

MINUTES
March 8, 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:

Stephen Plevins
Michael Pantalone
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
Brian Myers, City Engineer

Jeanne Tomko Minor Subdivision- Located on the southerly side of Landis Avenue and east of Lincoln Avenue, Block 4503, Lots 6 and 7, Project #17-00005. Minor subdivision approval to create one new lot with two remainder lots.

Ms. Hicks explained that this applicant was previously approved for variances. The existing building on the farm parcel is closer to the property line. Two existing homes are being carved out. One lot will be giving land to another lot. There are three properties involved. Two houses and a farm. Mr. Fralinger asked for waivers for developable area of each lot. Two of the lots are developed with homes. The third lot is not developed due to extensive wetlands. They are not proposing any new development.

Harry Nylund- Located on the easterly side of Linwood Avenue south of Maple Avenue, Block 3202, Lot 28, Project #16-00078. Minor subdivision approval to create two new lots with one remainder lot.

Ms. Hicks explained that there will be one new lot to the north and one new lot to the south. All are deficient and trigger depth variances for all the lots. Developable areas are not shown on the plans. They can call out the waiver at the meeting.

Extension Request- 1103 Realty Co., Resolution #5763
Extension Request- 1103 Realty Co., Resolution #5813
Extension Request- 1103 Realty Co., Resolution #5657
Extension Request- 1103 Realty Co., Resolution #5788
Extension Request- 1103 Realty Co., Resolution #6168

Ms. Hicks explained that the applicant previously applied for extensions that were not required due to the Permit Extension Act. They would like to amend their approvals.

Extension Request- Hogback Group, LLC

Ms. Hicks explained that this is Landis Pointe on Palermo Avenue and they are seeking a one year extension. Mr. Fralinger will explain further.

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-

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

MINUTES – Approval of minutes from the February 8, 2017 board meeting.
The Chairman made a motion to approve the minutes.

Roll call:

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

OPEN PUBLIC HEARING

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

PUBLIC HEARING -

Jeanne Tomko Minor Subdivision- Located on the southerly side of Landis Avenue and east of Lincoln Avenue, Block 4503, Lots 6 and 7, Project #17-00005. Minor subdivision approval to create one new lot with two remainder lots.

The applicant was represented by Michael Fralinger, Esq. The applicant appeared in August 2016 and they had lot frontage and side yard variances approved. Existing lots 6 and 7 have single family homes. Lot 7.02 has a blueberry farm. The intent is to separate the farm from the home. 8,910 square feet will be conveyed to lot 7.01. Lot 6 will be 2.509 acres, net depth of 297 feet and frontage on Landis Avenue. That lot will be changed to contain the single family dwelling. Lot 7 will be 2.3244 acres, depth of 450 feet and frontage along Landis Avenue. Lots 6 and 7 are already developed. The applicant requests a waiver for Lot 7.02, lot area 0 square feet developable area whereas 80,000 square feet is required. Waiver for Lot 7.02, lot frontage 0 feet provided whereas 150 feet is required. Waiver for Lot 7.02, lot depth 0 feet provided whereas 150 feet is provided. The end result will be two remainder lots, one remainder lot with a single family dwelling, second remainder lot will have a blueberry farm and one new lot with a single family dwelling.

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

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

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

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

Extension Request- Hogback Group, LLC

The applicant applied for a two year extension from July 1, 2016 until June 30, 2018 for a major subdivision approval, property located on Palermo Avenue. The original approval was granted on May 2005 by way of Resolution #5334.

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

Stephen Plevins: Yes

Michael Pantalone: Yes
Sandy Velez: Yes
John Casadia: Yes
Gary Stanker: Yes
David Acosta: Yes
David Manders: Yes

Harry Nylund- Located on the easterly side of Linwood Avenue south of Maple Avenue, Block 3202, Lot 28, Project #16-00078. Minor subdivision approval to create two new lots with one remainder lot.

The applicant was represented by Mr. Gerald Batt, Esq. The applicant is creating one remainder lot and two new lots by way of minor subdivision. The applicant has submitted a supplemental plan with corrections as per discussions with the City Planning staff. Each lot has a depth of 139 feet whereas 150 feet are required. Those lot depths are similar to the lots in the area.

Ms. Hicks explained that paragraph 8 in the Planning Report outlines the waivers a with regard to showing developable lot areas. The waivers for developable lot area relating to lot frontage and lot area for lot 28.01 are as a result of the 20 foot wide drainage easement that the applicant will dedicate to the City of Vineland. The 20 foot wide drainage easement should show the “City of Vineland” as the beneficiary. Additionally, the perfected plan must eliminate the “easement” which is shown on adjacent lot 27. The lot is not owned by the applicant.

The Chairman entertained a motion to close public hearing. Mr. Pantalone so moved Mr. Plevins seconded.

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

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

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

SPECIAL BUSINESS -

Extension Request- 1103 Realty Co., Resolution #5763, extension July 1, 2016 through June 30, 2017.
Extension Request- 1103 Realty Co., Resolution #5813, extension July 1, 2016 through June 30, 2018.
Extension Request- 1103 Realty Co., Resolution #5657, extension July 1, 2016 through June 30, 2017.
Extension Request- 1103 Realty Co., Resolution #5788, extension July 1, 2017 through June 30, 2018.
Extension Request- 1103 Realty Co., Resolution #6168, extension July 1, 2016 through June 30, 2019.

The applicant previously applied for extensions that were not required due to the Permit Extension Act. They would like to amend their approvals.

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

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.
Roll call:

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

TIME: 8:08 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary