

MINUTES
April 13, 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
Michael Pantalone
Stephen Plevins
Christine Scarpa
Ryan Headley
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 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.

There will be a special meeting scheduled for the Vineland Public Charter School application on May 21, 2016 from 5:00 PM until 7:00PM. Board members attending will be Maria Perez, Michael Pantalone, Stephen Plevins, Christine Scarpa, and Angela Calakos.

Philos Development, LLC- Located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 19, Project #06-00951. Revised preliminary and final major site plan approval for Phases 2 and 3 to construct a 12,000 square foot self- storage building addition (Phase 2) and three (3) separate 3,900 square foot self-storage building additions and a 2,600 square foot self-storage building addition (Phase 3).

Mr. Hawk explained that Phase 1 of additional storage construction of the units. Phase 2 is an extension of the units. Phase 3 is an extension of a unit. They want to switch the phases. The small building is climate controlled. The basin is built out for the entire development. Everything in the front is built. It is more of an administrative item before the board.

Cumberland Mall- Verizon Store- Located on the easterly side of Delsea Drive between Smith Street and Route 55, Block 7004, Lot 21, Project #16-00015. Major site plan approval to construct a 6,034 square foot retail store building addition together with an eleven parking space row.

This is a slightly revised plan. Best Buy is in the front southerly corner of the mall near Delsea Drive. There is an approval valid for 10,000 square foot building adjacent to the Best Buy. There is going to be a 6,032 square foot expansion for Verizon Wireless. They'll be adding a row of 12 parking spaces facing the building. They moved the trash area and the fence was lowered to 8'. There is a slight waiver for

island width 8.2' vs. 10'. There will be landscaping and they curbed the sidewalk. The overall mall has a parking surplus.

Newcomb Campus Redevelopment Minor Subdivision- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1 and 2, Project #16-00001. Minor subdivision to create four new lots with one remainder lot.

Mr. Hawk stated that this was the former Newcomb Hospital site. An area of the building has been demolished. There is an over layered subdivision plan. They want to subdivide into five lots. Four new lots and one remainder lot. The lot lines are on the site based on what they want to build and what will be developed. The existing Newcomb Hospital building is within each of the lots. There is a building overlapping lot lines. The applicant is proposing to demolish most of it and eliminate some of those encroachments. The old emergency wing and the Cunningham wing will be left. There is a lot line going through a building. A fire rated wall built to code should be constructed on the lot line to separate the buildings. The demolition should occur before the recording. The lot on Howard Street is very small and has a variance. The applicant has a potential user for that lot. The rest of the lots are fine except the depth to the Cunningham lot.

Mr. Manders indicated that he was concerned with the project not being completed.

Mr. DiDomenico went over some things from the Redevelopment Agreement.

Mr. Hawk went over the fifteen variances listed in his report.

Newcomb Campus Redevelopment Site Plan- Located on the on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1 and 2, Project #16-00002. Preliminary and final major site plan approval to construct a 3 story building consisting of a total gross floor area of 51,090 square feet with a total of 73 assisted living units (40 one bedroom units and 33 studio units) together with a 900 square foot covered ramped walkway and pavilion, two separate 3 story buildings each consisting of a total gross floor area of 60,500 square feet, each with a total of 70 independent living units (60 one bedroom units and 10 studio units) each with a 1,117 square foot canopy, and a 1,600 square foot addition to an existing 6,100 square foot portion of an existing building (total floor area is 7,700 square feet) for a governmental office.

Mr. Hawk explained that there are two “L” shaped buildings with seventy units. There are two independent living buildings and one assisted living building. There will be a grave marker and railing features.

Ms. Hicks indicated that there should be questions on the timing of the project.

Mr. Hawk explained that the Howard Street lot is proposed for EMS. The Cunningham area does not have a proposed use. The emergency wing does not have a proposed use.

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.

MINUTES – Approval of minutes from the March 9, 2016 special board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes

Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Abstain
Ryan Headley: Abstain
John Casadia: Abstain
Angela Calakos: Yes
David Manders: Yes

RESOLUTIONS- Approval of resolutions from the February 10, 2016 board meeting.
The Chairman made a motion to approve the minutes.

Roll Call:

#6150
Maria Perez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Abstain
Ryan Headley: Abstain
John Casadia: Abstain
Angela Calakos: Yes
David Manders: Yes

#6151
Maria Perez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Abstain
Ryan Headley: Abstain
John Casadia: Abstain
Angela Calakos: Yes
David Manders: Yes

#6152
Maria Perez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Abstain
Ryan Headley: Abstain
John Casadia: Abstain
Angela Calakos: Yes
David Manders: Abstain

#6153
Maria Perez: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Abstain

Ryan Headley: Abstain
John Casadia: Abstain
Angela Calakos: Yes
David Manders: Abstain

#6154

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

#6155

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

Open Public Hearing:

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

Philos Development, LLC- Located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 19, Project #06-00951. Revised preliminary and final major site plan approval for Phases 2 and 3 to construct a 12,000 square foot self- storage building addition (Phase 2) and three (3) separate 3,900 square foot self-storage building additions and a 2,600 square foot self-storage building addition (Phase 3).

The applicant was represented by Michael Fralinger, Esq. The Planning Board granted preliminary and final approval of three phases in 2007. There is a car wash and storage facility on the site. The storage building was constructed in 1997. In Phase 2, construction of storage buildings. Phase 3, extension of a storage building. The applicant is seeking an amended preliminary major site plan approval to change Phases 2 and 3. They need to change the phases because there is a need for climate controlled self-storage. There are no variances associated with this request. There are also no objections to the Planning and Engineering Reports.

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

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

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

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

Cumberland Mall- Verizon Store- Located on the easterly side of Delsea Drive between Smith Street and Route 55, Block 7004, Lot 21, Project #16-00015. Major site plan approval to construct a 6,034 square foot retail store building addition together with an eleven parking space row.

The applicant was represented by Gregory Ricciardi, Esq. They are seeking preliminary and final major site plan approval for the construction of a 6,034 square foot building. There will be a twelve space parking space row added. They previously received an approval for 10,080 square feet at the same location and it was never constructed.

Brian Conlon, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, overall Cumberland Mall site plan. The proposed location is located at the southwest corner of the mall adjacent to the Best Buy building. Exhibit A-2, approved 2006 site plan of the 10,080 square foot addition. Exhibit A-3, current site plan. The applicant is seeking a 6,034 square foot addition to the Best Buy building. There is no additional storm water management system or drainage proposed. It is conforming the way it currently is. A twelve parking space row has been added. The driveway on the west side has been widened from 24' to 30'. There is a landscaping buffer on the west. The trash enclosure has been moved. As a result a door and light pole will be relocated. The loading area will be lined striped. The curb line will be "rounded out". Bicycle racks are being added. There will be an 8' fence sounding the trash enclosure. Exhibit A-4, proposed signage. There will be three façade signs that here will be an 8' fence sounding the trash enclosure. Exhibit A-4, proposed signage. There will be three façade signs that are less than 10% of the building façade. Exhibit A-5, circulation plan. There are deliveries made during the week from 10AM and 2PM. The applicant is seeking a variance for the

location of the trash enclosure in the front yard. They are also seeking waivers for end islands space width of 8.2' whereas a minimum 10' required. Parking space width of 9' whereas 9.5' is required. They also need a waiver for building orientation.

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

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

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

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

Newcomb Campus Redevelopment Minor Subdivision- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1 and 2, Project #16-00001. Minor subdivision to create four new lots with one remainder lot.

Newcomb Campus Redevelopment Site Plan- Located on the on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1 and 2, Project #16-00002. Preliminary and final major site plan approval to construct a 3 story building consisting of a total gross floor area of 51,090 square feet with a total of 73 assisted living units (40 one bedroom units and 33 studio units) together with a 900 square foot covered ramped walkway and pavilion, two separate 3 story buildings each consisting of a total gross floor area of 60,500 square feet, each with a total of 70 independent living units (60 one bedroom units and 10 studio units) each with a 1,117 square foot canopy, and a 1,600 square foot addition to an existing 6,100 square foot portion of an existing building (total floor area is 7,700 square feet) for a governmental office.

The applicant was represented by Michael Gruccio, Esq. They are seeking both minor subdivision approval to create four new lots with one remainder lot and major site plan preliminary/final. Some details from both applications have to be discussed to explain the plans. In November 2011, the Planning Board conducted and adopted a redevelopment plan for this site. This site is the former hospital site and now of the Redevelopment District. One of the goals of the redevelopment plan adopted was to maximize the utilization of the redevelopment area. Originally the single lot was not to be subdivided. The Planning Board made a recommendation to City Council by way of Resolution 6116 to permit a subdivision. City Council amended the plan permitting subdividing. The Planning Board noted six considerations that should be taken account for the subdivision. The six issues were addressed in the Redevelopment Agreement.

Ms. Sandra Forosisky, Director of Economic Development of the City of Vineland, testified on behalf of the application. This project has been ongoing for many years. She went over the different attempted uses throughout the years that did not work out. She noted that within 5 years, the demolition will be done and the site will be built.

Mr. Dales Jones, Director of Health Department and EMS, testified on behalf of the application. EMS has been looking for a location for storage and offices. It has to be a central location. This lot at this location will be ideal for EMS.

Michael Fralinger, Professional Engineer, testified on behalf of the application. The lot lines are based on the site plan, specifically the locations for access. The variances required for the major site plan on five lots would be the same variances if the development was on one single lot. Impervious lot coverage, height variances, and parking variances would be the same. The proposed subdivision is designed to facilitate the redevelopment lot. There will be easement rights for parking and access.

Mr. Gruccio explained that the applicant agrees with the Planning Report and Engineering Report. They object to the demolition requirement before deeds are approved. They also object to the construction of the separation wall in the portion of the building which will separate the common rear property line of Lots 1.04 and 1.05. The Redevelopment Agreement provides protection of the Board has concern that all the lots will not be developed. He requested for the deeds to be recorded and a bond be posted for the improvements.

Mr. Irving Shapiro, Licensed Architect, testified on behalf of the application. He has experience renovating and repurposing older buildings. The entire hospital cannot be used because they are difficult to repurpose. Older schools and factories are easier because they have large open spaces. He addressed comment #15 in the Planning Report. Certain historical elements will be savaged before the demolition and saved and reinstalled next to the Newcomb grave site in a park setting. The older building will not be preserved but artifacts from the building will be. The grave site will remain the same. The new buildings will be constructed the same height as the Cunningham wing. There is no final plan for the EMS building.

Mike Shepherd, member from the public, has concerns with wandering Alzheimer patients.

Mr. Shapiro indicated that the Assisted Living Center is a secure facility.

Mr. Vincent Archetto, Principal of the Application, testified on behalf of the application. He is in favor of preserving old buildings where possible. In this case, it is impossible to preserve the entranceway. Originally the doorway entrance to the building was to be saved. Now it will be moved adjacent to the Newcomb grave site.

Michael Fralinger, Professional Engineer, noted that the site is just under 6.5 acres. There are access drives from all three streets. There is a loading dock access. There is a parking lot with 251 parking spaces on the north end. The property drains to the northeast and there are three inlets at the northeast corner. Exhibit SP-3, demolition plan. Exhibit SP-4, proposed site plan. The plan shows three structures. Two independent living facilities of 70 units each. There is a common loading and unloading area. There is a turnaround area and a common access drive. The drive connects State Street and Howard Street. There is also one assisted living facility. The fourth structure is a 1,600 square foot addition to an existing building which is the garage area for EMS. A portion of the existing one story ER room will remain and the Cunningham wing in the hospital will remain. The impervious lot coverage is 82%. That will be reduced to 70% by way of this proposal. There is a height variance of 33' whereas a maximum of 30' is permitted. The current hospital building is 72' therefore that condition also improves. The garden area on the plan is the Newcomb grave site location. An association will be established consisting of the owners of all the lots. That association will be for the purposes of maintenance upkeep of the area and parking garage. A total of

904 parking spaces are required for the entire site. 623 spaces are provided. The variances are for building height, impervious lot coverage and parking. Exhibit SP-7, landscaping plan. There will be shade trees along the road frontages and landscaping at the entrance to the site. There will be screening along State Street to screen the parking areas. Those shrubs will be 3' to 4' high at maximum. The largest trucks to access the site will be 30' trucks. The demolition plan eliminates the loading dock along Howard Street. The driveway width will be at 59' whereas 34' is permitted. This is for oversized vehicles and EMS vehicles. There is also a waiver for parking space length without a tree island break.

Benjamin Miller, Manager at Hospice Services, testified on behalf of the application. Assisted living only needs parking for staff and visitors as typically the residents do not have cars. The independent living demand is one space for every four units. He calculated the parking needs and he believes that the parking is sufficient and exceeds the needed amount. The Alzheimer/Dementia units will be a secured facility. There is a need for these types of facilities in this area.

Michael Fralinger, Professional Engineer, agrees with comments 1-3 in the Fire Marshal's Report.

Mr. Gruccio indicated that the applicant agrees with paragraph 21 in the Engineering report relating to phasing. The applicant agrees with the comments in the Planning Report and the Engineering Report.

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

Christine Scarpa: Yes
Ryan Headley: Yes
John Casadia: Yes
Maria Perez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Manders: Yes

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

Ryan Headley

John Casadia: Yes
Maria Perez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Yes
David Manders: Yes

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

John Casadia: Yes
Maria Perez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes

Christine Scarpa: Yes
Ryan Headley: Yes
David Manders: Yes

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

Maria Perez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes
Gary Stanker: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

TIME: 11:39 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary