

SPECIAL MEETING MINUTES

November 29, 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
Keith Salerno
Sandy Velez
Gary Stanker
Christine Scarpa
Stephen Plevins
Michael Pantalone
David Acosta
Mayor Fanucci
David Manders

Also present were:

Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Brian Myers, City Engineer
Ryan Headley, Principal Engineer/Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on November 18, 2017 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
Keith Salerno
Sandy Velez
Gary Stanker
Christine Scarpa
Stephen Plevins
Michael Pantalone
David Acosta
Mayor Fanucci
David Manders

Vineland Delsea Drive, LLC- Located on the westerly side of S. Delsea Drive and NJSH Route 55, Block 7007, Lot 10, Project #17-00055. Minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Rocco Tedesco, Esq. The minor subdivision is to give TD Bank their own lot. The proposed new lot will be 47,293 square feet and will have frontage of 251.82' along South Delsea Drive and depth of 204'. The lot is slightly undersized for the zone. A variance is required for minimum lot size of 50,000 square feet. There is also a variance for impervious lot coverage of 70.1% whereas 60% maximum is permitted. Side yard setback variance on the south side of 19.5' whereas 25' is required. The applicant agrees to comply with the remainder of the Planning report and Engineering report.

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

- Maria Perez: Yes
- Keith Salerno: Yes
- Sandy Velez: Yes
- Gary Stanker: Yes
- Christine Scarpa: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- David Acosta: Yes
- Mayor Fanucci: Yes
- David Manders: Yes

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

- Keith Salerno: Yes
- Sandy Velez: Yes
- Gary Stanker: Yes
- Christine Scarpa: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- Maria Perez: Yes
- David Acosta: Yes
- Mayor Fanucci: Yes
- David Manders: Yes

Vineland Delsea Drive, LLC- Located on the westerly side of S. Delsea Drive and NJSH Route 55, Block 7007, Lot 10, Project #17-00054. Major site plan approval to construct a 21,988 square foot grocery retail store (Aldi) and a 263 seat restaurant (Olive Garden) along with associated parking and site improvements to an existing retail complex.

The applicant was represented by Rocco Tedesco, Esq. Exhibits A-1, satellite photograph of the site, A-2, photograph of site with two new buildings were submitted. The property is the former K-Mart Shopping Center. The site is approximately 23 acres in size. The property is divided by the municipal boundary between the City of Vineland and the City of Millville. Approximately 15 acres are within the Vineland portion. The access onto South Delsea Drive will remain the same. Currently there is no landscaping on the site, and the applicant of proposing landscaping. The former K-Mart building will be Raymour & Flanigan Furniture Store and 2 other tenants. The proposed Olive Garden Restaurant will be a 7,493 square foot freestanding building with 263 seats. The proposed Aldi Supermarket will be a freestanding building with 22,731 square feet and includes a 733 square foot canopy. Planning Report, paragraph 5, front buffer of 4' whereas 25' is required. The pre-existing buffer is 0'; therefore 4' is an improvement. Parking space variance of 537 spaces whereas a minimum of 671 spaces provided. Paragraph 6, existing freestanding pylon sign for K-Mart. The existing sign face of 140 square feet. They are proposing to add an additional 172 square feet beneath. The remainder of the variances relate to wall signs on the building not oriented to a public roadway. The applicant is seeking bulk variances for the Olive Garden wall signs. The north elevation of 64.92' and the south elevation of 54.31' whereas no signs are permitted. Wall sign on the northern elevation of Aldi of 75 square feet whereas wall signs are not permitted. Paragraph 7, waiver to provide end island widths of 9' whereas 10' is required. The applicant request a waiver for divider strips in the parking area. They will provide four divider strips.

The applicant would like a waiver for 25 space parking space row whereas 12 spaces are permitted. Two end islands will have shrubbery and two will have trees. They are requesting a waiver from providing 7 additional parking lot trees. The applicant will be resealing the parking area and restriping the asphalt. Pedestrian walkways will also be line striped. There will be 2 bicycle parking spaces for each building on site which meets the ordinance. The applicant is seeking a waiver with regards to street shade trees. None are provided and 18 trees are required. There are no street trees at the Cumberland Mall located across the street. Parking area trees, 38 trees provided whereas 45 are required. The applicant will comply with the remainder of the Planning Report. As to the Engineering Report, paragraph 9, turning templates for trucks to maneuver have been submitted and added to the perfected plan. Paragraph 10, parking layout south of Olive Garden has been redesigned and will be resubmitted. Paragraph 11, will be resolved to the satisfaction of the City Engineer. Paragraph 12, perfected plan will show minimum throat lengths of at least 50'. Paragraph 13, applicant will sealcoat the existing pavement and re-line strip. Paragraph 14, trees will be cut back and pruned. Paragraph 15, applicant does not know the tenants that will occupy the remainder of the building. The applicant will comply with the remainder of the Engineering Report.

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

- Sandy Velez: Yes
- Gary Stanker: Yes
- Christine Scarpa: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- Maria Perez: Yes
- Keith Salerno: Yes
- David Acosta: Yes
- Mayor Fanucci: Yes
- David Manders: Yes

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

- Gary Stanker: Yes
- Christine Scarpa: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- Maria Perez: Yes
- Keith Salerno: Yes
- Sandy Velez: Yes
- David Acosta: Yes
- Mayor Fanucci: Yes
- David Manders: Yes

First Choice Freezers- located on the northwest corner of the intersection of Oak Road and Mill Road, Block 1003, Lot 16, Project #17-00059. Preliminary/final major site plan approval to construct a 175,286 square foot cold storage building along with associated parking and site improvements.

The applicant was represented by Robert Casella, Esq. The property is located within the I-B zone. It is 10.10 acres in size and is owned by the City of Vineland. The applicant is a contract purchaser. The applicant is proposing construction in 3 phases and improvements will be constructed after each phase.

Michael Levari, owner of First Choice Freezers, testified on his own behalf. He anticipates that the proposed facility will have 4 employees. There will be 2 office staff and 2 forklift operators. Additional employees will be based on business. The hours will be 7 a.m. until 5 p.m. six days a week. Hours of operation could change based upon customer requirements. The proposed gravel drive will have a surface of crushed stone. The lot is wooded and he is requesting a waiver of the City's tree clearance ordinance. He is also proposing to fence the entire lot with an 8' high fence.

Jerome Irick, Licensed Engineer, testified on his own behalf. First Choice Freezer is a facility on Almond Road and Mill Road. That site is built out and totally occupied. The applicant anticipates having the proposed site built out within five years. Construction will be done in 3 phases. The phases will consist of 58,400 square feet in each phase together with site improvements. The employees parking area on Mill Road will be redesigned. The stormwater management basin on Mill Road is being moved to the left side of the building. There are 6 employee parking spaces being proposed opposed of the original 12 spaces. The loading docks have been moved away from Oak Road into the interior of the site. All traffic to the site will access through the driveway at the northeast corner of the site. The applicant is seeking impervious lot coverage of 76.86% whereas a maximum of 50% is required. Paragraph 7, 40' driveway whereas a maximum of 34' is permitted. It will be designed to accommodate tractor trailers and larger trucks. The applicant is also seeking a waiver for storm water management basin access drive. No drive is being proposed and one is not needed. Waiver for storm water management basin side setback of 18' whereas 35' is required. The storm water management basin is located in the front yard of Oak Road and the ordinance requires a curvilinear edge and the basin as proposed is rectangular in shape. A waiver for driveway opening setback from the extended property line of 0 feet whereas a minimum of 5' is required. The applicant has been in touch with Electric Utility and they will be moving the utility pole located south of the driveway. The driveway opening radius will be resolved to the satisfaction of the City Engineer. Paragraph 9, seeking certain waivers from the Community Design Standards. The applicant is seeking a chain link fence with privacy slats around the site which is standard for industrial use. A waiver from providing bicycle parking spaces. The applicant will work with the City Planner for wall lighting. All mechanicals will be located away from the neighbors. They will be providing shade trees and shrubbery. Any signage will be per City Ordinance.

Mr. Levari agreed to contribute \$1,500.00 to the City's fund for tree replacement.

Mr. Irick addressed the City Engineering Report. The applicant is seeking a waiver for the location of the one-foot freeboard elevation for the storm water management basin. Paragraph 2, applicant agrees to provide calculations that the basin will fully drain within 72 hours. They will also show slope dimensions and ESHWT elevations to the property line only. Paragraphs 4-17, grading and storm water management basin. It is being revised to the satisfaction of the City Engineer. Paragraph 18, "Vineland Datum" will be eliminated. Paragraph 19, the applicant will clarify all easements. Paragraph 22, plans will be revised such that the terminal locations of the proposed inspection lane will be accessible by vehicle. Paragraph 23, will show templates for ingress and egress. The plans will also show all dedicated loading bay locations and all exterior stairs or mandoors. Paragraphs 25 and 26, will verify the feasibility of the two southernmost proposed truck parking stall. The applicant will comply with the remaining comments in the Engineering Report.

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

Christine Scarpa: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Gary Stanker: Yes
David Acosta: Yes
Mayor Fanucci: Yes
David Manders: Yes

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

Stephen Plevins: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Christine Scarpa: Yes
David Acosta: Yes
Mayor Fanucci: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins
Stephen Plevins: Yes
Michael Pantalone: Yes
Maria Perez: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Gary Stanker: Yes
Christine Scarpa: Yes
David Acosta: Yes
Mayor Fanucci: Yes
David Manders: Yes

TIME: 7:09 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary