

MINUTES

January 10, 2018

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

Also present were:

Kathleen Hicks, Supervising Planner
David J. Maillet, Supervising Engineer
Ryan Headley, Principal Engineer/Planner
Yasmin Ricketts, Board Secretary

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 9, 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.

Buffalo Repack, LLC- Located on the southerly side of West Garden Road between North Mill Road and Delsea Drive, Block 1101, Lots 15 & 16, Project #17-00063. Preliminary/final major site plan approval to construct a 76,795 square foot building, with loading docks and truck parking, and associated site improvements.

Mr. Headley explained that the application is proposed for cold storage. There are no variances associated with this application. The first one is driveway width. The main building is located 500' off the right of way line. There is a long 35' driveway on the easterly side and the ordinance permits a maximum width of 34'. A waiver for driveway opening setback from the extended property line. The entrance isle is close to the property line. The radius is extending in front of the adjoining property's frontage. They will make some changes to minimize it. There are additional waivers for bicycle parking spaces. Adding a cut off shield for lighting near residential area. Need testimony regarding turning movements in trash area. Comment 8a, fencing around the basin. They will be asking for a waiver. It is zoned industrial. It is not where a visual barrier is needed. He does not have an issues but it is up to the board. There are not proposing any sidewalks.

Landis Pointe Estates – Phase 2 – Amended Phasing Plan - Located on the eastern side of Inverness Road between Palermo Avenue and London Lane, Block 6910, Lot 11, Project #08-1122. Amended preliminary major subdivision to reconfigure the phasing granted by the original approval.

Mr. Headley explained that this is a major subdivision approved in 2 phases with 55 lots in each. They previously amended phase 2 to A and B. Phase 2A is completed. Phase 2B is the remaining 37 lots. They are changing the phasing to 3 phases (2B, 2C, 2D). Phase 2B will be 5 lots with road and utilities in place. Remaining houses will be in 2C and 2D (17 and 15 lots). Additional roadways and utilities will

have to be added. This portion is only amending phasing to the preliminary. There are variances associated with it. Interim insufficient frontage during the phases.

Landis Pointe Estates – Phase 2B Final - Located on the eastern side of Inverness Road between Palermo Avenue and London Lane, Block 6910, Lot 11, Project #08-1122. Final major subdivision approval to configure one (1) existing lot into a total of six (6) lots thereby creating five (5) new lots.

Mr. Headley explained that this is the final for Phase 2B (5 lots) fronting Inverness Road. The variance in the previous request will not be required if this is granted. They are addressing a few minor things in the perfected plan.

First Choice Freezers Amendment- 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.

Mr. Headley explained that the County notified the applicant that there will be additional widening of Oak Road. There will be a 20' LSA easement and there is a requirement to keep 25' clear around the building for maintenance. The applicant cannot accommodate condition for the street shade trees. The two rows of trees being provided are sufficient for screening along the residential lots.

ROLL CALL-

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

MINUTES – Approval of minutes from the December 13, 2017 board meeting.
The Chairman made a motion to approve the minutes.

Roll call:

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

Buffalo Repack, LLC- Located on the southerly side of West Garden Road between North Mill Road and Delsea Drive, Block 1101, Lots 15 & 16, Project #17-00063. Preliminary/final major site plan approval to construct a 76,795 square foot building, with loading docks and truck parking, and associated site improvements.

The applicant was represented by Michael Fralinger, Esq. They are seeking both preliminary and final major site plan approval. The application is for a cold storage and freezer facility with a repack operation. They are currently in a rental space with Lucca Freezers and they would like to expand their business. The applicant is located in California, and the proposed is an east coast operation. The land is currently owned by the City of Vineland, and the contract purchaser is the applicant. The applicant hopes to have the facility up and running for June 2018. The building will be 76,795 square feet which includes 15,000 square feet of repack facility and employee services, 6,000 square feet of office space and the balance will be cold and dry storage. There will be 12 loading docks on the east side and 18 tractor trailer parking spaces. Access will be from Garden Road designed for future expansions. The applicant is seeking a design waiver for the driveway width of 35' whereas 34' is permitted. It will accommodate larger tractor trailers. They are also seeking a waiver for the driveway opening setback from the extended property line of 0 feet whereas 5' is permitted. There will be landscaping and screening along the adjacent residential properties. They will provide 2 bicycle parking spaces as required. They will provide a cut off shield on the light fixture closest to the residential side. In the Planning Report, paragraph 7, additional asphalt area for the trash dock area testimony is required. The pavement is for trash truck maneuvering and a section is for forklift maneuvering. The applicant will provide fencing along the perimeter of the storm water management basin. Fencing will be 6' high black vinyl chain link fencing. They are requesting from providing screening around the basin located in the interior of the site. The applicant agrees to provide additional plan detail showing storm sewer existing and proposed and forest acreage to be removed. They will show proposed shade trees with a 2.5 caliper at 4' above grade.

Jamia Bhaer, member of the public, appeared with regard to the application. He lives adjacent to the site. He wanted to speak with his attorney. He was advised that he had the right to file an appeal.

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

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

Open Public Hearing

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

Landis Pointe Estates – Phase 2 – Amended Phasing Plan - Located on the eastern side of Inverness Road between Palermo Avenue and London Lane, Block 6910, Lot 11, Project #08-1122. Amended preliminary major subdivision to reconfigure the phasing granted by the original approval.

The applicant was represented by Michael Fralinger, Esq. They are seeking an amended preliminary approval for Phase 2 of the main subdivision. The major subdivision was approved by the Planning Board

in 2005. The original approval was for 110 lots with access off of Palermo Avenue. It was granted as a 2 phase project with 55 lots in each phase. In 2008, the Planning Board granted a revised preliminary approval for Phase 2. Phase 2 is divided into 2 phases. Phase 2A of 18 lots, and Phase 2B of 37 lots. Phase 2A will be built out. The remaining phase, Phase 2B, consists of approximately 20 acres and has not been constructed. The proposal is to change the phases to Phase 2B of 5 lots which would front on Inverness Road. Phase 2C of 17 lots and Phase 2D of 15 lots. Phases 2C and 2D would require roadway extensions whereas Phase 2B does not. The applicant is seeking variances for lot frontage for Phase 2C of 94.07' whereas 110' is required for the remainder lot along Doral Street. Lot frontage for Phase 2D of 50' whereas 110' if required. These variances will be eliminated once Phases 2C and 2D are constructed.

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
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Acosta: Yes
David Manders: Yes

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

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

Landis Pointe Estates – Phase 2B Final - Located on the eastern side of Inverness Road between Palermo Avenue and London Lane, Block 6910, Lot 11, Project #08-1122. Final major subdivision approval to configure one (1) existing lot into a total of six (6) lots thereby creating five (5) new lots.

The applicant was represented by Michael Fralinger, Esq. This is for a final major subdivision approval for Phase 2B only. Phase 2B consists of 5 lots. The new phases 2C and 2D will be located to the rear of phase 2B. The applicant is requesting a waiver from identifying developable land area of each lot. Lot 11 will be Lot 11.01 as required by the Tax Assessor.

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

Keith Salerno: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
David Acosta: Yes
David Manders: Yes

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

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

First Choice Freezers Amendment- 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 board received a letter from the applicant's attorney Mr. Robert Casella, Esq. requesting to eliminate the requirement for the street shade trees along Oak Road only. Mr. Headley explained that the County notified the applicant that there will be additional widening of Oak Road. There will be a 20' LSA easement and there is a requirement to keep 25' clear around the building for maintenance. The applicant cannot accommodate condition for the street shade trees. The two rows of trees being provided are sufficient for screening along the residential lots.

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

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes

Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:22 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary