

MINUTES
August 12, 2015

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
John Casadia
Ryan Headley
Gary Stanker
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 13, 2014 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
John Casadia
Ryan Headley
Gary Stanker
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 13, 2014 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 8, 2015 board meeting.

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

Roll call:

Maria Perez
John Casadia
Ryan Headley
Gary Stanker
David Manders: Abstain

RESOLUTIONS – Approval of resolutions from the July 8, 2015 board meeting.

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

#6123

Maria Perez: Yes

John Casadia: Yes

Ryan Headley: Yes

Gary Stanker: Yes

David Manders: Abstain

#6124

Maria Perez: Yes

John Casadia: Yes

Ryan Headley: Yes

Gary Stanker: Yes

David Manders: Abstain

Open Public Hearing:

Maria Perez: Yes

John Casadia: Yes

Ryan Headley: Yes

Gary Stanker: Yes

David Manders: Yes

PRE-MEETING

Golestaneh Minor Subdivision- Located on the westerly end of Fiocchi Drive, Block 1801, Lot 32, Project #15-00037, minor subdivision approval to create one new lot with one remainder at the westerly end of Fiocchi Drive.

Mr. Hawk explained that this is a subdivision off of Fiocchi Drive. The lot is conforming on the north side. The remaining lot has 60' frontage whereas 250' is required. The lot depth is 270' whereas 330' is required.

The Master Plan of Streets Extensions map indicates that Fiocchi Drive is to be extended in a westerly direction to allow for development in the future.

Request to review proposed redevelopment amendment for 611 E. Elmer Street, Block 4007 Lot 2.

Ms. Hicks explained that the applicant is proposing a small salon at this location. It is not an allowable use in the zone. The staff does not have any issues with it. There is a lot of public parking in the area. They are also proposing two employees in the salon.

Request to review proposed redevelopment amendment for 102 S. East Avenue, Block 4005 Lot 7.

Ms. Hicks explained that this location was previously a doctor's office in the lower level and an apartment in the upper level. They want to convert the lower level to a three bedroom apartment. Staff suggests that it be converted to a two bedroom apartment. There are some interior things that need to be adjusted for the conversion. Staff is also advocating a site plan because it is a prominent corner. They need properly improved parking and trash enclosure.

PUBLIC HEARING

Golestaneh Minor Subdivision- Located on the westerly end of Fiocchi Drive, Block 1801, Lot 32, Project #15-00037, minor subdivision approval to create one new lot with one remainder at the westerly end of Fiocchi Drive.

The applicant was represented by Michael Fralinger, Esq. The property is 9.4 acres in size and it is oddly shaped and located at the end of Fiocchi Drive. The lot has minimal road frontage of 60'. The lot is vacant farmland. The City's Master Plan of Streets shows Fiocchi Drive extending to the west. The applicant agrees to include a notation in the deed for the remainder lot that no house or building shall be built in the bed of the proposed extension. The remainder lot has a bulk variance for lot frontage of 60' whereas 250' is permitted for a farm. Lot depth of 270' whereas 330' is required for a farm. The applicant has no objection to the request by the City of Vineland Electric Utility for an electronic communications easement.

Ms. Hicks indicated that she is satisfied with the applicant regarding the notation in the deed that no house or building will be built in the bed of the proposed extension.

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

Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Gary Stanker: Yes
David Manders: Yes

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

John Casadia: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Maria Perez: Yes
David Manders: Yes

Request to review proposed redevelopment amendment for 611 E. Elmer Street, Block 4007 Lot 2.

Ms. Hicks explained that location is the Eugene Barse building next to the Senior Center. The proposal is to allow a salon in the Civic Professional Office Redevelopment District. The staff does not any

comments or conditions of approval, other than obtaining permits. There is plenty of parking in the area and the salon will have two employees.

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

Ryan Headley: Yes
Gary Stanker: Yes
Maria Perez: Yes
John Casadia: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6126. Mr. Stanker so moved, Ms. Perez seconded.

Gary Stanker: Yes
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
David Manders: Yes

Request to review proposed redevelopment amendment for 102 S. East Avenue, Block 4005 Lot 7.

Ms. Hicks explained that this is the southwest corner of Elmer Street. The lower level was previously a doctor's office and the upper level is an apartment. They are proposing to convert the doctor's office into a three bedroom apartment. The staff suggests that the downstairs apartment should be a two bedroom apartment. The open porch must remain. The sink in the proposed bedroom must be removed. Closets need to be constructed in all the proposed bedrooms. A site plan should be required because of the location.

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

Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Gary Stanker: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6127. Ms. Perez so moved, Mr. Stanker seconded.

Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Gary Stanker: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes

John Casadia: Yes

Ryan Headley: Yes

Gary Stanker: Yes

David Manders: Yes

TIME: 8:04 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary