

MINUTES  
December 12, 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  
Christine Scarpa: Yes  
David Acosta: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Also present were:

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

Javier Lopez Resubdivision- Located on the easterly side of South Union Road and the westerly side of Old Union Road, Block 7405, Lots 12 & 13, Project #18-00090. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that the property is located in east Vineland. There are two lots, one triangular shaped and one squared shaped. They are giving a portion of the squared lot to the triangular lot. The triangular lot will become square shaped. There are no variances and a couple of existing non-conformities. They are front yard setback for lot 12, 31.5' whereas 50' is required. Side yard setback for lot 12, 39.4' whereas 40' is required. Lot frontage for lot 13, 200' whereas 250' is required. Lot width for lot 13, 200' whereas 250' is required.

According to the NJDEP Freshwater Wetlands Map, the property may contain freshwater wetlands. According to the Flood Insurance Rate Map, the property may be within the 100 year flood zone.

Master Plan Re-Examination-

Ms. Hicks explained that a draft has been prepared by our consultant Brian Slaugh. Development requests have been incorporated and he will go over the changes at the meeting. Changes can be added at the meeting but it must be adopted tonight.

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  
Christine Scarpa: Yes  
David Acosta: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

MINUTES –

Approval of minutes from the November 14, 2018 board meeting.  
The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes  
Michael Pantalone: Yes  
John Casadia: Yes

Keith Salerno: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Christine Scarpa: Abstain  
David Acosta: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

RESOLUTIONS –

Approval of minutes from the November 14, 2018 board meeting.  
The Chairman made a motion to approve the resolutions.

6315:

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

6316:

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

Javier Lopez Resubdivision- Located on the easterly side of South Union Road and the westerly side of Old Union Road, Block 7405, Lots 12 & 13, Project #18-00090. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that the property is located in east Vineland. There are two lots, one triangular shaped and one squared shaped. They are giving a portion of the squared lot to the triangular lot. The triangular lot will become square shaped. There are no variances associated with this application but there couple of existing non-conformities. They are front yard setback for lot 12, 31.5' whereas 50' is required. Side yard setback for lot 12, 39.4' whereas 40' is required. Lot frontage for lot 13, 200' whereas 250' is required. Lot width for lot 13, 200' whereas 250' is required.

According to the NJDEP Freshwater Wetlands Map, the property may contain freshwater wetlands. According to the Flood Insurance Rate Map, the property may be within the 100 year flood zone.

There is a waiver to show all structures within 150' of the land to be subdivided.

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

Sandy Velez  
Michael Pantalone  
John Casadia  
Stephen Plevins  
Samuel Fiocchi  
Christine Scarpa  
David Acosta  
Robert Odorizzi  
David Manders

The Chairman entertained to approve Resolution #6318. Mr. Pantalone so moved, Ms. Velez seconded.

Stephen Plevins

Samuel Fiocchi  
Christine Scarpa  
Sandy Velez  
Michael Pantalone  
John Casadia  
David Acosta  
Robert Odorizzi  
David Manders

Open Public Hearing:

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

Master Plan Re-Examination-

Brian Slaugh, Consulting Professional Planner, explained the Master Plan process. The Master Plan must be re-examined every ten years and the anniversary is here. Vineland has portions of the Master Plan from 1982 that are still relevant today. The last re-examination was in 2008. That was a year where there was a financial crisis. In some respects, Cumberland County has not come out of that recession.

There are population changes. The County has decreased in population by 2%. The younger working population are moving and living in other areas. There is a strong interest in industrial development in Vineland. That is unusual in the state because industrial development as a whole has lessened since in the early 1970's. The City is looking for commercial development in the downtown area. Strengthening downtown and creating more housing. There is a suggestion to create a technology center and a small business incubator center. That is a continuation of the 2008 Master Plan. There is some thought to have more housing for hospital workers and faculty from the Cumberland County College. There is a recommendation for the reuse of Rudy's Airport for low density development. The public good would be served by adding sewer service to that area. In terms of redevelopment, the City has the Energy and Minerals Redevelopment. The closure of the Vineland Developmental West Campus, presents an opportunity for development on 69 acres. There are significant changes for zoning ordinance amendments, downtown zoning, and re-zoning on east Elmer Road. The City is looking at a Telecommunications Ordinance that will aid in a 5G network. There is also a recommendation to look at the Land Use ordinance and making it user friendly. The draft was done with the assistance of city staff and the board.

Reed Swartz, member of the public, had questions about incubators. He also had some suggestions in redeveloping vacant industrial buildings.

Joseph Giocondo, member of the public, had concerns with the development of Rudy's Airport.

Mr. Slaugh explained that the developer has to go before the board for approval. There is a process before they are able to develop.

Mr. DiDomenico explained that the Master Plan is the City's vision.

Joan Giocondo, member of the public, indicated that she stays in South Jersey because of the green space. She has concerns with the development of Rudy's Airport.

Reed Swart, member of the public, stated that he is in favor of development.

The Chairman entertained to close public hearing. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Michael Pantalone: Yes  
John Casadia: Yes  
Stephen Plevins: Yes  
Samuel Fiocchi: Yes  
Christine Scarpa: Yes

Sandy Velez: Yes  
David Acosta: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

The Chairman entertained to approve the Re-examination of the Master Plan. Mr. Pantalone so moved, Mr. Odorizzi seconded.

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

The Chairman entertained to approve Resolution #6317. Mr. Pantalone so moved, Mr. Odorizzi seconded.

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:55 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary