

MINUTES  
August 14, 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:

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

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Yasmin Ricketts, Planning Board Secretary  
Kathleen Hicks, Planning Supervisor  
Stephen Hawk, Senior Planner

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.

B.D.G.S, Inc. – Building #2 – Southerly side of Forest Grove Road between Freddy Lane and Delsea Drive, Block 604, Lot 8, Project #13-1331, minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that the application is for a minor subdivision to create a lot for a property on Forest Grove Road near Delsea Drive. The applicant wished to draw a line and create a new lot. The new line will be to the east side of an existing asphalt area used for truck maneuvering. The parking field to the west is a shared lot. The lot is oversized over 200,000 square feet vs. 87,000 square feet permitted. There is a frontage of 202' vs. 250'.

Pentecostal Church Fountain of Life, Inc. – Northerly side of Elmer Street between Second and Third Streets, Block 3802, Lot 19, Project #13-1338, minor site plan approval to construct three separate additions of 145 square feet, 59.5 square feet and 56 square feet to an existing church building.

Mr. Hawk explained that the church wishes to construct three additions to the existing church building. There are two proposed additions in the front, and one addition in the rear. The existing church has front setback of 20.85'. They want more room to the foyer. The variance for a front yard setback is 20.58' vs. 25' required. There is a side yard setback for the addition on the westerly side 1.37' at that very corner. The rear addition is 6.35' vs. 10' required. Overall there is slight increase to impervious coverage 81.8'.

Center for Workforce and Economic Development- Westerly side of college Drive between Sherman Avenue and the municipal boundary, Block 6002, Lot 2, Project#13-1344, Cumberland County Improvement

Authority has submitted the request for review of the expenditure of public funds for the related building and improvements on the Cumberland County College site.

Mr. Hawk explained that Cumberland County College would like to build a structure for Workforce and Economic Development. It is on the northwesterly area of the site. The area is within the Vineland area. The structure is in the bed of the internal road that wraps around the site. They are going to move the internal road out and create some parking spaces and losing some spaces. There is an overall gain to the parking amount. It is before the board for the expenditure of public funds. The board will give comment to conformance of master plan and issue a letter to the applicant.

Clayville Generating Station- Easterly side of Lincoln Avenue opposite Reick Terrace, Block 7503, Lot 45, Project#13-1335, major site plan approval to construct a simple cycle electric power plant (governmental utility facility) consisting of a 1,475 square foot gas compressor building, 2,975 square foot electrical/controls building, 1,464 square foot de-ionized water tank, an 87 square foot ammonia forwarding building, a 10 diameter ammonia tank with containment walls, a 4,539 square foot spare parts inventory building, a 450 square foot electrical yard building (for A.C.E.) together with various other structures and equipment.

Mr. Hawk explained that the Vineland Electric Utility would like to construct a new generating station. It will be located on the southerly part of Lincoln Avenue on City of Vineland property. The property currently contains sub-stations to the north of the site. The proposed entrance to the site is on south Lincoln Avenue and will make a left going into the site. There will be a series of gates and fences to prevent the public from going into the site. They responded to initial comments to the plan. The plan showed a basin that was square in shape and showed significant clearing. The city staff would prefer that the area remain as wooded as possible. There is a chance the Magic Sports project will take place in the back and it should have a more natural wooded appearance. They were asked to redesign, provide more forest retention and adjust their site. They changed the basin from square to a more of a kidney shaped basin. They are going to augment the wooded area with some plantings of various species. There is some relief with regard to the surface treatment of the driveway. The concrete apron proposed at the front, asphalt to the gate, stone surface, and a switch to asphalt. There will be mostly a stoned surface around the equipment, and a series of asphalt drives through the site with the stone surrounding it. There is a waiver for the stone surface. Comment 7, I-B and I-1 zones should be attractive and outdoor storage should be completely screened. The applicant indicated that there would be no outdoor storage. Comment 8, highlights waivers for stoned surfaces.

Mr. Pantalione wanted to know if they could put a time period for the stoned surface.

Ms. Hicks indicated that it is up to the board's discretion. There has always been a problem with that huge tract because it does not have decent access. Over the years there have been many inquiries on how to get out of the property easily. If Magic Sports does not happen, something will be developed there. This is the southern portion of an existing site that is developed and Electric Utility is doing improvements to the north of the site. There were some problems that have evolved over the years with landscaping and damaged drainage system.

Mr. Manders wanted to know what the ammonia tank was used for.

Mr. Hawk indicated that he would rather have the applicant address it at the meeting. There are two waiver required. The series of drives through the site have to be 24' wide vs. 15' or 20' wide proposed. They mentioned that the truck traffic would be very infrequent. There is also an area of fence that can be removed for a crane or equipment can be staged for work.

## 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:

David Mazur  
John Casadia  
Sandy Velez  
Ryan Headley  
Michael Pantalone  
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 August 14, 2013 board meeting.

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

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

RESOLUTIONS – Approval of resolutions from the August 14, 2013 board meeting.

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

#6053-

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

#6054-

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

OPEN PUBLIC HEARING

Ryan Headley- Yes  
Michael Pantalone- Yes  
Teri Dillon- Yes

David Mazur- Yes  
John Casadia- Yes  
Sandy Velez- Yes  
Angela Calakos- Yes  
David Manders- Yes

#### PUBLIC HEARING

B.D.G.S. Inc. – Building #2 – Southerly side of Forest Grove Road between Freddy Lane and Delsea Drive, Block 604, Lot 8, Project #13-1331, minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Rocco Tedesco, Esq. The applicant is requesting to divide the property into two lots and create a second developable lot. There will be a variance for frontage of 202' vs. a minimum of 250' required. Comments from the Planning and Engineering reports are acceptable.

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

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

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

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

Pentecostal Church Fountain of Life, Inc. – Northerly side of Elmer Street between Second and Third Streets, Block 3802, Lot 19, Project #13-1338, minor site plan approval to construct three separate additions of 145 square feet, 59.5 square feet and 56 square feet to an existing church building.

The applicant was represented by Rocco Tedesco, Esq. Mr. Tedesco indicated that City Council adopted an amendment to the Center City Redevelopment plan by way of ordinance #2013-23 for this property. The applicant agrees with the comments from the Planner's report. Comment 8, from the Engineer's report deals with Wellhead Protection. The applicant would like a waiver because there are very minor improvements being made at the church. He also addressed the comment relating to the frame structure on the site. It is currently a residence for the caretaker.

Mr. Maillet indicated that the Engineering department accepts the applicant's request and they do not require a written certification.

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

Michael Pantalone: Yes  
Teri Dillon: Yes

David Mazur: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
Ryan Headley: Yes  
Angela Calakos: Yes  
David Manders: Yes

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

Roll Call:

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

#### DEVELOPMENT PLANS

Center for Workforce and Economic Development- Westerly side of college Drive between Sherman Avenue and the municipal boundary, Block 6002, Lot 2, Project#13-1344, Cumberland County Improvement Authority has submitted the request for review of the expenditure of public funds for the related building and improvements on the Cumberland County College site.

The applicant was represented by Clint Allen, Esq. They are proposing to develop the Center for Workforce of Economic Development. They are proposing 36,505 square foot two story building within the Cumberland County College campus. The property itself borders of Sherman Avenue. There will be at least four programs in that building. They will also have the unemployment insurance office. They are not asking for the traditional site plan approval. It is a review of the project for consistency to the master plan. The I-B zone allows schools and it is consistent. They are conforming with zoning and bulk variance. They will be removing some parking area and adding new spaces. It will benefit the community and they are excited about the project.

Ms. Hicks indicated that it conforms with the master plan.

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

Roll Call:

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

Clayville Generating Station- Easterly side of Lincoln Avenue opposite Reick Terrace, Block 7503, Lot 45, Project#13-1335, major site plan approval to construct a simple cycle electric power plant (governmental utility facility) consisting of a 1,475 square foot gas compressor building, 2,975 square foot electrical/controls building, 1,464 square foot de-ionized water tank, an 87 square foot ammonia forwarding building, a 10

diameter ammonia tank with containment walls, a 4,539 square foot spare parts inventory building, a 450 square foot electrical yard building (for A.C.E.) together with various other structures and equipment.

The applicant was represented by City Solicitor Richard Tonetta, Esq. The property is on Lincoln Avenue and was purchased by the city 30 years ago. It is a utility project that will benefit the city with additional electrical output.

Jose Cruz, Project Manager for Clayville, testified on behalf of the applicant. He explained that the simple cycle electric power plant is similar to the one that currently exist. The plant will be gas driven and not oil fires and will be online by June 2015.

Shawn Klingener, Professional Engineer, testified on behalf of the applicant. The applicant is proposing a stone/gravel in the entrance drive due to the infrequent use future Magic Sports easement. There will be a concrete apron, asphalt, stone, and then more asphalt. They are seeking a waiver for 2- way drives 15' and 20'. There will also be two locked gates to keep the general public off of the site.

Mr. Maillet explained that the waiver for ground water calculations and testing of permeability could be granted.

Peter Kudless, Project Support Manager, testified in behalf of the applicant. He explained that the site is not manned and is remotely controlled and remotely monitored. The site will have cameras and sensors that will monitor the site. There will be on employee that will visit the site on a daily basis.

Jerry Smith, Professional Engineer, testified on behalf of the applicant. He explained that the site tank had ammonia. The ammonia is required by EPA and NJDEP. The tanks are 17' tall and will hold 10,000 gallons. In case of an ammonia leak, it will be contained.

Beth Grasso, Professional Engineer, testified on behalf of the applicant. The basin will be changed to a kidney shaped basin and it will be relocated. Landscaping will be added to the existing trees.

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

John Casadia: Yes  
Sandy Velez: Yes  
Ryan Headley: Yes  
Michael Pantalone: Yes  
David Mazur: Yes  
David Manders: Yes

#### ADJOURNMENT

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

Ryan Headley: Yes  
Michael Pantalone: Yes  
David Mazur: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Manders: Yes

TIME: 8:55 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary