

MINUTES
January 11, 2017

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 Second Floor Caucus Room of City Hall. Present were:

Maria Perez
Stephen Plevins
Michael Pantalone
Ryan Headley
Sandy Velez
John Casadia
Gary Stanker
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Stephen Hawk, Principal Planner
David Maillet, Principal Engineer

B.D.G.S.- Mill & Forest Grove Road Industrial Facility- Located on the southeasterly corner of Mill Road and Forest Grove Road, Block 604, Lot 1, Project #16-00071. Preliminary/final major site plan approval to construct an 115,000 square foot industrial building consisting of a 100,000 square foot first level and 15,000 square foot mezzanine level.

Mr. Hawk explained that the application is a preliminary approval. They received an approval with frontage on Garden Road. The site plan meets all the standards. There is parking in the front and truck access in the back. There is a basin in the rear. They need a waiver for the fence not being directly around the basin. Waivers were granted previously for the fencing. It is a straight forward application. There is no development currently planned for this site. They want their approvals in place.

Mr. Maillet explained that the Engineering office is satisfied that their concerns will be met.

Vineland Board of Education- Located on the northerly side of Harvest Court and northwesterly side of Pilgrim Way, Block 7409, Lots 28, 29, 30, 31, 35, Project #16-00076. Resubdivision approval to convey portions of one lot to four other lots thereby increasing the area of each of the four lots and completely eliminating one lot.

Mr. Hawk explained that Vo-Tech students built homes and the program was abandoned. The school board owns four vacant lots. There is a strip of land that was kept for a future street. The zoning has changed tremendously and it will not work. They want to take portions of that lot and add them to the four vacant lots. Variances are needed for enlarging the lots.

Living Faith Alliance Church- Located on the easterly side of Lincoln Avenue between Dante Avenue and Palermo Avenue, Block 6402, Lot 118, Project #16-00070. Preliminary/final major site plan approval for the construction of a church building.

Mr. Hawk explained that they are expanding their existing parking. Previous plans had a larger sanctuary. They are expanding parking easterly by 45 parking spaces. It will be consistent with what is there. They have to extend the screening and the wooded area does not count. They would like to plant evergreens. They do need more shade trees. They can add more trees with a tree island break to meet that requirement.

Extension request for Newcomb Campus Redevelopment Minor Subdivision, Project #16-00001.

Ms. Hicks explained that they have an approval for a minor subdivision that they have not been able to record. The request to revise the approval. The building was being partitioned by a lot line and they needed a fire rated wall. They want relief from that provision. It would only be necessitated if the City's EMTs moved into that lot. If they do not move in, the lots will be combined and they will record an all-inclusive deed. It would also have to go to City Council for approval.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2016 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.

ROLL CALL-

Maria Perez
Stephen Plevins
Michael Pantalone
Ryan Headley
Sandy Velez
John Casadia
Gary Stanker
David Acosta
David Manders

REORGANIZATION-

Chairman- David Manders

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

Vice Chairman- Michael Pantalone

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

Solicitor – Frank DiDomenico, Esq.

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

Secretary- Yasmin Ricketts

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

Designee in the absence of Yasmin Ricketts to sign documents on her behalf- Kathleen Hicks

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

Gary Stanker: Yes
David Acosta: Yes
David Manders: Yes

MINUTES – Approval of minutes from the December 14, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

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

RESOLUTIONS- Approval of resolutions from the December 14, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6190

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

#6191

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

#6192

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

SPECIAL BUSINESS-

Extension request for Newcomb Campus Redevelopment Minor Subdivision, Project #16-00001.

The applicant was represented by Michael Gruccio, Esq. The deadline to record the minor subdivision deeds was on November 17, 2016. The applicant has satisfied all conditions except for the construction of a firewall between lots 1.04 and 1.05 required by Resolution #6158 and required by the City's Construction Official. There were delays because of loans and the building was full of asbestos that had to be abated prior to demolition. A firewall between lots 1.04 and 1.05 is required because the City initially desired to have EMS on lot 1.04. The remainder of the building was to be developed by the applicant. The City has not made a decision as to whether or not they will occupy that space. The applicant is

seeking a 120 day extension beginning on November 18, 2016. The applicant is also seeking modification of Resolution #6158. As a condition of the minor subdivision, the applicant was required to construct a fire-rated separation wall in the former Newcomb emergency room. If the City does not build on lot 1.04, the fire-rated wall will not be needed. The applicant prepared an agreement known as “Agreement Affecting and Potentially Requiring Combination of Lots 1.04 and 1.05” for signatures by the applicant, Planning Board, and the City of Vineland. An all-inclusive deed combining lots 1.04 and 1.05 in the event that the City does not build on lot 1.04. The City Solicitor has approved the agreements as drafted. The Planning Board Solicitor has also approved the agreements as drafted.

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

Maria Perez
Stephen Plevins
Michael Pantalone
Ryan Headley
Sandy Velez
John Casadia
Gary Stanker
David Acosta:
David Manders

DEVELOPMENT PLAN

B.D.G.S.- Mill & Forest Grove Road Industrial Facility- Located on the southeasterly corner of Mill Road and Forest Grove Road, Block 604, Lot 1, Project #16-00071. Preliminary/final major site plan approval to construct an 115,000 square foot industrial building consisting of a 100,000 square foot first level and 15,000 square foot mezzanine level.

Mr. Manders recused himself from this application.

The applicant was represented by Rocco Tedesco, Esq. The applicant is seeking preliminary major site plan approval only. The site plan is complaint with the exception of two items. The applicant is requesting a waiver from providing fencing around the storm water management basin. The fence will surround the rear area of the building and storm water management basin. The applicant is also requesting a waiver for the size of plan sheets. They will be 30” x 42”. All issues on the Engineering Report have been resolved. The applicant agrees to comply with all the other requirements in the Planning Report. The applicant does not currently have a specific use for the building.

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

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

Open Public Hearing:

Michael Pantalone
Ryan Headley
Sandy Velez
John Casadia
Gary Stanker
Maria Perez
Stephen Plevins
David Acosta
David Manders

PUBLIC HEARING

Vineland Board of Education- Located on the northerly side of Harvest Court and northwesterly side of Pilgrim Way, Block 7409, Lots 28, 29, 30, 31, 35, Project #16-00076. Resubdivision approval to convey portions of one lot to four other lots thereby increasing the area of each of the four lots and completely eliminating one lot.

Mr. Manders recused himself from this application.

The applicant was represented by Robert DeSanto, Esq. The lots were created in 1980 by way of subdivision approval. Some of the lots were utilized by Board of Education students as part of a trade program to construct single family homes. The program has been discontinued and the Board now has 8 vacant lots at this location. There is a 25' wide strip at the rear of 4 of the lots in question. The strip was kept as a possible future street. The land is locked and now serves no purpose. They would like to eliminate that strip of land and add portions to the four remaining lots.

Mathias Burke, member of the public, had concerns about his property taxes increasing. The Solicitor explained the purpose of the resubdivision.

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

Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
Gary Stanker: Yes
Maria Perez: Yes
Stephen Plevins: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Sandy Velez: Yes
John Casadia: Yes
Gary Stanker: Yes
Maria Perez: Yes
Stephen Plevins: Yes
Ryan Headley: Yes
David Acosta: Yes
Michael Pantalone: Yes

Living Faith Alliance Church- Located on the easterly side of Lincoln Avenue between Dante Avenue and Palermo Avenue, Block 6402, Lot 118, Project #16-00070. Preliminary/final major site plan approval for the construction of a church building

The applicant was represented by Joseph Chiarello, Esq. The applicant is seeking both preliminary and final site plan approval. They need a variance for a side buffer of 13.5' whereas 25' is required from a residential use or residential zone. The existing side buffer does not conform at 11' therefore 13.5' is proposed. The applicant will comply with the tree island break. The applicant will comply with the required parking shade trees and provide screening along the south side of the property. They will provide eight shade trees along the frontage of Lincoln Avenue. The current freestanding sign will remain the same at 50 square feet. The applicant is also seeking a waiver for the plan sheet size of 30" x 42". They will comply with the remainder of the Planning Report and the Engineering Report.

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

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

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

Gary Stanker: Yes
Maria Perez: Yes
Stephen Plevins: Yes

Michael Pantalone: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:51 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary