

MINUTES
July 11, 2018

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Vice Chairman Mr. Michael Pantalone at 6:45 PM in the Second Floor Caucus Room of City Hall. Present were:

Sandy Velez
John Casadia
Keith Salerno
Robert Odorizzi
David Acosta
Michael Pantalone

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

Mr. Myers held stormwater training for the board members during the pre-meeting.

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
John Casadia
Keith Salerno
Robert Odorizzi
David Acosta
Michael Pantalone

MINUTES –

Approval of minutes from the June 13, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Abstain
Robert Odorizzi: Abstain
David Acosta: Yes
Michael Pantalone: Yes

RESOLUTIONS – Approval of resolutions from the June 13, 2018 board meeting.

The Chairman made a motion to approve the minutes.

#6293: Sandy Velez: Yes

John Casadia: Yes
Keith Salerno: Abstain
Robert Odorizzi: Abstain
David Acosta: Yes
Michael Pantalone: Yes

#6294: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Abstain
Robert Odorizzi: Abstain
David Acosta: Yes
Michael Pantalone: Yes

#6295: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Abstain
Robert Odorizzi: Abstain
David Acosta: Yes
Michael Pantalone: Yes

Cumberland County Technical Education Center- Located on the southerly side of College Drive between the municipal boundary and Delsea Drive, Block 6002, Lot 2, Project #18-00045. Resubdivision approval to convey a portion of one lot to another lot. The portion of the lot to be resubdivided is located entirely within the City of Millville.

The applicant was represented by Clint Allen, Esq. The portion to be resubdivided is located entirely within the City of Millville. A 5.752 acre parcel from Lot 1 in Millville will be added to Lot 1.01 which is also located in Millville. This is a “By Right” application in Vineland. The applicant will be appearing before the Millville Planning Board with regards to the application.

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

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

Landis Properties Master Plan of Streets Amendment- Located on the southerly side of East Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.01, Project #18-00033. Revision to the Master Plan of Street Extensions map that would convert Monroe Avenue and Jefferson Avenue to cul-de-sacs. The applicant proposes to maintain Washington Avenue as a through street in conformance with the Master Plan of Street Extensions. The proposed sketch (included with the application) shows two (2) cul-de-sacs each extending from the existing western ends of both Monroe Avenue and Jefferson Avenue. The existing cul-de-sacs on the eastern end of Monroe and Jefferson Avenues will remain unchanged.

The applicant was represented by A. Steven Fabietti, Esq. The applicant is seeking a revision of the Master Plan of Streets. There is no subdivision being requested. The total parcel is 5.73 acres consisting of farmland and woods. The applicant is seeking two changes to the Master Plan of Streets. Both

Monroe Avenue and Jefferson Avenue are stub streets on the west and on the east side are temporary cul-de-sacs. The amendment to the Master Plan of Streets eliminates the stubs. These streets are not designated through streets. There is no requirements for vacating the streets or any requirement for action from the Vineland City Council. Although not a part of this application the future is to construction single family homes. The Planning Report refers to insufficient frontage. Based upon the definition in the City's Land Use Ordinance technically this is not frontage.

Mr. Headley explained that the applicant was correct about the frontage. The cul-de-sac currently on Monroe Avenue and Jefferson Avenue on the east side are designed as temporary cul-de-sacs in all probability would not meet current ordinance standards for cul-de-sacs.

Ms. Hicks explained that the proposal is a very inefficient design. The cul-de-sacs are too close together. The proposed design will cause motorist to drive further rather than travel on the through street.

Mr. Myers explained that he sees issues with snow piling and emergency vehicles.

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

John Casadia: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Keith Salerno: No
Sandy Velez: No
John Casadia: No
Robert Odorizzi: No
David Acosta: Yes
Michael Pantalone: No

Garden State Bulb Expansion- Located on the northwestern side of Industrial Way, Block 1003, Lot 8, Project #18-00040. Preliminary/final major site plan approval to construct a 16,000 square foot warehouse building addition to an existing industrial facility with associated site improvements.

The applicant was represented by Michael Fralinger, Esq. This is an existing industrial property located on the curve of Industrial Way. Route 55 is to the rear and the site is located close to the Garden Road exit ramp. The applicant is a repackages for imported and domestic flower bulbs. This is a fully developed 12 acres site. The proposed expansion is at the location where the original building and the addition join. The site for the expansion is located in the present stormwater management basin. The current basin onsite is over designed, therefore the top basin is not needed. There are 87 parking spaces and they will be increased to 145 parking spaces. They are eliminating five double stacked parking spaces and eliminating an additional three parking spaces at the request of City staff. There will be 125 employees on one shift at the seasonal peak period. There are no retail sales in site. They will redesign the trash collection per City staff recommendation. As to the Planning Report, paragraph 5, the rear yard setback does not have parallel lot lines. The applicant is also seeking the rear buffer variance of 1' whereas 5' is required. The property to the rear is vacant land owned by NJDOT, therefore, there is no impact. Impervious lot coverage of 62.4% whereas a maximum of 60% is permitted, this is de minimis,

especially for an industrial site. There is a waiver for the stormwater basin access drive of 0' whereas 10' is required. He noted that there is a drive, but it is stone not paved. The applicant agreed to show the k-turning template for vehicles at the trash compactor site which will be picked up by non-articulated trucks.

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

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

John Casadia: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

818 Properties, LLC Resubdivision- Located on the northwesterly corner of Landis Avenue and East Avenue, Block 3022, Lots 3, 4, 5, 8, 9, 10 & 11 Project #18-00048. Resubdivision approval to convey portions of seven (7) lots to four lots.

The applicant was represented by Charles Gabage, Esq. The City of Vineland configured the proposed lots. The lots as proposed by the City require the variances noted in the Planning Report. The variances should be granted as flexible C variances. The proposed resubdivision together with the variances will clean up a bad situation that exists as to the lots.

Mr. Lampart, applicant, testified on behalf of the applicant. The proposed resubdivision will alleviate the current parking problems at the site. He is also renovating the former bank building. The bank building, formerly Vineland Savings and Loan was built in 1955 on one lot and it was surrounded by 6 other lots with parking and with retaining walls. The design was inefficient, and he is not certain as to why it was configured that way. The intent is to combine the lots for parking and separate the bank building. All retaining walls will be removed to create on parking lot. One lot will be conveyed to the City of Vineland. South Jersey Federal Credit Union will occupy the ground floor of the bank building. The proposal will benefit the Landis Theater as well as the nearby church as the parking lot will be City of Vineland parking. The City acquired 818 Landis Avenue, the former bank building, and issued an RFP. He was chosen as the redeveloper. The plan prepared by the City's Engineer reflects the needs of the City.

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

Keith Salerno: Yes
Sandy Velez: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Keith Salerno: Yes

Sandy Velez: Yes

John Casadia: Yes

Robert Odorizzi: Yes

David Acosta: Yes

Michael Pantalone: Yes

818 Properties, LLC Site Plan- Located on the northwesterly corner of Landis Avenue and East Avenue, Block 3022, Lots 3, 4, 5, 8, 9, 10 & 11 Project #18-00049. Preliminary/final major site plan approval to construct site improvements including parking, landscaping, and minor building modifications to an existing office building and parking area.

The applicant was represented by Charles Gabage, Esq. The Planning Board granted the resubdivision approval to reconfigure 7 lots into 4 lots. Most the variances were granted in the previous approval. The applicant is seeking a waiver for driveway width for one-way drive of 18.5' whereas a maximum of 17' is permitted. It is an existing driveway. The applicant is seeking a waiver regarding flare connections. Waiver for 15 street shade trees whereas a minimum of 20 trees are required. They will comply with NJ barrier free standards.

Mr. Lampart, applicant, testified on behalf of the applicant. The redevelopment agreement between the applicant and the City of Vineland permits a personal guarantee from him in lieu of posting other surety.

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

John Casadia: Yes

Keith Salerno: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

David Acosta: Yes

Michael Pantalone: Yes

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

Keith Salerno

Sandy Velez; Yes

John Casadia: Yes

Robert Odorizzi: Yes

David Acosta: Yes

Michael Pantalone: Yes

Extension Request- Fratelli Holdings, Block 1801, Lots 66 & 67.

The applicant applied for one year extension from July 1, 2018 until June 30, 2019 for a major site plan approval. This is the second extension approval.

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

John Casadia: Yes

Keith Salerno: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6297. Ms. Velez so moved, Mr. Salerno seconded.

John Casadia: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Redevelopment Plan Amendment- 601 S. Eighth Street, Block 4113, Lot 1.

Ms. Kicks explained that the property is owned by Efrain Acosta. The property is a two story building. It has a residential unit in the upper level and commercial unit in the lower level. The owner seeks to convert the lower level into a three bedroom residential unit. They previously received an approval for a two bedroom residential unit. Ms. Hicks noted that the lot is small and parking is a concern. The owner will have to submit a site plan and demonstrate parking.

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

Keith Salerno: Yes
Sandy Velez: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6297. Ms. Velez so moved, Mr. Salerno seconded.

Keith Salerno: Yes
Sandy Velez: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

TIME: 9:26 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary