

MINUTES
November 14, 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:

Sandy Velez: Yes
Michael Pantalone: Yes
John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
Samuel Fiocchi: Yes
David Acosta: Yes
Robert Odorizzi: Yes
David Manders: Yes

Also present were:

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

Orchard Fields Minor Subdivision- Located on the northeasterly corner of Orchard Road and Walnut Road, Block 4705, Lot 58, Project #18-00076. Minor subdivision approval to create 3 new lots with one remainder lot.

Mr. Headley explained that this property is located at the corner of Orchard Road and South Walnut Road. It is a large lot for the area. There are smaller lots and modest homes on the west side. Carving three lots out of the mother lot. The lot is fully conforming with R-3 standards. This is a straight forward application.

Gerald N. Covella Minor Subdivision- Located on the southerly side of East Grant Avenue between Main Road and South East Avenue, Block 6701, Lot 23, Project #18-00086. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Headley explained that the applicant is splitting the lot down the middle and creating one additional lot. It meets all the standards but lot depth. The existing lot depth is 139.65 so there is a variance for the same lot depth for the new lot. There is a comment that there is currently an overhead electrical line that goes through new proposed lot and services existing home. They need an easement or they can relocate it.

KDC Real Estate Holdings- Located on the southerly side of West Garden Road between North Mill Road and Delsea Drive, Block 1101, Lots 15 & 16, Project #18-00089. Preliminary/final major site plan approval to construct a 90,758 square foot building addition (Phase 2) to a previously approved building (Phase 1), with associated site improvements.

The site was approved as Buffalo Repack. There is a new developer that would like to expand from original application. They would like to add loading docks and truck parking. The City currently owns the property and they are the contract purchaser. They will be adding to the back half of the building footprint. There are no variances but there are a couple of waivers. The basin was previously approved.

KDC Real Estate Holdings (aka Buffalo Repack, LLC)- Request for an amended approval regarding Resolution #6257 adopted on February 14, 2018.

Original phase 1 has designated square footage and the mezzanine was not accounted for. It was 76,000 square feet and will now have 81,000 square feet. They would like to begin construction for phase 1 and nothing on the site will be changed.

Mr. DiDomenico indicated that there are two resolutions prepared in advance.

Farmland Preservation Discussion-

Ms. Hicks explained that the county submitted a letter explaining that they are targeting areas for farmland. They have acquired a number of parcels. They would like to know if the Planning Board has comments or other areas than the county has mapped.

Master Plan- Requests from October 25, 2018 meeting-

Ms. Hicks explained that the Planning Board had a special meeting to entertain zone change requests. The re-examination report is in the process of being drafted, so the board has to make a decision on the requests. Each request will be voted on individually at the public hearing.

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.

ROLL CALL-

- Sandy Velez: Yes
- Michael Pantalone: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Yes
- David Acosta: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

MINUTES –

Approval of minutes from the October 10, 2018 board meeting.
The Chairman made a motion to approve the minutes.

Roll call:

- Sandy Velez: Yes
- Michael Pantalone: Abstain
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Abstain
- David Acosta: Yes
- Robert Odorizzi: Abstain
- David Manders: Yes

RESOLUTIONS –

Approval of minutes from the October 10, 2018 board meeting.
The Chairman made a motion to approve the resolutions.

6311:

- Sandy Velez: Yes
- Michael Pantalone: Abstain
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Abstain
- David Acosta: Yes
- Robert Odorizzi: Abstain
- David Manders: Yes

6312:

- Sandy Velez: Yes
- Michael Pantalone: Abstain
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Abstain
- David Acosta: Yes
- Robert Odorizzi: Abstain
- David Manders: Yes

Orchard Fields Minor Subdivision- Located on the northeasterly corner of Orchard Road and Walnut Road, Block 4705, Lot 58, Project #18-00076. Minor subdivision approval to create 3 new lots with one remainder lot.

The applicant was represented by Mr. Steven Fabietti, Esq. The applicant is seeking a minor subdivision to create three new lots and one remainder lot. The property is approximately 5.25 acres. The three new

lots will be conforming have frontage of 90’ on Orchard Road and each will have a depth of 150’. The remaining lot will also be conforming. The applicant will comply with all the comments in the Planning and Engineering reports.

The Chairman entertained to approve the request. Mr. Pantalone so moved, Mr. Odorizzi seconded.

- Sandy Velez: Yes
- John Casadia: Yes
- Mr. Pantalone: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- David Acosta: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Open Public Hearing:

- Sandy Velez
- John Casadia
- Keith Salerno
- Stephen Plevins
- Samuel Fiocchi
- Michael Pantalone
- David Acosta
- Robert Odorizzi
- David Manders

Gerald N. Covella Minor Subdivision- Located on the southerly side of East Grant Avenue between Main Road and South East Avenue, Block 6701, Lot 23, Project #18-00086. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Gerald Covella testified on his own behalf. The lot to be subdivided is on Grant Avenue. It was previously owned by his parents. They are dividing the property in half with each lot being the same size. One lot will be vacant and one lot will include an existing single family home. There is an interested party that would like to build on the vacant lot. The lot depth for the proposed lot will be 139.65’ whereas 150’ is required. The remainder lot will have a depth of 139.65’ whereas 150’ is required.

The Chairman entertained to close public hearing. Mr. Casadia so moved, Ms. Velez seconded.

- Sandy Velez: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- David Acosta: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

The Chairman entertained to approve application. Ms. Velez so moved, Mr. Casadia seconded.

- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- Samuel Fiocchi: Yes
- Sandy Velez: Yes
- David Acosta: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Farmland Preservation Discussion

Ms. Hicks indicated that there is a County map showing agricultural areas. The County is asking if the board has any suggestions or would like to make changes to the map.

Mr. DiDomenico explained that the board can suggest changes to the map throughout the year.

Currently, the board has no comments and will review it at a later date.

KDC Real Estate Holdings (aka Buffalo Repack, LLC)- Request for an amended approval regarding Resolution #6257 adopted on February 14, 2018.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking an amendment to Resolution #6257 adopted on February 14, 2018. The approval was for the construction of a 76,795 square foot repacking and cold storage facility. There is a second floor increasing the square footage to 80,852 square feet. There are no changes to the footprint or the site.

The Chairman entertained to approve application. Mr. Pantalone so moved, Mr. Odorizzi seconded.

- Samuel Fiocchi: Yes
- Sandy Velez: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

The Chairman entertained to approve Resolution #6314. Mr. Pantalone so moved, Mr. Odorizzi seconded.

- Samuel Fiocchi: Yes
- Sandy Velez: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

KDC Real Estate Holdings- Located on the southerly side of West Garden Road between North Mill Road and Delsea Drive, Block 1101, Lots 15 & 16, Project #18-00089. Preliminary/final major site plan approval to construct a 90,758 square foot building addition (Phase 2) to a previously approved building (Phase 1), with associated site improvements.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking preliminary and final site plan approval for an expansion to a previously approved cold storage and freezer facility together with a repack operation. The land is currently owned by the City of Vineland and the applicant is the contract purchaser. The design is for a future expansion. In the Planning Report, Comment 6a, there is a design waiver for the driveway width of 35' whereas the ordinance permits a maximum of 34'. This will accommodate large tractor trailers. Comment 7a, they will comply with more detailed lighting information around lot 14. Comment 8, they will provide fencing around the perimeter of the storm water management basin. Fencing is 6' high with black vinyl clad chain link fence. The fence will not be visible and blend into the background. The applicant will comply with the comments from the Fire Prevention report. They will also comply with the remaining items in the Planning and Engineering Reports.

The Chairman entertained to approve application. Mr. Pantalone so moved, Mr. Odorizzi seconded.

- Samuel Fiocchi: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

The Chairman entertained to approve Resolution #6313. Mr. Pantalone so moved, Mr. Odorizzi seconded.

- Samuel Fiocchi: Yes
- John Casadia: Yes
- Keith Salerno: Yes
- Stephen Plevins: Yes
- Samuel Fiocchi: Yes
- Sandy Velez: Yes
- Michael Pantalone: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Master Plan- Requests from October 25, 2018 meeting.

The re-examination report is in the process of being drafted, so the board is voting on the each request for zone changes.

a) Garden Park Properties, LLC

To include revision to Master Plan:

Mr. Salerno: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Mr. Fiocchi: Yes
Ms. Velez: Yes
Mr. Casadia: Yes
Mr. Acosta: Yes
Mr. Odorizzi: Yes
Mr. Manders: Yes

b) United Mobile Homes

To not include revision to Master Plan:

Mr. Salerno: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Mr. Fiocchi: Yes
Ms. Velez: Yes
Mr. Casadia: Yes
Mr. Acosta: Yes
Mr. Odorizzi: Yes
Mr. Manders: Yes

c) Rudy's Airport, LLC

Joesph Giacondo, spoke against the request, stated that the land should be preserved. The owner wants to develop the area and it is going to become overpopulated. They will be cutting down all the trees and the homes are going to be 20' apart from each other.

Cheryl Fox, spoke against the request, stated that several of them have sent emails against this request. She also stated that the land should be preserved.

To include revision to Master Plan:

Mr. Salerno: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Mr. Fiocchi: Yes
Ms. Velez: Yes
Mr. Casadia: No
Mr. Acosta: No
Mr. Odorizzi: Yes
Mr. Manders: Yes

d) Aster Place Development

To include revision to Master Plan:

Mr. Salerno: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Mr. Fiocchi: Yes
Ms. Velez: Yes
Mr. Casadia: Yes
Mr. Acosta: Yes
Mr. Odorizzi: Yes
Mr. Manders: Yes

e) Landis Properties, LLC

To include revision to Master Plan:

Mr. Salerno: Yes
Mr. Plevins: Yes
Mr. Pantalone: Yes
Mr. Fiocchi: Yes
Ms. Velez: Yes
Mr. Casadia: Yes
Mr. Acosta: Yes
Mr. Odorizzi: Yes
Mr. Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Samuel Fiocchi: Yes
Sandy Velez: Yes
David Acosta: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 8:35 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary