

MINUTES
August 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:

Michael Pantalione
Maria Perez
John Casadia
Christine Scarpa
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
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.

Forest Glen Subdivision- Located on the southerly side of Almond Road between Orchard Road and Quigley Avenue, Block 2704, Lots 13, 14, 33, Project #11-1261. Major site plan approval to reconfigure three existing lots into 27 lots thereby creating 24 new lots. Twenty-four (24) of the lots would be available for the construction of single family dwellings, two lots will be utilized for storm water management basins and one lot will be utilized for a government facility (municipal electric utility power generation) and owned by the City of Vineland.

Mr. Hawk explained that this is a final major subdivision. It is the final plat. There are no variances. Any variances associated with this was already granted.

Jerry J. Amadei- Located northerly side of Vine Road between Brewster Road and Main Road, Block 1906, Lots 13, 14, Project #16-00043. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that this is a simple resubdivision. There is a long narrow lot and a larger lot that goes back a distance. Mr. Amadei would like to sell his home and keep the farmland. There are no new lots being created. There are variances for lot area, frontages and depth.

Jeanne Tomko Variance- Located on southerly side of Landis Avenue east of Lincoln Avenue, Block 4503, Lots 6, 7, Project #16-00049. Approval of "C" variances relative to a minor subdivision to convey a portion of one lot to another lot and to create one new lot.

Mr. Hawk explained that the property is on East Landis Avenue. This is two parcels. There is a smaller parcel to the west side with a house. There is a larger parcel with a blueberry farm and a house. There is a desire to purchase the blueberry farm. Ms. Tomko would like to purchase and operate the farm. There are variances for lot frontage for lots 7.1 and 7.2. There is also a side yard variance for lot 7.2. There are environmental constraints, wetlands, stream and it is a flood zone area. There is very little potential for development.

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 July 13, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Abstain
Christine Scarpa: Abstain
David Manders: Yes

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

The Chairman made a motion to approve the minutes.

Roll Call:

#6169

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Abstain
Christine Scarpa: Abstain
David Manders: Yes

#6170

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Abstain
Christine Scarpa: Abstain
David Manders: Yes

#6171

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Abstain
Christine Scarpa: Abstain
David Manders: Yes

#6172

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Abstain
Christine Scarpa: Abstain
David Manders: Yes

#6173

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Abstain
Christine Scarpa: Abstain

David Manders: Yes

#6174

Michael Pantalone: Yes

John Casadia: Yes

Maria Perez: Abstain

Christine Scarpa: Abstain

David Manders: Yes

#6175

Michael Pantalone: Yes

John Casadia: Yes

Maria Perez: Abstain

Christine Scarpa: Abstain

David Manders: Yes

#6176

Michael Pantalone: Yes

John Casadia: Yes

Maria Perez: Abstain

Christine Scarpa: Abstain

David Manders: Yes

Open Public Hearing:

Michael Pantalone: Yes

John Casadia: Yes

Maria Perez: Yes

Christine Scarpa: Yes

David Manders: Yes

Jerry J. Amadei- Located northerly side of Vine Road between Brewster Road and Main Road, Block 1906, Lots 13, 14, Project #16-00043. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Steven Fabietti, Esq. The application is for a resubdivision. The property fronts on Vine Road and there are single family homes located on each property. There is farmland located to the rear of the property. The applicant will be selling the new proposed one acre lot and will be retaining the larger lot. The larger lot contains a single family home and a farmland. They agree with all the comments in the Planning and Engineering Reports. They are requesting variances for side yard on lot 13, 5.19' provided whereas 6.0' is required. Front yard on lot 14, 51.22' provided whereas 60' is required. Side yard on lot 14, 45.67' provided whereas 33.75 is required and 32.66' provided whereas 50.0' is required.

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

Michael Pantalone: Yes

John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

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

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

Jeanne Tomko Variance- Located on southerly side of Landis Avenue east of Lincoln Avenue, Block 4503, Lots 6, 7, Project #16-00049. Approval of “C” variances relative to a minor subdivision to convey a portion of one lot to another lot and to create one new lot.

The applicant was represented by Michael Fralinger, Esq. They are only seeking bulk variance relief at this time. If their request is approved, they will be returning with a formal minor subdivision. The property is formerly a blueberry farm on East Landis Avenue. They want to separate the farm with the existing residential use. They plan on operating the blueberry farm. There are variances involved because the property is located in the A-5 zone. Both lots proposed exceed the size requirements for the zone and include single family homes. The original application requested a side yard setback for proposed lot 7.2 of 16.75’ and the applicant is now willing to amend it to 10’. The applicant agrees with all the comments in the Planning Report. The access to the farm will be by way of an easement on the existing driveway.

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

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

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

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

Christine Scarpa: Abstain
David Manders: Yes

Open Public Hearing:

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

Forest Glen Subdivision- Located on the southerly side of Almond Road between Orchard Road and Quigley Avenue, Block 2704, Lots 13, 14, 33, Project #11-1261. Major site plan approval to reconfigure three existing lots into 27 lots thereby creating 24 new lots. Twenty-four (24) of the lots would be available for the construction of single family dwellings, two lots will be utilized for storm water management basins and one lot will be utilized for a government facility (municipal electric utility power generation) and owned by the City of Vineland.

The applicant was represented by Michael Gruccio, Esq. The Vineland Planning Board extended preliminary approval for the major subdivision on August 16, 2016. The applicant will adhere to the City's Vineland Affordable Housing Ordinance regarding the development fee in lieu of non-site affordable housing units. The applicant expects to begin construction as soon as possible. The applicant is conveying property to the Vineland Municipal Electric Utility and the Utility will be able to expand at this location.

Ms. Hicks noted that the City's Land Use Ordinance permits a payment in lieu of building affordable units. The fee is 1.5 percent of the equalized assessed value. The City's Affordable Housing Ordinance has been certified by the Court that the City of Vineland is in compliance with COAH. All money collected by the City through the Affordable Housing Ordinance can be used for rehabilitation.

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

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

Ms. Hicks noted that Planning Board will be participating in public participation productive input and it will be added to the agenda.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
John Casadia: Yes
Maria Perez: Yes
Christine Scarpa: Yes
David Manders: Yes

TIME: 8:30 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary