

MINUTES
October 9, 2019

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:

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

Also present were:

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

First Choice Freezers – located on the westerly side of N. Mill Road between Almond Road and Landis Avenue, Block 2604, Lot 14, Project No. 19-00065. Preliminary/final major site plan approval to construct additional parking and site improvements to an existing industrial facility.

Mr. Headley explained that the applicant is proposing some additional trailer parking. They are extending it towards Mill Road. There is one variance for impervious lot coverage 63.2% whereas 60% is required. Previously approved for 60.5% on their last application. There is a basin north of trailer parking. The basin is shallow but there is no access drive or does not meet the width of 10'. There are some existing non-conformances. There are some waivers being requested. One is for bicycle parking spaces and it is usually required. There is a waiver for parking area shade trees. They have to provide one additional tree but they are not proposing any. There are technical issues in the Engineering report. They have to make correction in the stormwater report. We need more information.

Ms. Hicks explained that there is an issue with existing lighting. They want to put bollards round them. The lighting should be moved to the north.

Tyson Foods- Waste Water Treatment Plant – located on the southwesterly corner of West Forest Grove Road and Freddy Lane, Block 604, Lot 3, Project No. 19-00066. Preliminary/final major site plan approval to construct a wastewater treatment plant to an existing food production facility.

Mr. Headley explained that it is located off of Forest Grove Road. This is solely for a waste water treatment plant. They previously were approved for a temporary wastewater treatment plant. It is located on the westerly side of the site. It will consist of aeration tank and principal structure. There is a variance for impervious lot coverage for 59%. They were previously approved for 53%. They also have a waiver for the gravel access drive for maintenance. Typically it should be a paved surface. Staff would like them to block it off and make it accessible by only maintenance workers.

Jacob Milich Subdivision – located on the easterly side of Wilson Avenue between Sherman Avenue and Hendricks Avenue, Block 7003, Lot 28, Project No. 19-00067. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this is on Wilson Avenue near Sherman Avenue and the Boulevard. The house is to the south of the property. There is no public water or sewer. This property is located in the R-5 zone. The subdivision is not atypical for the neighborhood. The property does meet the lot area in one lot. The proposed lot 28.1 with the existing home has less than an acre. Both lots will have lot frontage variances and lot width. There is a slight variance for impervious lot coverage. There is an existing shed on one lot, and the shed has to be removed. The board cannot hear the application if the shed is not removed because it will be a Zoning Board matter. An accessory structure without a principal structure on a lot is not permitted.

Mr. DiDomenico indicated that there should be a condition of approval to move the shed within thirty days.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 15, 2018 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.

MINUTES –

Approval of minutes from the September 11, 2019 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS –

Approval of resolution from the September 11, 2019 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6358

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

Resolution #6359

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

Brian Slough and Donna Miller, Planners from Clarke Caton Hintz, worked on reexamination report that was completed last year. The next step in the process is to take the recommendations given and turn them into ordinance. A Master Plan was adopted in 2008 by the Planning Board. The Land Use Plan element sets the policy for the City. The intermediate step is necessary to have a fully integrated Master Plan with zoning regulations. The changes are from discussions of areas of the city to contemplate rezoning.

The 2008 Land Use element is being amended. The piece is drafted and called “Redevelop, Renew, Refine.” The findings are need for more industrial land and located properly. It needs to have good transportation access. The center city redevelopment plan should be eliminated. There are areas to look at for commercial zoning to be scaled back some. Encourage businesses in the downtown area. Looking for locations for infill housing for the college and the hospital area. Make it attractive for residents at the hospitals. Townhouse development with a HOA to take care of things. Rudy’s Airport for development. More development on larger parcels make it easier for development.

The Land Use plan is made up of classifications that sometimes cover more than one zoning district or address conditional uses. Requested for rezoning will be looked at. The Land Use plan element will have a plan attached to it with layers with proposed areas. The plan will replace the existing 2008 with modifications. There will be the infill housing, active adult district, and downtown district for redevelopment. Creating the three new zoning districts. The Zoning Committee looked at some areas for rezoning.

Ms. Hicks indicated that there is an area around the approved Shop Rite that has a request from the 2006 Master Plan to allow active adult to that area. Rudy's is being promoted because its proximity to Route 55. A second active adult area should be near drug stores, supermarkets and banks. The land flanking Giampietro Park is a good area. There was an approval for that area and it is expired. The park can be an amenity for seniors.

Mr. Slough indicated that there was a lot of information handed out. He will give the board enough time to review it and have another meeting to discuss it.

Open the Public Hearing

Roll call:

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

First Choice Freezers – located on the westerly side of N. Mill Road between Almond Road and Landis Avenue, Block 2604, Lot 14, Project No. 19-00065. Preliminary/final major site plan approval to construct additional parking and site improvements to an existing industrial facility.

The applicant was represented by Robert Casella, Esq. The applicant would like to make parking improvement to construct storage trailer parking. They will be reconfiguring the parking lot for employee parking. They are seeking impervious lot coverage of 63.2% whereas 60% is required. There are some design waivers for the stormwater management basin access and the presence of the stormwater management basin drive. There are some existing non-conformances from the area, yard, bulk and parking standards. The southerly side yard setback is 0' and 19.55' whereas 20' is required. The previous site plan approval from July of 2013 allows for 19.55' from the southerly line. There is a side buffer on the northerly side of 10' whereas 25' is required from a residential use. The applicant agrees to the required bicycle parking. There are no changes to the existing driveway. They would like a waiver for the shade tree comment in the Planning Report and they will provide five additional trees. The fence is 8' high and it will be chain link. It will be installed along the northerly side of the proposed parking. No new signs are being proposed for this site.

Jerome Irick, Professional Engineer, testified on behalf of the applicant. The storage trailers will be used to accommodate emergencies. Products will be shipped off as needed. The trailers may be refrigerated and running if the product is in the trailer.

Michael Levari, Owner, proposed are for trailers on site for storage. The business is growing and he would like them moved out of the way so they do not get hit by other vehicles. They are the company's storage trailers and will parked most of the time. Not all of the storage trailers are tagged.

Ms. Hicks, she explained that staff is advocating that the light standards be moved to the north end to avoid conflicts with backing tractor trailers. The applicant agreed to move them.

Mr. Headley addressed waivers that cannot be granted because they are required by NJDEP. The request to waive providing an existing pre-developed drainage area and calculations. Hydrographs for all post-developed watershed storms. Demonstration that the basins are designed is required by NJDEP guidelines. Provide a groundwater recharge is required. Request to not revise the groundwater recharge GSR-32 spreadsheet. Requirements regarding recharge.

The request to waive truck turning movements on the plan for the truck parking area must be provided. The applicant's request to waive paragraph 29, of the City Engineer's report regarding surety must be denied and the applicant must provide an as-built plan for the stormwater management basin.

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

Roll Call:

Stephen Plevins: Yes
David Catalana: Yes
Michael Pantalone: Yes
Samuel Fiocchi: Yes
John Casadia: Yes

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

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

Roll Call:

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

Tyson Foods- Waste Water Treatment Plant – located on the southwesterly corner of West Forest Grove Road and Freddy Lane, Block 604, Lot 3, Project No. 19-00066. Preliminary/final major site plan approval to construct a wastewater treatment plant to an existing food production facility.

Applicant was represented by Michael Fralinger, Esq. The applicant was contracted by Tyson Foods- Allied Specialty Foods, Inc. They were previously before the board seeking renovations and modifications to this site. The wastewater treatment plant will serve as an existing food processing facility. LSA rules are changing and becoming more restricted, and the design has to be approved by LSA and DEP for construction. There is an entrance is off of Forest Grove Road and one off of Freddy Lane. It will be to the west and have access off of Forest Grove Road. There are also stones on the westerly access and Vineland Utility wants access to that area. The applicant is seeking a waiver for the stone access road. It will be stone and lieu of pavement. The applicant is seeking a variance for impervious lot coverage of 59% whereas 50% is permitted. The applicant was already approved for impervious lot coverage variance of 53% therefore. There will be removable bollards to avoid parking in that area. The applicant agrees with the remainder of the Planning and Engineering reports.

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

Roll Call:

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

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6360. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Jacob Milich Subdivision – located on the easterly side of Wilson Avenue between Sherman Avenue and Hendricks Avenue, Block 7003, Lot 28, Project No. 19-00067. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant testified on his own behalf. He agrees to remove the chicken coop within 30 days, so the application can be heard by the Planning Board. He is seeking a minor subdivision to create a remainder lot and one new lot. The proposed new lot 28.02 will contain an old chicken coop that will be removed. The remainder lot would contain his home. He is requesting a design wavier for driveway opening setback from extended property line of 3' whereas 5' is required.

Mr. Headley explained that the property is not service by public water and sewer. There are no objections to the variances requested there are lots in the area are similar size, and these lots will not be out of character with the neighborhood. There is no objection to the waiver for driveway opening setback. The applicant will provide legal descriptions.

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

Roll Call:

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

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

Roll Call:

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

Redevelopment Plan Amendment- Vineland Ventures, 215 N. Delsea Drive, Block 2802, Lot 1.

The applicant was represented by Brian Lozuke, Esq. The applicant is the principal of American Self Storage. The applicant is now requesting an amendment to the Redevelopment Plan to convert the former supermarket building into an indoor self-storage facility. They are seeking an approval to construct an additional 75,000 square feet of indoor self-storage space for future use. This building is the old Shop Rite Supermarket and they will convert the building. It will not be a 24 hour facility, and there will be cameras throughout the site making it extremely secure. They are proposing an entrance off of Delsea Drive. The main loading dock will be on the side of the building. They will be using the existing monument sign and would like a wall sign.

There will be a keypad access for customers. Box trucks will used for moving things in and out of the facility. The building will remain single story and the footprint will not be changing. All work will be done to the interior of the building. There will be mechanical doors on the side of the building. The applicant will be adding landscaping. This use does not have a high parking demand. They will delineate the parking lot, and they include parking for the dance studio building. No objections to close off docks in the front. The dance studio will remain. They are requesting to repair the parking lot as needed.

Ms. Hicks explained that this is a recommendation to City Council. Staff recommends no outdoor storage permitted. The applicant must remove the front dock. There will be an allowance for one wall

sign on the south face of the building (10'X20') to identify the location of the office. The applicant must repair and in-fill of missing sidewalk along Delsea Drive. Crack sealing of entire parking area and spot pavement repair as needed. Seal coating of entire parking area and re-striping to satisfy minimum parking requirement of ordinance for in-door self-storage facility and dance studio, including handicapped spaces. Creation and execution of rehabilitation plan for failing drainage basin. Repair or replacement of fencing around drainage basin. Replacement of all landscaping required by approval site plan. Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Office and UCC Office. Submission of a zoning permit application to the Zoning Office. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code. Holding of CCO until site work completed or performance bond posted.

The Staff recommends that if City Council approves the construction of an additional 75,000 square feet of indoor self-storage space that major site plan approval should be required at this time. The board decided that the applicant will have five years to repair or remove the parking lot.

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6361. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:57 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary