street is for independent living. The "L" shaped building closer to State Street will be for assisted living. The parking area will be interior with access to both Howard Street and State Street. The first two variances deal with the front setback of the three story structures. Howard Street is 22.82' setback vs. 30' required, no variance for State Street, and Almond Street 12.72'. One concern is the height of the buildings close to street and property lines. They want to make sure the height and shadowing will not have a big effect on the neighbors. The next variance is parking. They are proposing 119 spaces. These two uses generate more parking than what is provided. The requirement is 171 parking spaces vs. 119 parking spaces proposed. That 171 number does not include the potential parking requirement for the structure that can be used. If that building is converted to residential with a small office, it would generate 300 parking spaces by our ordinance. They have to take into consideration what that former hospital building can become. The corporate entity that owns the property that is subject to approval, there is a slightly different entity that owns the parking garage. They are willing to use some parking from that parking garage for some of the parking needs for this site.

Ms. Hicks indicated that the parking has to serve the two new buildings, old existing building, and the medical office building.

Mr. Hawk explained that the impervious coverage is a variance but it is a reduction from what is there. The building height is also a variance 33' vs. 30' maximum. They have small rows of parking throughout and there is one row with 13 spaces vs. 12 maximum. Eight shade trees are required along Almond Street, and they had a tough fitting them. They are asking for two trees along Almond Street.

Ms. Hicks made an observation and they may want a few have a few stalls to accommodate larger vehicles.

Mr. Hawk indicated that the redevelopment overlay zone has a purpose section. The original building façade and Newcomb grave site should be preserved. They are keeping the grave site and making a courtyard plaza area. There are also questions on how the area receiving goods is going to function.

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:

Stephen Plevins
Maria Perez
Michael Pantalone
Sandy Velez
David Mazur
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 October 9, 2013 board meeting.
 The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Stephen Plevins: Yes
 Maria Perez: Abstain
 Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Angela Calakos: Yes
 David Manders: Yes

RESOLUTIONS – Approval of resolutions from the October 9, 2013 board meeting.
 The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6060-
 Maria Perez: Abstain
 Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes
 Angela Calakos: Yes
 David Manders: Yes

#6061-
 Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes
 Maria Perez: Yes
 Angela Calakos: Yes
 David Manders: Yes

#6062-
 Sandy Velez: Abstain
 David Mazur: Yes
 Stephen Plevins: Yes
 Maria Perez: Abstain
 Michael Pantalone: Yes
 Angela Calakos: Yes
 David Manders: Yes

DEVELOPMENT PLAN

Spring Hill Partners- Westerly side of Prospect Avenue between Arbor Avenue and the municipal boundary, Block 503, Lot 6, Project#13-1344, minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Albert Marmero, Esq. The proposed new lot 6.01 will contain a net area of 506,984 square feet, 387.51' frontage along westerly right of way of Prospect Street, and depth of 940'. The remainder lot 6 will contain a net area of 108,693 square feet, frontage of 300.13' along the westerly right of way of Prospect Street, and net depth of 330'. The applicant wants to create a separate lot with the existing single family dwelling, and the new lot will be vacant. They agree to all the terms from the Planning and Engineering reports. They also agree to rename Division Street in the event the street is constructed.

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

Roll Call:

David Mazur: Yes
 Stephen Plevins: Yes
 Maria Perez: Yes
 Michael Pantalone: Yes
 Sandy Velez: Yes
 Angela Calakos: Yes
 David Manders: Yes

Mamacita Warehouse Addition- Southwesterly corner of Industrial Way and DeMarco Drive, Block 1004, Lot 2, Project#13-1351, major site plan approval to construct a 4,446 square foot addition to an existing food processing building. The Chairman recused himself from this application.

The applicant was represented by Rocco Tedesco, Esq. The application is for a preliminary and final major site plan for a 4,446 square foot addition to an existing food processing facility. Mamacita relocated from Camden, NJ in 2001, and they process ethnic food. They currently have 19 employees, and they will add 14 employees with the addition. The applicant agrees to all the terms of the Planning and Engineering reports. The plans incorrectly state “warehouse addition” and they will be corrected.

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

Roll Call:

Stephen Plevins: Yes
 Maria Perez: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Angela Calakos: Yes
 Michael Pantalone: Yes

PUBLIC HEARING

Roll Call:

Stephen Plevins: Yes
 Maria Perez: Yes
 Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Angela Calakos: Yes
 David Manders: Yes

Ryan Agostini – Northerly side of Sequoia Drive easterly of Nylund Drive, Block 5901, Lots 50 & 62.03, Project #13-1349, resubdivision approval to convey a portion of one lot to another lot.

Mr. Ryan Agostini had Mr. David Battistini, Professional Engineer, testify on his behalf. Exhibit Agostini #1, aerial photograph was submitted. Agostini #2, lot photograph was also submitted. The property in question was re-zoned A-5 which increased lot sizes and bulk standards. The lots were conforming prior to the zone change. The applicant's lot is a newer lot from a more recent subdivision. The existing character of the neighborhood will remain the same. The proposed redivision conveys a 27.1' strip of Lot 50 to Lot 62.03 with the applicant's home on Lot 62.03. The applicant agrees to all the terms with listed in the Planning and Engineering reports. Exhibit Agostini #2 shows a hedgerow located along the proposed lot change.

Mr. Hawk indicated that the existing of that hedge row demarcates the physical usable areas of each of those lots. By moving the lot line makes sense to have the land part of Lot 62.03.

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

Roll Call:

Maria Perez: Yes
 Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes
 Angela Calakos: Yes
 David Manders: Yes

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

Roll Call:

Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes
 Maria Perez: Yes
 Angela Calakos: Yes
 David Manders: Yes

Newcomb Medical Center- Southerly side of Almond Street, easterly side of State Street, westerly side of Howard Street, and northerly side of Chestnut Avenue, Block 4216, Lots 1 & 2, Project #13-1343, major site plan approval to construct a 3 story building consisting of a total gross floor area of 46,748 square feet with a total of 69 assisted living units together with a 1,937 square foot canopy and a separate 3 story building consisting of a total gross floor area of 60,555 square feet with a total of 74 independent living units (62 one bedroom and 12 two bedroom) together with a 2,074 square foot canopy.

The applicant was represented by Mr. Michael Gruccio, Esq. They requested that this matter be carried to December 11, 2013 without further notice.

The Chairman made a motion to carry the application. Mr. Pantalone so moved, Mr. Mazur seconded.

Roll Call:

Maria Perez: Yes
 Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes

Angela Calakos: Yes
 David Manders: Yes

Shiloh Baptist Church – Easterly side of N.E. Boulevard between Garden Road and Wheat Road, Block 1301, Lots 31 & 32, Project #13-1347, minor site plan approval, in conjunction with a conditional use, to utilize an existing building as a church.

The applicant was represented by Howard Melnicove, Esq. The applicant was seeking minor site plan approval in conjunction with a conditional use for a church. The conditional use meets all the standards for a church. The applicant is in receipt of the Planning and Engineering reports. They will remove the encroaching asphalt along the northerly property line. The light will also be relocated onto the applicant's property. They will comply with eliminating the 5 interior parking spaces as noted. The applicant will comply with the comments on the Planning report. As for the Engineering report, the applicant will provide the dimensions for the northerly drive aisles as well as the eastern most drive isle. They need a waiver for the driveway width 21.08' vs. 24' required.

Reverend James Dunkins, Pastor, testified on behalf of the church. There are currently 200 members in the Vineland congregation. The church conducts services on Sundays 9:35AM- 11:40AM and Sunday school beginning at 8:30AM. It is open seven days a week. There are prayer sessions on Thursdays 6:00PM-7:00PM followed by bible study 7:00PM-8:00PM. There are approximately 45 people in choir that meet from 8:00PM-9:00PM. There is also a church secretary that will be there daily. They plan to use the existing sign and change the sign face.

Ms. Hicks wanted to know how they came up with the occupancy number.

Mr. Dunkins indicated that they hope to grow to 283 members in the future.

Mr. Hawk explained that there is a drive aisle that is narrow and they would have to reduce the parking by 2.

Mr. Melnicove explained that they could comply.

Ms. Hicks explained that they are over parked for 283 members. They could take the number of spaces on the lot and they could have a congregation up to 339 members. They would not have to return for approval under the 339 member number.

Mr. Melnicove explained that they would determine the number with the perfected plan.

Mr. Hawk read the definition of a church congregation, and confirmed that they meet the standards.

Mr. Wade Marlin, Project Manager, testified on behalf of the applicant.

Mr. Art Seifert, Professional Inspector and Surveyor, testified on behalf of the applicant.

Mr. Melnicove went over waivers in the Planning report.

Mr. Seifert indicated that he did the field work and the area has not been maintained for a number of years. The landscaping has encroached onto the parking lot. When that is recovered, it should go back to the original design.

Mr. Melnicove explained that there would be an all -inclusive deed.

Ms. Hicks explained since they are refurbishing an already developed site, they could do the site improvements and not post the surety. The project cannot be released until site improvements are done or surety is made. It is up to the church's discretion.

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

Michael Pantalone: Yes
 Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes
 Maria Perez: Yes
 Angela Calakos: Yes
 David Manders: Yes

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

Sandy Velez: Yes
 David Mazur: Yes
 Stephen Plevins: Yes
 Maria Perez: Yes
 Michael Pantalone: Yes
 Angela Calakos: Yes
 David Manders: Yes

ADJOURNMENT

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

David Mazur: Yes
Stephen Plevins: Yes
Maria Perez: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Angela Calakos: Yes
David Manders: Yes

TIME: 8:34 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary