

MINUTES
December 13, 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:

Sandy Velez
Stephen Plevins
John Casadia
Keith Salerno
Gary Stanker
Michael Pantalone
David Manders

Also present were:

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

Industrial Leasing Company- Located on the easterly side of South East Boulevard between East Landis Avenue and East Elmer Street, Block 4001, Lots 1, 24, 25 & 26, Project #17-00058. Resubdivision approval to convey a portion of one lot to two other lots and consolidate four existing lots into two proposed lots.

Mr. Headley explained that there are currently four lots. They are taking four lots and consolidating them into two lots. Daniel's Den will have parking with access from Elmer Street. There are access easements in place. They are changing lot lines. There is an impervious lot coverage variance for proposed lot 1.01 of 97.5%. Impervious lot coverage for proposed lot 25.01 of 88.1%. Side yard for 25.01, 0 whereas 20' required. Front buffer for lot 1.01 of 0' whereas 15' is required. Front buffer for lot 25.01 of 11' whereas 15' is required. None of the access points will be changing.

CCIA Subdivision- Located on the southern corner of South Lincoln Avenue and Sheridan Avenue, Block 7503, Lots 1, 2, 3, 4, 5, 32, 33, 35, 45, 48 & 49, Project #17-00062. Resubdivision approval to convey portions or all of 11 lots to create a total of 10 lots.

Mr. Headley explained that this area is on south Lincoln Avenue. It includes farm lots along Sherman Avenue. Some of the lots have been rezoned. There are several variances for lot depth for 5.01 of 358.5' whereas 660' is required. Lot frontage for lot 33.01 of 101.53' whereas 200' is required. Lot width for lot 33.01 of 101.53' whereas 200' is required. Lot frontage for proposed lot 33.02 for 0' whereas 200' is required. Lot frontage for proposed lot 35.01 of 18.3' whereas 250' is required. Lot frontage for proposed lot 48.01 of 0' whereas 250' is required.

MOTION TO REFER A REQUEST TO AMEND THE CENTER CITY REDEVELOPMENT PLAN TO THEN PLANNING BOARD SO AS TO ALLOW A COMMERCIAL PARKING LOT ON BLOCK 2904 LOT 6 TO BE CONSTRUCTED AND SERVE ADJACENT PROPERTY AND REQUEST FINDINGS OF FACTS AND RECOMMENDATIONS THERETO.

Ms. Hicks explained that Engineering observed that a parking lot was put in without approvals. The City requires a plan amendment for Center City Redevelopment District for the parking lot. There are no objections, but they should be required to return for a site plan approval for the three lots.

MOTION TO REFER FOR CONSIDERATION AN AMENDMENT TO THE CENTER CITY REDEVELOPMENT PLAN TO THE PLANNING BOARD SO AS TO PROVIDE THAT ALL GOVERNMENTAL AND PUBLIC UTILITY OFFICES, YARDS, AND FACILITIES WITHIN THE CENTER CITY REDEVELOPMENT PLAN BE GOVERNED BY THE UNDERLYING ZONING DISTRICTS IN WHICH SAID OFFICES, YARDS, AND FACILITIES ARE LOCATED AND REQUEST FINDINGS OF FACTS AND RECOMMENDATIONS THERETO.

Ms. Hicks explained that this deals with the entire Center City redevelopment area. The city is proposing changes to the Electric Utility property. There are plans for the Police Building and City Hall. The current language of the Center City Redevelopment Plan states, “Municipal uses shall be permitted in all districts.” Therefore, the current language permits the Vineland Municipal Electric utility to expand. No amendment is not needed.

MOTION TO REFER A REQUEST TO AMEND THE CENTER CITY REDEVELOPMENT PLAN TO THE PLANNING BOARD SO AS TO ALLOW THE EXPANSION OF AN EXISTING INDUSTRIAL USE AND PERMIT PROCESSING, PACKAGING, DISTRIBUTION AND RELATED RETAIL ON BLOCK 2912 LOT 1 AND REQUEST FINDINGS OF FACTS AND RECOMMENDATIONS THERETO.

Ms. Hicks explained that the applicants are the Limpert Brothers and Vineland Revolving Loan Fund as lienholder of the property. They are negotiating a sale of the property and the potential buyer would like to expand the industrial use onto vacant portions of Lot 1. They would like to include uses like food processing, packaging, distribution and accessory retail. The Redevelopment District is Neighborhood Commercial, extending 150’ from North West Boulevard. The remainder of the lot is residential. The underlying zoning district is R-2 Industrial. City staff has no objections to the amendment.

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-

Sandy Velez
Stephen Plevins
John Casadia
Keith Salerno
Gary Stanker
Michael Pantalone
David Manders

MINUTES – Approval of minutes from the November 8, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Keith Salerno: Abstain

Gary Stanker: Yes
Michael Pantalone: Yes
David Manders: Yes

RESOLUTIONS – Approval of meeting resolutions from the November 8, 2017 board meeting.

#6245

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

#6246

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

#6247

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

#6248

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

#6249

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Keith Salerno: Yes
Gary Stanker: Yes

Michael Pantalone: Yes
David Manders: Yes

#6250

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

#6251

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

Open Public Hearing

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

Industrial Leasing Company- Located on the easterly side of South East Boulevard between East Landis Avenue and East Elmer Street, Block 4001, Lots 1, 24, 25 & 26, Project #17-00058. Resubdivision approval to convey a portion of one lot to two other lots and consolidate four existing lots into two proposed lots.

The applicant was represented by Rocco Tedesco, Esq. The applicant is proposing to convey four existing lots into two lots. No improvements are being proposed as part of this application. All conditions are pre-existing. As for the Planning Report, paragraph 8, the applicant is seeking a technical waiver from the Community Design Standards. The applicant is seeking a waiver from any cross easements for access between the lots. Lot 23 owned by the city is separated by a small piece of land. A revised circulation plan will show the necessary easement. The new lot will be certain to access all the parking areas. As for the Engineering Report, all the items will be addresses with the exception of item 5 which will be waived. There is a request to release the county condition of approval to allow the subdivision deed. Mr. DiDomenico agreed that there would not be a problem so the board agreed.

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

Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes

Gary Stanker: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Manders: Yes

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

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

The Chairman entertained approve Resolution 6252. Mr. Pantalone so moved, Mr. Salerno seconded.

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

CCIA Subdivision- Located on the southern corner of South Lincoln Avenue and Sheridan Avenue, Block 7503, Lots 1, 2, 3, 4, 5, 32, 33, 35, 45, 48 & 49, Project #17-00062. Resubdivision approval to convey portions or all of 11 lots to create a total of 10 lots.

The applicant was represented by Brian Shots, Esq.

Mr. Gerald Velazquez, President CEO for Cumberland County Improvement Authority, testified on behalf of the applicant. A previous plan for the project fell apart. Now they are subdividing for a particular purpose. The current project will bring more jobs and invest back into the community. The properties in the rear are being swapped for land to create additional space for their proposed development. They will not have any impact on the surrounding roads. They are reconfiguring for traffic and Route 55. Lincoln Avenue will become a service road between the site and Main Road. There is a plan and a purpose for the subdivision.

The Chairman entertained a motion to close the public hearing. Mr. Stanker so moved, Mr. Salerno seconded.

Keith Salerno: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes

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

Gary Stanker: Yes

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes

The Chairman entertained approve Resolution 6253. Mr. Stanker so moved, Ms. Velez seconded.

Gary Stanker: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes

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The City requires a plan amendment for Center City Redevelopment District for the parking lot. The applicants are Miguel Diaz and Rogelio Vasquez. They constructed a commercial parking lot without any prior approval. There are no objections, but they should be required to return for a site plan approval for the three lots.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

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

The Chairman entertained approve Resolution 6254. Mr. Pantalone so moved, Ms. Velez seconded.

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

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Ms. Hicks explained that this deals with the entire Center City redevelopment area. The city is proposing changes to the Electric Utility property. There are plans for the Police Building and City Hall. The current language of the Center City Redevelopment Plan states, “Municipal uses shall be permitted in all districts.” Therefore, the current language permits the Vineland Municipal Electric utility to expand. No amendment is not needed.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

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

The Chairman entertained approve Resolution 6255. Mr. Pantalone so moved, Ms. Velez seconded.

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

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The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes

Michael Pantalone: Yes
David Manders: Yes

The Chairman entertained approve Resolution 6256. Mr. Pantalone so moved, Ms. Velez seconded.

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.
Roll call:

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

TIME: 8:24 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary