

MINUTES  
December 11, 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  
Ryan Headley  
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.

Southwest Council- Easterly side of Delsea Drive between Wheat Road and Oak Road, Block 1601, Lot 98, Project#13-1352, minor site plan approval to utilize existing asphalt parking spaces, installed without approval, for a proposed substance abuse counseling and treatment center.

Mr. Hawk explained that this property was known as Allied Insurance. They offer drug and alcohol counseling off the site. They went to the Zoning Officer to seek approval for on-site counseling. It is a permitted use but they needed a clearance from the Planning Division. The Planning Division makes sure that the site conforms to the plan on file. There is one driveway, parking area, and some parking in the rear. There was some pavement added and an addition to the building in the rear. It was done under the previous owner. They are going before the board to legitimize what was done without approvals. They may be asking for a waiver to not enclose the trash enclosure.

Slomin – Easterly side of Delsea Drive between Chestnut Avenue and Walnut Road, Block 4801, Lot 72, Project #13-1353, revised minor site plan approval to alter the required site improvements and parking space layout at an existing site that contains a vehicle rental business and a personal service shop (salon).

Mr. Hawk explained that the owner sold the property to DLE Associates. DLE Associates has an approved site plan and it involved improvements to the site. They went bankrupt and the City held surety on that property. Mr. Slomin ended up getting the property back in a deed in lieu of foreclosure. He inherited a site plan that he has to adhere to. He would like to amend some improvements. Under the previous approval there was some asphalt that had to be removed and a grassed area added. It is near the drive opening and they did not want cars near that opening. Mr. Slomin would like to line stripe it for no parking. The rental

cars available for display will be there. He would like to eliminate the planting of one on-site shade tree along the southerly side of the site. He would provide enhanced landscaping with regards to bushes. There is a very slight impervious coverage variance needed because they are not taking out that asphalt. There is a waiver for having a certain amount of parking spaces without a tree island.

Ms. Hicks wanted to know if there was a set time limitation for the completed work.

Mr. Hawk suggested that the work should be done by the spring.

Ms. Hicks also wanted to know if there was a contingency if the rental car business left.

Mr. DiDomenico indicated that if there are any changes to the site, they would have to return to the board.

City of Vineland Garage – Southerly side of Park Avenue and westerly side of West Avenue, Block 2801, Lots 5, 9, 10, Project #13-1355, resubdivision approval to reconfigure three existing lots.

Mr. Hawk explained that there are three lots owned by Vineland Construction. There will be ultimately be a property known as lot 9. Lot 5 will wrap around the back and lot 10 will slightly change. Vineland Construction a portion and the City of Vineland would like to purchase it for a garage. The improvements and utilities on the site make it complicated. There are lines that go through the asphalt of the site and there are buffer variances. There is a slight change for impervious coverage. There is going to be a need for quite a few easements. There are overhead electric lines that serve the back warehouses, water lines, fire suppression lines, a solar system that go to multiple lots. They have to be worked into the deeds. There are a lot of utility concerns and this is an evolving application.

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 two structures are being proposed in the parking lot area of the Newcomb site. One building is an "L" shaped building on the corner of Almond Street and State Street. There is another one "L" shaped building at the corner of Elmer Street and Howard Street. Both of those buildings are going to be three stories high. One will be for assisted living and one for independent living units. A surface parking area is being proposed against and adjacent to the old hospital structure. The front yard building setback is a variance dealing with Almond Street 12.72' vs. 30' and Howard Street 22.82' vs. 30'. There are shadow diagrams that show how the sun will affect the adjacent properties. There is a requirement to have effort to be made to preserve and element of the existing site that has historical significance. The Redevelopment Plan does give an example like the original building façade and the Newcomb grave site. The Newcomb grave site is incorporated into the plan. There will be a concrete area that will incorporate the monument in it. Another item that there are concerns about is the drive opening between the two buildings. It is a drive opening off of Almond Street. Assisted living facilities usually provide a kitchen area and laundry services. Trucks that frequent the site have to be able to fit into that small area. They should not build too much of a site that creates a problem operationally. There is a parking requirement for the assisted and independent living. There is some surface parking proposed on the site but there is also the old Newcomb building. Parking calculations show an overall parking requirement. They are proposing 35 spaces for the assisted living and 136 spaces for the independent living. Some additional assisted and independent living units in the Newcomb Hospital will bring the total to 471. The parking garage will add another 473 parking spaces and the total goes up to 592 parking spaces that could be provided. The medical office building is another use on this property with a 155 parking space requirement. The overall parking space for both lots brings it to a little over 600 spaces. The parking provided is a little under that requirement at 592.

Ms. Hicks indicated that they recognize that these lots have to be legally tied because currently there commonality in ownership. They are corporations so there is not a given that they can use the parking garage.

Special Business: Request to review proposed redevelopment amendment for 627-629 E. Elmer Street, Block 4007, Lots 5 & 6.

Ms. Hicks explained that this property is the old PAL building. There is a perspective purchaser who is a contractor. He has stated that he would just have offices there but would like to have the ability to put apartments in the upper level. The apartments trigger the Redevelopment Plan amendment. It is not consistent with the Master Plan. It will be a recommendation to City Council.

Mr. Manders indicated that the board needs a nominating committee for officers for the year 2014. Michael Pantalone and Stephen Plevins will be members of that committee.

### 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
- John Casadia
- Ryan Headley
- 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 November 13, 2013 board meeting.  
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

- Stephen Plevins: Yes
- Maria Perez: Yes
- Michael Pantalone: Yes
- Sandy Velez: Yes
- David Mazur: Yes
- John Casadia: Abstain
- Ryan Headley: Abstain
- Angela Calakos: Yes
- David Manders: Yes

RESOLUTIONS – Approval of resolutions from the November 13, 2013 board meeting.  
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6063-

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

#6064-

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

#6065-

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

#6066-

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

PUBLIC HEARING

Roll Call:

John Casadia  
Ryan Headley  
Stephen Plevins  
Maria Perez  
Michael Pantalone  
Sandy Velez  
David Mazur  
Angela Calakos  
David Manders

Southwest Council- Easterly side of Delsea Drive between Wheat Road and Oak Road, Block 1601, Lot 98, Project#13-1352, minor site plan approval to utilize existing asphalt parking spaces, installed without approval, for a proposed substance abuse counseling and treatment center.

The applicant was represented by Michael Gruccio, Esq. The applicant is in receipt of the Planning and Engineering reports and agrees with those reports. The last site plan was in June 1986. The approval was for a two bay garage turned to a three bay garage. The addition height is 8' x 24'. There are also some additional parking spaces were created. Southwest Council is a recent purchaser and believed the improvements were done legally and now they are before the board to legitimize them. As for the garage addition, rear yard setback 12' vs. 20' required. They need a waiver for parking width spaces of 9' and 9.3' vs. 9.5' required. They also need waivers for displaying site lighting and site details on plans. There is no negative impact to the surrounding neighbors if the improvements are approved.

Debra Ayers, Professional Engineer, testified on behalf of the applicant. The detached garage in the rear of the property has little or no impact. The lot is an irregular shape but the portion of the garage requires a 12' rear setback. There are no problems with the parking space width that currently exist. The applicant will use the existing on site lighting in the parking lot. There is no negative impact as a result of that. The applicant will also enclose the trash.

Ms. Hicks indicated that there are wetlands in the rear of the property and it is unlikely that the rear area of the adjoining lot will be developed.

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

Roll Call:

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

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

Roll Call:

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

Slomin – Easterly side of Delsea Drive between Chestnut Avenue and Walnut Road, Block 4801, Lot 72, Project #13-1353, revised minor site plan approval to alter the required site improvements and parking space layout at an existing site that contains a vehicle rental business and a personal service shop (salon).

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking to amend a minor site plan approval. They applicants Donald and Audrey Slomin previously owned the property in the 60s-70s. They retired in 2006 and sold the property to DLE Real Estate. The Planning Board granted a minor site plan approval in 2008 for a car rental business and beauty salon. In 2009 DLE posted a performance bond with the City of Vineland. Within a year, they defaulted in the mortgage and filed for bankruptcy. The

Slomin's received the property back in lieu of foreclosure and own the property again. They agreed to replace the surety bond and are seeking to reduce site improvements to reduce the surety. They are proposing to line stripe pavement that was required to be removed. This area will have a sign indicating "rental car parking only". They are also requesting to keep pavement to be removed on the north side. One shade tree will be removed and they will enhance the landscaping. The trash enclosure will be enclosed with a vinyl fence. They need a waiver for submitting a formal site plan because the changes are minimal. A variance is needed for impervious lot coverage 64.9 % reduced to 59.4%. The applicant will need 9 months to complete the site improvements due to the Bankruptcy Court.

Ms. Hicks suggested that the deadline should be December 31, 2014.

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

Roll Call:

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

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

Roll Call:

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

City of Vineland Garage – Southerly side of Park Avenue and westerly side of West Avenue, Block 2801, Lots 5, 9, 10, Project #13-1355, resubdivision approval to reconfigure three existing lots.

The applicant was represented by Edward Duffy, Esq. The applicant is seeking a redivision to reconfigure three lots owned by Vineland Construction. The City is the prospective purchaser of the proposed newly configured lot 9. They would like to utilize it as Public Works and Maintenance Building so the use will remain the same. There are many easements that have to be put in place because of the common ownership of the three lots in question. They agree to all the items in the Planning Division report and will indicate them on the perfected plan.

Mr. Hawk indicated that there are variances because of the lot line change.

Mr. Duffy explained that they are seeking a variance for impervious lot coverage 98.9% vs. 60% required. They also need a variance for side buffers on the west side and the east side for lot 9, 0' vs. of 5' required. A rear buffer for lot 9, 0' vs. 5' required. Side buffer on west side for lot 10, 0' vs. 5' required, and side buffer on east side for lot 5 'required. The City will not be adding or changing anything on the site. They might be adding a fence.

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  
John Casadia: Yes  
Ryan Headley: Yes  
Stephen Plevins: Yes  
Maria Perez: 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  
John Casadia: Yes  
Ryan Headley: Yes  
Stephen Plevins: Yes  
Maria Perez: Yes  
Michael Pantalone: No  
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 Michael Gruccio, Esq. The applicant agrees with all the comments in the Planning and Engineering reports. The applicant has nine exhibits A-1 through A-9. All the variances in the Planning report, paragraph 6, are requested. Paragraph 7, in the Planning report, they will comply with the minimum width for a two-way driveway of 24', and will provide parking space depth of 19'. They need a waiver for a parking space row link without a tree island break. They would install 8 shade trees along frontage. They need a waiver and will provide vertical landscaping in lieu of trees. They need approval of the redevelopment submission by the redeveloper with regard to existing site non-conformities mentioned in paragraph 9. The applicant would like a waiver from providing one sheltered bicycle parking space for each dwelling unit.

Mr. Michael Fralinger, Jr., Professional Engineer testified on behalf of the applicant. Exhibit A-1 reflects the demolition plan and existing site conditions. Exhibit A-2 is the site plan. Exhibit A-3 is the grading plan. Exhibit A-4 is the landscaping and lighting plan. The site has existing impervious coverage of 82%, and drains to the northeast. There is an access drive on each of the Howard Street, Almond Street, and State Street. The site also has parallel on- site parking. There are two main aspects of the project. First, is the removal of 2 portions of the existing hospital building. Second, is the construction of two three story buildings. The assisted living building will be on the corner of State Street and Almond Street containing 62 one bedroom units and 12 two building units. The independent living facility will be on the corner of Almond Street and Howard Street containing 69 units. Both of the buildings have an overhead canopy from their entrances to the access isle in the parking area. Each canopy is approximately 2,000 square feet. All the curb radii will be compliant and will be improved. There will be 103 parking spaces for

located between two residential buildings and existing hospital building. There will be an access drive on Almond Street for loading and unloading. The existing hospital will be utilized for 20,745 square feet office space, 69 assisted living units, 131 one bedroom units, and 53 two bedroom units. The parking requirement will be 598 spaces and there will be 592 spaces provided.

Mr. Hawk indicated that comment 6c changes to 470 parking spaces.

Mr. Fralinger explained that there are bulk variances. Front yard setback is 31' to the cartway of Almond Street. There are two neighboring buildings that are 27' to the cartway. As to the front yard setback the existing office and garage are 12' set back and they want 22.82' from Howard Street. They are also seeking a waiver for shade trees. They will provide 2 trees vs. 6 trees required and provide landscaping.

Ms. Hicks suggested that the Italian Poplars could be planted in lieu of the shade trees.

Mr. Bill Petrauskas, Licensed Architect, testified on behalf of the applicant. The old hospital is in poor condition and preserving it would be very difficult. Exhibit A-5 displayed the site plan and two renderings of the buildings. They are planning to preserve the old entrance façade of the hospital and the top of the former entrance. They will also use the old railings for the balconies. They will also preserve the grave site monument. Exhibit A-8, four photographs of the items to be preserved. They are determining whether they can preserve the marble floor from the entrance foyer. The Almond Street loading dock will be for facility uses and there will be no truck parking on the street. Exhibit A-7, floor plans of the assisted living. Exhibit A-9, shadow analysis showing no shadow significance to the surrounding area. They will be consulting with the Planning Division regarding the tree plantings.

Ms. Hicks explained that the perfected plan should show trucking maneuvering on the site.

Benjamin Miller, CEO, testified on behalf of the applicant. His company provides housing for 2,000 people, and they have been in operation since 1982. He is experienced with these types of facilities. Many of these people are on a fixed income and cannot afford a vehicle, so the amount of parking proposed will be sufficient. The average age for a tenant occupying this type of housing is 75-80 years old but they will rent to 55 years old and older.

Ms. Hicks indicated that they would have to work with the City to comply with the City's Affordable Housing Plan.

Ms. Patricia Noblock, 11 Howard Street, spoke with regards to the application. She has a problem with the front yard setback and would like the building pushed back further because the streets are too small.

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

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

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

John Casadia: No  
Ryan Headley: Yes  
Stephen Plevins: Yes



Maria Perez: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
David Mazur: No  
Angela Calakos: Yes  
David Manders: Yes

Request to review proposed redevelopment amendment for 627-629 E. Elmer Street, Block 4007, Lots 5 & 6-

Ms. Hicks explained that the property is owned by the City of Vineland and it is the former PAL building. There is a potential buyer and they are requesting to convert the second floor to two apartments. First floor of the building will be used as offices. The City staff reviewed the request and they have no objections.

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

Stephen Plevins: Yes  
Maria Perez: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
David Mazur: Yes  
John Casadia: Yes  
Ryan Headley: Yes  
David Manders: Yes

#### ADJOURNMENT

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

Stephen Plevins: Yes  
Maria Perez: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
David Mazur: Yes  
John Casadia: Yes  
Ryan Headley: Yes  
David Manders: Yes

TIME: 10:30 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary