

MINUTES
August 8, 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
John Casadia
Keith Salerno
Michael Pantalone
Stephen Plevins
David Acosta
David Manders

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 .

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
Michael Pantalone
Stephen Plevins
David Acosta
David Manders

MINUTES –

Approval of minutes from the July 11, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

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

RESOLUTIONS – Approval of resolutions from the July 11, 2018 board meeting.

The Chairman made a motion to approve the minutes.

#6291: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
David Acosta: Yes
David Manders: Abstain

#6296: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
David Acosta: Yes
David Manders: Abstain

#6298: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
David Acosta: Yes
David Manders: Abstain

#6299: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
David Acosta: Yes
David Manders: Abstain

#6300: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
David Acosta: Yes
David Manders: Abstain

#6301: Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Abstain
David Acosta: Yes
David Manders: Abstain

Open Public Hearing

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

1. Washington Avenue Minor Subdivision- Located on the southeasterly corner of Washington Avenue and Holmes Avenue, Block 5104, Lot 1, Project #18-00032. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Michael Fralinger, Esq. The property is in a corner lot developed with a house and detached garage. If approved, the applicant will demolish the detached garage and build a new single family dwelling. The proposed lot sizes are similar to other lots in the area, one is directly across Washington Avenue. The frontage for a corner lot is 130 feet and 90 feet for an interior lot in the R-3 zone. The lot will not exceed the frontage for a corner lot of 136 feet but it will have 90 feet of depth. There are no depth issues with the corner lot since there are two frontages. The lot area variances proposed are minimal. The lot will meet all the zones yard setbacks. The area is mixed with one and two- story homes. The proposed lot can accommodate one two story home. The application requires a C(1) and C(2) variances. C(1) being hardship and C(2) being a flexible C. Exhibits A-1 through A-7. A-1, Comparison View of Tax Map. A-1, Density Comparison Text. A-2, Tax Map view, Block 4302, Lot 36. A-3, Photo of dwelling located on Block 4302, Lot 36. A-4, Tax Map View, Block 4407, Lots 44 & 45. A-5, Photo of duplex located on Block 4407, Lot 45. A-6, Tax Map sheet 51. A-7, Tax map sheet 43.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. Mr. Hawk analyzed the 93 foot depth issue and believes the depth is overcome by other benefits. The positive benefit is demolishing the dilapidated garage. The proposed lot is not out of character due to the other small lots in the area. Exhibit A-8, aerial photograph of the site. The application requires a C(1) variance due to the shallowness and narrowness created by the construction of Holmes Avenue in about 1955. The C(2) variance, applicant must show how the benefits outweighs the negative. There are three reasons. Currently the 37” by 30” is only 8 feet from the existing home. The garage will be demolished and will increase the rear yard and provide more light, air and open space. There will be approximately 60 to 65 feet between the homes. This is similar to the surrounding area. The garage is non-conforming as it is oversized. It will be replaced with a conforming structure. Demolishing the unsightly garage creates a more desirable visual environment. The frontage is short by 10 feet for the lots. The total length of the current lot is not efficient for one home. The subdivision is a logical location to build a new home. Exhibits A1-A-7. As to the negative criteria, there is no substantial detriment to the public good. The density is less than permitted in the zone. Lot 36 has 92.75 foot depth directly opposite on Washington Avenue. Also, lot on Greenwillow Drive has 94.26 foot depth. Those two lots are located in the R-4 zone with greater depth requirements. Exhibit A-6 shows at least 13 lots in the immediate area with deficient depths. Single family homes are permitted, therefore it advances the goals of the Master Plan. The lot in question is a very small percent of the R-3 zone which consists of approximately 1,000 acres. Most of this zone is built out, therefore, there is no threat to zone integrity by subdividing the lot. Both lots are approximately 10 percent deficient in the area, and that is a small percent and almost imperceptible. The end result will be that both lots will look like other lots in the area and will fit into the neighborhood.

Kathleen Hicks, Supervising Planner, questioned whether the existing home was on site in 1951. The applicant's attorney noted that it was. However, he was not sure as to whether or not the garage existed as of that date. She also indicated that she discounts relying on open space on the east side, since that property can be developed. She believes the applicant must address only the lot itself. Also, the lot directly across on Washington Avenue is not exactly comparable.

Ryan Headley, City Planner, noted that as to the lot depth the current line of trees marks the lot line, and he believes it will be evident that it is a shallower lot.

Mr. Fralinger explained that he met with the neighborhood because they did not understand the application. No one from the neighborhood appeared tonight against this application.

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

Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
John Casadia: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

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

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
David Acosta: Yes
David Manders: Yes

2. Ryan Agostini Resubdivision- Located on the northerly side of Sequoia Drive east of Nylund Drive, Block 5901, Lots 62 & 62.03, Project #18-00034. Resubdivision approval to convey a portion of one lot to another lot. Additionally, an accessory structure (pole barn) is proposed on Lot 62.03.

The applicant testified on his own behalf. He is seeking a redivision and a bulk variance for an oversized detached garage. All the variances for the lots are per-existing and being improved by the redivision. He is seeking a variance for an oversized 2,400 square foot detached garage whereas a maximum of 600 square feet is permitted. There is also a height variance for the garage of 16.83 feet whereas 15 feet is permitted. The garage will be used to store his boat, boat trailer, two vehicles and yard equipment. He noted that the garage will not be noticeable from the road because of the trees. The garage will be 40' x 50' with a lean measuring 10' x 40' for a total of 2,400 square feet. The house has a single car garage and does not have a shed. The applicant also agreed that the garage will not be used for commercial purposes.

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

Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

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

Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

3. Adoption of Redevelopment Plan- Block 2801, Lots 5, 9, 10 & 11.

The applicant was represented by Albert Marmero, Esq. The Cumberland County Improvement Authority purchased the property in October 2017. They are governed by State Improvement Authority Regulations. City Council previously designated the area in question as a redevelopment area. The applicant is seeking a recommendation from the Planning Board to City Council to accept the Redevelopment Plan.

Albert Riccardi, Professional Planner, testified on behalf of the applicant. The property consists of 24.28 acres and is located at the southwest side of Park Avenue between West Avenue and North Delsea Drive. The property is located in the I-2 industrial zone. The area is almost entirely impervious coverage. The proposal will include both private and government uses. Lot 5 consist of 11.46 acres and includes a 214,000 square foot warehouse with rail service. The warehouse will remain as is and will be used for future private industrial use. Lot 9 is 6.65 acres and includes a 35,000 square foot garage. The building will be renovated and leased to the Vineland Municipal Electric Utility and City of Vineland Department of Public Works. There are also plans for central fueling and maintenance facility for Cumberland County and City Electric Utility and Landis Sewerage Authority. Lot 10 is 2.28 acres and includes a 30,000 square foot two story office building, The building will be renovated and leased to the United States Department of Treasury. Lot 11 is 3.74 acres and includes a 68,000 square foot warehouse with rail service. The warehouse building will remain and will be used I the short term as a warehouse and marketed for private manufacturing and production. The applicant is requesting relief as Government offices and facility are not permitted in the zone. The site will be improved by the addition of grass and vegetative plantings. The access to the site will be improved and onsite Circulation Plan will be improved. The applicant has closed the underground storage tanks and remediated the site. The new Development Plan utilizes the existing infrastructure and will help revitalize the City of Vineland.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. The site if currently paved from curb to curb. The applicant is adding grass and greenery and will provide open areas. The new

Circulation Plan includes new dedicated driveways which will include new circulation on site. The property drains to the south to a large drainage system. Some additional underground storage will be provided. The majority of the area will be repaved and they are improving the existing conditions on the site.

Ms. Hicks indicate that the plan is in accordance with the City's Master Plan.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Salerno so moved, Ms. Velez seconded.

Keith Salerno: Yes
Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes

4. Expenditure of Public Funds- Block 2801, Lots 5, 9, 10 & 11.

The lots in question were previously designated as areas in need of redevelopment. The CCIA, pursuant to a redevelopment plan intends to redevelop the site for both public use and private use. The applicant is seeking a Capital Projects Review by the Planning Board. The board's professional staff noted no objection to the plan as submitted.

Ms. Hicks, Supervising Planner, noted that the redevelopment plan submitted will improve this area and will also utilize the currently vacant or underutilized structures on the site.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Salerno so moved, Ms. Velez seconded.

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6302. Mr. Salerno so moved, Ms. Velez seconded.

Sandy Velez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Michael Pantalone: Yes

5. Extension Request- North Main Road Properties, Resolution #6120.

The applicant applied for (3) one year extensions from June 10, 2017 until June 10, 2020 for a major site plan approval. This request constitutes the first one year approval retroactively and the second and third one year approvals.

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

Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Sandy Velez: Yes
David Acosta: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes
John Casadia: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

TIME: 9:18 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary