

MINUTES
September 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:

Stephen Plevins
Michael Pantalone
John Casadia
Keith Salerno
Gary Stanker
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

Madison Avenue Minor Subdivision- Located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406, Lots 4 and 49, Project #17-00045. Minor subdivision approval to create 4 new lots with 2 remainder lots.

Mr. Headley explained that there are variances associated with this project. The applicant is dividing two lots into five lots. This is an interesting application because Madison Avenue runs through an existing lot. There is a public road that runs through private property. It has existed for over 50 years. They are going to dedicate that portion of Madison Avenue to the city and dedicate it as public right-of way. There are two lots on the south side and three lots front on the north side of Madison Avenue. In the Planning Report, comment #7a, the lot 49.02 area is 1,000 square feet less than what is required. #7b, 4-6, three lots have insufficient frontage. #7, 4-6, variance for lot width is still required. #8a, developable lot area.

Vineland City Police Department Headquarters- Located on the northerly side of E. Plum Street between North Sixth Street and North Seventh Street, Block 3012, Lots 1-8 and 15-24, Project 17-00048. Capital improvement project review of a proposed 28,351 square foot 2 story police headquarters. The proposed project also includes associated city maintenance and storage garage and forensics garage to be utilized by the police department.

Mr. Headley explained that this is a capital improvement project. It is reviewed and the board can make recommendations. It located north of City Hall across the street. It will have frontage on sixth Street, Pear Street and Plum Street. Comment 5a & 5b, there are two variances. Side buffer, parking area for police near the residential area.

Ms. Hicks explained that they did not extensive island breaks because it was for the police department. They are proposing landscaping in other areas.

Mr. Headley explained that they should place additional shade trees in the front. There also is an area that needs light shields because it is near residential homes. There is proposed signage on Pear Street and Plum Street. It is being recommended that they add signage on the Sixth Street side.

UPS- Located on the easterly side of North Mill Road, Block 303, Lot 57, Project #17-00044. Preliminary/final major site plan approval to construct site improvements including parking, paving, and landscape improvements to be utilized for an existing truck terminal/warehouse building.

Mr. Headley explained that this project is located on North Mill Road in the industrial area. They are proposing a minor site plan for site improvements. They will be fixing the parking area to help with the operation. The parking area will be brought to conformance. There is no curbing proposed. They currently have wheel stops. The loading ramp is on the side of the building.

Ms. Hicks explained that during the holiday season, they bring in temporary docks and keep them on site.

Mr. Headley explained that there is a potential for signage. They have three signs. The ordinance allows them one sign. All of their signs are currently on the right-of-way. They are aware of the issue.

Landis Square- Phase IV (Southwest Corner)- Located on the southerly side of Landis Avenue between East Avenue and South Myrtle Street, Block 4201, Lots 1-6 & 53, Project #16-00041. Amended major site plan approval to construct tenant and community monument and wall signage and address underground stormwater improvements.

Ms. Hicks explained that Mr. Lampart submitted his site plan application and it was deemed incomplete. He has submitted a request to appeal it to the board.

Mr. Lampart explained that he is trying to diminish water flowing onto Landis Avenue. The system is not designed for a specific capacity. Total capacity is 4500 cubic yards. All the roof leaders feed into the system. He is concerned with the water freezing in the winter. There can be a lot of issues with people falling. The checklist is for submitting something from scratch. He provided a letter addressing the environmental cleanup. All issues have been remediated. The other question is will the soil conditions allow permeability the water into the ground. He has from a letter from his engineer that it will work fine. There is also a letter on the soil boring. He is requesting a waiver for the engineering checklist. He is also asking for a monument sign on East Avenue and Landis Avenue. He also wants a smaller sign on the Myrtle Street side.

Mr. Myers explained what they look for when going through the checklist. They do not have enough information.

Mr. Lampart

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
Michael Pantalone
John Casadia
Keith Salerno
Gary Stanker
David Acosta
Mayor Fanucci

David Manders

MINUTES – Approval of minutes from the August 9, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes
David Acosta: Yes
Mayor Fanucci: Abstain
David Manders: Yes

RESOLUTIONS – Approval of meeting resolutions from the August 9, 2017 board meeting.

#6232

Stephen Plevins: Yes
Michael Pantalone: Abstain
John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes
David Acosta: Yes
Mayor Fanucci: Abstain
David Manders: Yes

Vineland City Police Department Headquarters- Located on the northerly side of E. Plum Street between North Sixth Street and North Seventh Street, Block 3012, Lots 1-8 and 15-24, Project 17-00048. Capital improvement project review of a proposed 28,351 square foot 2 story police headquarters. The proposed project also includes associated city maintenance and storage garage and forensics garage to be utilized by the police department.

The applicant was represented by Clint Allen, Esq. This is a capital improvements project. They have received reports from the Planning and Engineering staff and considered the comments.

Robert Hunter, Professional Engineer, testified on behalf of the applicant. There will be parking for 176 vehicles north of the parking lot. There are stormwater management areas. They could not tie them into the City's infrastructure. There are two basins and two inlets to the south side. They will be providing ADA parking on the Plum Street side for civilian access. The majority of the parking will be in the same area as the existing parking lot. In the Planning Report, stormwater management area #2, will be pulling away from the existing area. They will be providing additional street trees along Plum Street in front of parking lot. They will be providing a 4' fence around the basins. They are providing a bubbler for the basin to drain into the street. They prefer not to install the fencing if it is not required.

Mr. Headley suggested installing a shield on the light poles.

Mr. Hunter indicated that they will work with the City with light shielding. Proposing lower hedges for landscaping.

Vincent Myers, Architect, testified on behalf of the applicant. Went over the rendering of the proposed building. Gave the board an overall idea of where the project is headed. Displayed the elevations of the building. Mr. Pantalone suggested additional signage on the Sixth Street side. Mr. Myers agreed.

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

John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Mayor Fanucci: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6235. Mr. Stanker so moved, Mr. Salerno seconded.

John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes
Stephen Plevins: Yes
Mayor Fanucci: Yes
Michael Pantalone: Yes

Landis Square- Phase IV (Southwest Corner)- Located on the southerly side of Landis Avenue between East Avenue and South Myrtle Street, Block 4201, Lots 1-6 & 53, Project #16-00041. Amended major site plan approval to construct tenant and community monument and wall signage and address underground stormwater improvements.

Ms. Hicks explained that Mr. Lampart installed drainage system that was not on his original site plan. He was advised to submit a revised application. During completeness reviews, the application was deficient. He is appealing it to the board.

Mr. Lampart explained that he wants permission for the underground retention system. He requesting a waiver. It will keep water off of the street or sidewalks. Engineering wants a resolution of the environmental issues on the site. The permeability of the soil to handle the system. The engineer provided a letter with his review and soil is more than adequate. There was also a question of capacity. Every gallon collected is a gallon off the street. He went over estimated calculations of water capacity. Each connection has a capacity of 2,000 gallons. The system should handle 31,000 gallons. His intention is to take water off of the road.

Mr. Myers explained the purpose of the Engineering review checklist. He needs to see it on the plan. Needs to see the trench system on the plan. He understand lessening the impact on the road. He does not think it was designed by an engineer and the engineer came in at the tail end. It does not meet the requirements. It is the board's decision to allow him to move forward. He would like to see where the roof leaders come down. He would like to see the trench system.

Ms. Hicks explained that this is a completeness review and he needs to be consistent with sheet numbers.

Mr. Manders asked if the system did not work, would it affect the system.

Mayor Fanucci asked if original system would be installed. If does not work, would the water run off as originally approved.

Mr. Myers explained that it would drain the way it was originally approved.

The Chairman entertained a motion to approve the waiver of submission requirements. Mr. Stanker so moved, Mr. Salerno seconded.

John Casadia: Yes
 Keith Salerno: yes
 Gary Stanker: Yes
 Stephen Plevins: Yes
 Michael Pantalone: Yes
 David Acosta: Yes
 Mayor Fanucci: Yes
 David Manders: Yes

Open Public Hearing

Stephen Plevins
 Michael Pantalone
 John Casadia
 Keith Salerno
 Gary Stanker
 David Acosta
 Mayor Fanucci
 David Manders

UPS- Located on the easterly side of North Mill Road, Block 303, Lot 57, Project #17-00044. Preliminary/final major site plan approval to construct site improvements including parking, paving, and landscape improvements to be utilized for an existing truck terminal/warehouse building.

The applicant was represented by Nicole Nagdziak, Esq. The applicant is seeking preliminary and final major site plan approval for an existing UPS site. There is a two story office building and a one story warehouse facility used by UPS. The proposed improvements will be located to the west side of the lot along North Mill Road. They plan to complete the proposed improvements before the holiday season.

Jay Cooperson, Licensed Architect, testified on behalf of the applicant. Four exhibits were entered as evidence. A-1, aerial photograph of the site. A-2, photograph of site. A-3, colored rendering of existing conditions. A-4, colored rendering of proposed landscaping and improvements. The applicant wants to complete site improvements that were started some time ago. There will be a small increase in paving to improve truck, fire trucks and emergency vehicle maneuvering. The original site plan approval was granted in 1986. In 1987, an approval was granted for site improvements and they were not completed. The proposal is to add approximately 2700 square feet of pavement to the front of the building fronting on North Mill Road. They will also provide landscaping and additional screening along North Mill Road. A bulk variance for the landscape buffer of 22' whereas 25' is required for the west side is being requested. They are also seeking a waiver for parking space width of 9' whereas 9.5' is required.

Mr. Headley stated that there are three freestanding signs within the right-of-way of North Mill Road. The signs must be removed from the right-of way. He also explained that only one freestanding sign is permitted per road frontage. The applicant agreed to remove the signs from the right-of –way and there will be one monument sign on the property line.

Stephen Lehm, Professional Engineer, testified on behalf of the applicant. In the City’s Engineering Report, comment 6, proposing parking stalls with a depth of 18’. The parking stalls will be restriped to 19’and the wheel stops will remain. Comment 8, the area at the southwest corner of the property will be striped as necessary to define the area. Comment 10, he noted that the 2 trailers noted at the northeast

location of the property have been moved. The applicant agrees with all other paragraphs of the Engineer’s report. They also agreed to comply with the Planning Report.

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

- Keith Salerno: Yes
- Gary Stanker: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- John Casadia: Yes
- David Acosta: Yes
- David Manders: Yes

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

- Gary Stanker: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- David Acosta: Yes
- David Manders: Yes

Madison Avenue Minor Subdivision- Located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406, Lots 4 and 49, Project #17-00045. Minor subdivision approval to create 4 new lots with 2 remainder lots.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking a minor subdivision approval. The total area of the two lots is 11 acres. They are proposing three new lots with two remainder lots. There are three lots fronting on Shadow Lake and there will now be two. Madison Avenue is paved with water and sewer installed but is not a dedicated street. The applicant will dedicate that portion to the City. There are variances for lot frontage and waivers for developable lot area. The lot frontage is equal to the lot width which is also equal to the developable lot area. Lots north of Madison Avenue have smaller frontages, widths, developable lot area than proposed lots. Both frontages are 73’ and 78’. The proposed lots are a good transition between smaller and larger lots. The applicant is also aware that there is a fence and shed encroachment on the neighbor’s property. In the Planning Report, they will provide easement language on the Deed with regards to the municipal electric utility, water utility and fire hydrant. The applicant agrees with the Engineering Report. Lot 49.02, lot area 15,496.33 square feet, frontage 93.56’, width 93.56’, developable lot area 15,496.33 square feet, frontage for developable area 93.5’. Lot 49.03, frontage 100.62’, width 100.62’, developable lot area 100.62’. Lot 4.02, frontage 93.54’, width 93.54’, frontage for developable lot area 93.54.

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

- Stephen Plevins: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Gary Stanker: Yes
- David Acosta: Yes
- Michael Pantalone: Yes

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

Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes
David Acosta: Yes
Michael Pantalone: Yes

Energy and Minerals Condemnation Redevelopment Area Plan

Ms. Hicks explained that an area on South Lincoln Avenue was designated be a Condemnation Redevelopment Area. It is the old Energy and Minerals Gravel operation. The proposed zoning map has a revision. South of the Atlantic City Electric easement is I-3. It is being rezoned. North of the line will be I-B. There is an area on the east side with ponds. Not favorable for industrial development is being zoned W-5. There are a few special provisions. There is prospective employment for 250 people. She did allow a sign to orient to Route 55 because the property sets back and not visible. She is also relieving them from the tree ordinance because of the elevation changes. They may want to add the railway in the future.

The Chairman entertained a motion to make a recommendation to council. Mr. Stanker so moved, Mr. Salerno seconded.

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

The Chairman entertained a motion to approve Resolution #6234. Mr. Stanker so moved, Mr. Salerno seconded.

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

Redevelopment Amendment for Block 3021 Lot 16

Ms. Hicks explained that the property is located at 710A East Landis Avenue. The property consists of four commercial tenants on the first floor and four residential units on the second floor. The applicant will be utilizing 650 square feet on the first floor as an art gallery and tattoo studio. Tattoo parlors are not permitted in the Redevelopment District. The City staff does have any concerns with the request but it is not accordance with the Master Plan.

The Chairman entertained a motion to make a recommendation to council. Mr. Stanker so moved, Mr. Salerno seconded.

Stephen Plevins: Yes
Michael Pantalone: Yes
John Casadia: Yes

Keith Salerno: No
Gary Stanker: No
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6234. Mr. Stanker so moved, Mr. Salerno seconded.

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

New Appointments to the Zoning Committee

Zoning Committee- Mr. Manders, Mr. Pantalone, Mr. Salerno

Master Plan review Committee- Mr. Manders, Mr. Pantalone, Mr. Stanker

Review of minimum standards for the regulation of large vehicles parking in residential zones will be sent to the Zoning Committee.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 10:05 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary