

MINUTES
August 13, 2014

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:

Maria Perez
Michael Pantalone
Ryan Headley
Stephen Plevins
Sandy Velez
John Casadia
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

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2013 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.

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:

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

PRE-MEETING

J.G. Finneran- Located on the northerly terminus of Reilly Court, Block 303, Lot 51, Project #14-1409, preliminary and final major site plan approval to construct a 10,260 square foot building addition to an existing plastic and glass fabrication facility.

Mr. Hawk explained that this is a major site plan and the applicant purchased more land to expand the site. One is the parking rows is a little long verses the requirement to have a tree island break every 12 spaces. The parking lot will extend off of Reilly parking spaces, access way, and come back around with more spaces. The storm water management is in the back area and a new basin is being proposed off to the easterly side. It will be a large shallow basin. The 14 space rows are too long by 2 spaces.

Menantico Estates- Located on the southerly side Menantico Road between Lincoln Avenue and Venezia Avenue, Block 5204, Lots 3 & 5, Project #13-1325, preliminary major subdivision approval to configure two existing lots into sixteen lots thereby creating fourteen new lots. Fifteen of the lots would be available for the construction of a single family dwelling and one lot will contain a storm water management basin.

Mr. Hawk explained that it is a preliminary major subdivision. There was a public hearing in June and certain members are eligible to vote on the application. They configured the lots so they could meet the standards for a rural street. It will have no parking, curbing, and it will be a narrow street permitted under the RSIS. They did not want to pay the fee to electric utility for the complete installation of underground electric and street lighting. We require that payment prior to the map being recorded. The city would rather have it done as a plat filing. Electric Utility does not want to go off their office policy. Another issue was the fact that they objected to the tree clearing on the site. It was going to be very specifically detailed on the deeds and on the map itself. They want a choice on where they can clear and not clear. It effects storm water management. It could effect runoff and drainage areas. The three lots that are adjacent to the Starkey property would be deed restricted.

Mr. DiDomenico explained that those two issues would be the only things discussed at this meeting.

Landis Avenue Properties, LLC and Vineland Crossing Properties, LLC - Located on the southerly side of Landis Avenue between Orchard Road and Delsea Drive, Block 3503 Lots 4 and 5, Project #14-1401,

preliminary and final major site plan approval to construct a 6,100 square foot urgent care center and a preliminary major site plan approval to construct a 21,000 square foot retail building and a 3,500 square foot- 75 seat fast food restaurant.

Mr. Hawk explained that there is a desire to construct an urgent care center to the west of the Bottinos. There are three phases. There will be an interior connection and there is a stub out there now. There are also proposing drive access off of Landis Avenue. That is proposed for Phase 1. Phase 2 is for a fast food restaurant. Back further into the site, there will be a retail building next to the Shop Rite. They have three storm water management structures. There are three signs proposed and ordinance only permits one sign. There is a variance for the second and third signs. They are smaller signs that are 32 square feet. They are going to be monument type signs. They are only seeking preliminary approval. Comment 7, U-Pull It redevelopment district. There are two provisions that will not be met. One will be that there can only be one driveway. The proposal has an out driveway so it is a deviation from the standards. There is a requirement to have a sidewalk into the uses of the site. They are going to comply with that. Comment 8, design waiver. The exit driveway is 20' wide whereas 17' is permitted. There is an end island 8' whereas 10' is required. There is a parking space row that is 13 spaces whereas 12 spaces permitted. There is an overall requirement of 64 bike spaces. They currently have 20 spaces and they are adding 15 spaces. Comment 8F, location of the storm water management basin. It extends into the front yard. Comment 9, fencing or screening around the basin. They are proposing to provide a vegetative blocking area or hedge. Screening is required on the westerly and southerly side of the site. The site is wooded in the rear and there will be areas cleared for the basin and truck traffic. They should supplement the area with evergreens if there is an open view.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2013 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 9, 2014 board meeting.

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

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

RESOLUTIONS – Approval of resolution from the July 9, 2014 board meeting.

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

#6093-

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

#6094-

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

DEVELOPMENT PLANS

J.G. Finneran- Located on the northerly terminus of Reilly Court, Block 303, Lot 51, Project #14-1409, preliminary and final major site plan approval to construct a 10,260 square foot building addition to an existing plastic and glass fabrication facility.

The applicant was represented by Sheldon Schulman, Esq.

Steven Filip pone, Professional Engineer, testified on behalf of the applicant. This is the fourth addition to the J. G. Finneran facility. The applicant will be adding 28 parking spaces and a 10,260 square foot

addition to the existing building. They will also be adding a storm water management basin, 2 shade trees, and 3 trees at the entrance. The note indicating a future asphalt area will be eliminated from the plan. There are no variances associated with the application. There is a waiver for parking space row length without a tree break. Two proposed rows have 14 spaces whereas 12 is permitted. The applicant will comply with the shade tree requirement and will provide the 2 trees required. The applicant will comply with the Planning and Engineering reports.

The Chairman entertained a motion to approve the application. Mr. Pantalone so moved, Ms. Perez seconded.

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

Open the public hearing.

Roll Call:

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

PUBLIC HEARING

Menantico Estates- Located on the southerly side Menantico Road between Lincoln Avenue and Venezia Avenue, Block 5204, Lots 3 & 5, Project #13-1325, preliminary major subdivision approval to configure two existing lots into sixteen lots thereby creating fourteen new lots. Fifteen of the lots would be available for the construction of a single family dwelling and one lot will contain a storm water management basin.

Mr. DiDomenico went over the testimony from the previous meeting held June 11, 2014. There were two issues left unresolved. The issue with tree clearing and the issue with the payment to Electric Utility.

The applicant was represented by Richard Hoff, Esq. He explained that it is a by right application with the exception of a few items. The applicant has agreed to comply with the Electric Utility requirement. The remaining issue is the deed restriction with regards to the tree clearing. The storm water management plan includes the trees. They did some calculations based on clear cutting the site. The applicant is not proposing to clear cut the site. They will still abide by the 30% as stipulated by the ordinance. They are going to agree to provide a deed restriction along lots 5, 501, 502, and 503 along the rear portions. They are abutting the Starkey property. If the other lots eliminate trees, they would be enough for the storm water system to work. There will still be a HOA restriction in place but no deed restriction on the properties to the west.

Matthew Baldino, Professional Engineer, testified on behalf of the applicant. He explained the calculations for all the drainage areas. The calculations were made based on clear cutting the lots.

Ms. Hicks wanted to know if they are agreeing to put the provision in the homeowner's documents that they must adhere to the clearing of the land as shown on the plan.

Mr. Hoff stated that they would include it in the homeowner's documents.

Ms. Hicks indicated that any revisions made would have to go back to the board.

Matthew Ritter, Esq., represented the Mr. and Mrs. Starkey. He wanted to see the plan and what was being proposed.

Suan Panco Medio, member of the public, wanted to know more about the tree clearing and the storm water management system. She also wanted to know why they were not extending the sidewalk to Petway School.

Esther Passetti, member of the public, wanted to know about the size of the sign.

Mr. DiDomenico went over the proposal for the sign.

Ms. Passetti wanted to know if the homeowner's association would be taking care of the sign.

Ms. Medio wanted to know about the monument sign.

Mr. Hoff explained that it would advertise the project.

Mr. Hawk explained that it will be a monument sign that sits on the ground.

Mr. Hoff indicated that there is a waiver to screen three sides of the basin oppose to four.

Mr. Hawk explained that the tax assessor would like different lots numbers.

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

Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalone: Yes
Ryan Headley: Yes
David Manders: Yes

The Chairman entertained to approve the request. Mr. Pantalone so moved, Ms. Perez seconded.

Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalone: Yes
Ryan Headley: Yes
David Manders: Yes

Landis Avenue Properties, LLC and Vineland Crossing Properties, LLC - Located on the southerly side of Landis Avenue between Orchard Road and Delsea Drive, Block 3503 Lots 4 and 5, Project #14-1401, preliminary and final major site plan approval to construct a 6,100 square foot urgent care center and a preliminary major site plan approval to construct a 21,000 square foot retail building and a 3,500 square foot- 75 seat fast food restaurant.

Mr. Manders and Mr. Headley recused from this application.

Mr. Damien Del Duca, Esq. testified on behalf of the applicant. The Bottino's entered a redevelopment agreement and constructed an 88,000 square foot Shop Rite building which opened in the summer of 2013. That approval from the Planning Board was in April of 2012. They then purchased lot 4 which was formerly the party rental site. Inspira has agreed to occupy a 6,100 square foot Urgent Care Center. The applicant is seeking approval for three phases. Phase 1 would be the Inspira Urgent Care Center located to the west. Phase 2 is a proposed 3,500 square foot fast food restaurant to the east of the Shop Rite driveway. Phase 3 is a 21,000 square foot retail building located to the west of the existing Shop Rite. They are seeking preliminary and final approval for Phase 1 and preliminary for Phases 2 and 3. Lot 5 is in the redevelopment district but lot 4 is not in that district. Lot 4 will be consolidated with lot 5 and there will be various unites within that parcel. The applicant is proposing three freestanding units and the ordinance permits one per lot. They would like one variance for three free standing signs. The two signs are 32 square feet each and there is one existing Shop Rite sign. They will be located in the LSA easement and if they do not agree, they will be relocated. The redevelopment plan allows one point access on the site. They are providing an additional exit point on the east side to help alleviate traffic congestion. The driveway on the west side will be right in and right out only. The applicant agreed to share a right in/right out with ACP (neighboring property) and they have rejected the proposal.

Aurthur J. Boote, Vice President for Ambulatory Care for Inspira, testified on behalf of the applicant. Urgent care is a nationwide trend. They will operate from 8:00AM until 8:00PM seven days a week. The site will include a small x-ray suite. There will be 10 employees who will work twelve hour shifts

Henry Haley, Professional engineer, testified on behalf of the applicant. Exhibit P-1, plan showing the three phases. He also submitted P-2, elevations of the Urgent Care Center. The storm water management system consists of a basin near Phase 1, and underground basin at the rear of Phase 3. They are requesting a waiver for the front basin along Landis Avenue. They also need a waiver from providing fencing. There will be landscaping, site improvements, and sidewalks providing direct connections on the site. Additional lighting will be provided along Landis Avenue. They need a variance for two additional freestanding signs which will be 32 square feet each. They need a waiver for another point of egress/ingress for the right out of driveway. A waiver for maximum width for the right turn driveway. Another waiver for 8' landscape island whereas minimum 10' required. Thirteen parking space row without a tree island break whereas a maximum 12 spaces permitted. Bicycle parking of 35 spaces whereas 64 spaces required. A waiver for no fence along the storm water management basin along Landis Avenue. The driveway radius on the west driveway of 0' set back from the property line whereas a minimum 5' required.

Ms. Hicks indicated that the applicant should select species of plantings that would deter children from attempting to go into the basin.

Michael Brown, Traffic Engineer, testified on behalf of the applicant. A study was done including the Taco Bell on the north side of Landis Avenue. All the levels of the service at the signal light remain at good levels. The site can accommodate the increase of volume of traffic. The site is designed to accommodate possible future interconnections with the adjacent lots on the west and east sides.

Robert Baranowski, Esq., testified on behalf of ACP. ACP is not objecting the application but has issues stated by Mr. Del Duca. His client wants to insure that the right out only driveway proposed on the east side would not restrict his client's ability in the future to have a right out driveway.

Mr. Hawk indicated that the City's current ordinance requires a minimum of 6' between one way drives at the right-out-way line.

James Vena, Professional Engineer, testified on behalf of ACP. He stated that the purpose of the City's plan is to lessen traffic impact therefore the interconnection between the applicant's property and ACP makes sense.

Mr. DiDomenico explained that they could not approve a plan that is not before them.

Ms. Hicks noted that the Vineland Municipal Electric Utility has issues with the existing lighting along Landis Avenue. Many of the lights are failing and they should be corrected.

Mr. Del Duca indicated that City now owns those lights but the applicant will cooperate with the VMEU.

The Chairman entertained to close the public hearing. Ms. Perez so moved, Mr. Casadia seconded.

John Casadia: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

The Chairman entertained to approve the request. Ms. Perez so moved, Mr. Casadia seconded.

Maria Perez: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.
Roll call:

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

TIME: 10:27 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary