

MINUTES
February 10, 2016

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
Gary Stanker
Sandy Velez
John Casadia
Michael Pantalone
Stephen Plevins
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 12, 2015 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.

Landis Substation- Located on the southerly side of Gallagher Drive between Mill Road and Delsea Drive, Block 314, Lot 11, Project #15-00098. Preliminary and final site plan approval to expand an existing public utility facility- electric utility substation.

Mr. Hawk explained that this is a major site plan proposed by Atlantic Electric. To the rear and south of the property is owned by the City of Vineland. The access is at Gallagher Drive and the industrial park is to the west and north. The driveway was not built within the property lines. Atlantic Electric owns the next lot and they are combining the lots and it will be within their property lines. A concrete apron should be installed. There is an area starting to erode and should be re-graded. The side buffer will be taken care of. The driveway width will be 17' whereas 23' is required. There are requesting a stone surface instead of pavement. There is not a lot of intensity at that location. There is not much from a site plan perspective.

Playground & Batting Cage Fiocchi Field- Located on the easterly side of Galli Drive south of Wheat Road, Block 1905, Lot 3, Project #16-00011. Minor site plan approval to construct a 1,600 square foot pavilion style batting cage structure and a 40' by 40' A.D.A. playground area at an existing public park.

Mr. Hawk explained that Fiocchi Field is owned by the City of Vineland. There is a pavilion that will be built for open air batting cages. They proposing two batting cages. They want it available as a space for practice before a game. There also will be a handicapped accessible playground.

Souders/Jackson- Located on the westerly side Venezia Avenue between Dante Avenue and Hance Bridge Road, Block 6405, Lot 15, Project #15-00077. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that the property has development to the east and to the west. This is the last stretch of area in this vicinity that has not been developed. They would like to cut out a lot to build a home and keep the remainder undeveloped. Each lot will be split evenly with 101.5' of frontage whereas 110' is required. There is an existing street Heron Drive that ends with a temporary cul-de-sac at the westerly side. The Master Plan Street Extensions map indicates that this street will extend through the property to allow for development and street connectivity.

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: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

Ryan Headley, Chairman for the Nominating Committee, nominated David Manders for Board Chairman, Michael Pantalone for Vice-Chairman, Frank DiDomenico for Board Solicitor, Yasmin Ricketts as Secretary, and Kathleen Hicks as Designee in the absence of Yasmin Ricketts.

MINUTES – Approval of minutes from the January 13, 2016 special board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the January 13, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6141
Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

#6142

Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

#6143

Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

#6144

Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

#6145

Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

#6146

Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

Playground & Batting Cage Fiocchi Field- Located on the easterly side of Galli Drive south of Wheat Road, Block 1905, Lot 3, Project #16-00011. Minor site plan approval to construct a 1,600 square foot pavilion style batting cage structure and a 40' by 40' A.D.A. playground area at an existing public park.

The applicant was represented by Edward Duffy, Esq. This is a minor site plan with two improvements being proposed. The City of Vineland owns Fiocchi Field and they would like to construct a pavilion style batting cage and a handicapped accessible playground with playground equipment. A 5' wide

sidewalk will extend to the area proposed playground. There are no variances associated with this project.

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

Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalione: Yes
Maria Perez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6148. Mr. Pantalione so moved, Ms. Perez seconded.

Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalione: Yes
Maria Perez: Yes
David Manders: Yes

Landis Substation- Located on the southerly side of Gallagher Drive between Mill Road and Delsea Drive, Block 314, Lot 11, Project #15-00098. Preliminary and final site plan approval to expand an existing public utility facility- electric utility substation.

The applicant was represented by Enid Hyberg, Esq. The property in question is located at 1545 Gallagher Drive. There is an existing substation on the site. There are two witnesses from Atlantic Electric and two from Vineland Electric that are prepared to give testimony on behalf of the application. The substation is a unmanned site and there is approximately one vehicle that will be entering for a visit once of month. Exhibit A-1, copy of the site plan, was submitted as evidence.

Mark Herrmann, Professional Engineer, testified on behalf of the applicant. There is currently an electrical substation on site with a small building for equipment. The area to the north is wooded. The area to the south is owned by the City of Vineland. To the east and west are wooded and there are some industrial uses. The drive access is off of Gallagher Drive. They are proposing to pace electrical substation equipment on concrete pads together with a 1,104 square foot control building. There will be fencing and stone surface within the fenced compound and a storm water management system with two basins. The in the Engineer's report, paragraph one, basin #1 will remain the same. Basin #2 will be slightly enlarged and deepened. In the Planner's report, paragraph nine, they are seeking a design waiver for the driveway width 23' whereas 17' is permitted. Paragraph twelve, they are seeking a design waiver for the surface of the access driveway and drive access drive is within the fenced area. Paragraph fifteen (b), they are proposing "high voltage-danger" signs to be posted around the perimeter fence. The signs will be 1' x 2' and are mandated by the State of New Jersey.

Mr. Hawk indicated that the application also includes a 1,104 square foot control building. In paragraph thirteen, the applicant will install a concrete apron at the driveway entrance post construction. They will also repair parts of the driveway.

Mr. Myers indicated that the engineering department is satisfied with the storm water management plan.

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

Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Gary Stanker: Yes
David Manders: Yes

Souders/Jackson- Located on the westerly side Venezia Avenue between Dante Avenue and Hance Bridge Road, Block 6405, Lot 15, Project #15-00077. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Wayne Souders testified on his own behalf. The property was left to him and his sister. They would like to split the property in half and they need a variance for each lot frontage of 101.5' whereas 110' is permitted.

Mr. Hawk explained that the only variance required is the lot frontage. The frontages will not be noticeable. They are oversized lots.

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

Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
David Manders: Yes

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

John Casadia: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6147. Mr. Pantalone so moved, Ms. Perez seconded.

John Casadia: Yes

Michael Pantalone: Yes
Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Manders: Yes

Special Business-

Mr. DiDomenico indicated that there was an issue with an item heard in January. The attorney for the Vineland Charter School published a determination notice that the remainder of the property is a future site for the Vineland Charter School. There was no mention of the use at the meeting. There will be a letter sent to the attorney explaining that the use was not discussed at the meeting and the notice could be misleading.

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

John Casadia: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Manders: Yes

TIME: 8:10 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary