

MINUTES
December 11, 2019

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:00PM in the Second Floor Caucus Room of City Hall. Present were:

Stephen Plevins
Sandy Velez
Michael Pantalone
Keith Salerno
Christine Scarpa
Robert Odorizzi
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

City of Vineland Power Plant Fuel Improvement - located on the easterly side of Lincoln Avenue opposite Rieck Terrace, Block 7503, Lot 45.01, Project No. 19-00087. Preliminary/final major site plan approval to construct an additional fuel oil conversion facility consisting of a 508,000 gallon fuel oil tank and 730 square foot fuel oil unloading & forwarding pump enclosure building to an existing electrical power generating facility.

Mr. Headley explained that this site is on South Lincoln Avenue. It is located next to Northeast Precast that was previously approved. The applicant has an access drive that leads into Lincoln Avenue. There is a 508,000 gallon fuel tank, pump that ties into the existing system and a big turnaround for the trucks to deliver. There is a loading and unloading station with a containment area.

There are no variances associated with this application. It is an expansion of the existing system. There are two waivers for the basin access drive and the basin fence height. There is existing lighting and there will be lights on the tank. They are not proposing additional lighting. Deliveries will be infrequent and during the day. There are submission waivers in the Planning Report for item 12a, c, d, h, j and k. They are requesting a waiver for 13c. They are requesting waivers in the Engineering Report for item 2, ground water mounding calculations. Item 15, refers back to the lighting.

Discussion on proposed amended land use element and re-zoning.

Ms. Hicks explained that Brian Slauch, Consulting Planner, did not get the work completed in time for tonight's meeting. He has given dates that he can attend for a special meeting.

No one is available for the dates listed in December. It will be heard at the January Planning Board meeting.

Nominating Committee for 2020

Mr. Manders appointed Stephen Plevins and Sandy Velez to the Nominating Committee.

2020 Meeting Schedule

Ms. Ricketts explained that November 2020 meeting was moved due to a holiday.

Mr. Manders suggested sharing the Zoning Board's alternate scheduled date.

The board agreed.

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 November 13, 2019 board meeting.
The Chairman made a motion to approve the minutes.

Sandy Velez: Yes
Christine Scarpa: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Abstain
Robert Odorizzi: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolution from the November 13, 2019 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6366

Sandy Velez: Yes
Christine Scarpa: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Abstain
Robert Odorizzi: Abstain
David Manders: Yes

Resolution #6368

Sandy Velez: Yes
Christine Scarpa: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Abstain
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6369

Sandy Velez: Yes
Christine Scarpa: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Abstain
Robert Odorizzi: Yes
David Manders: Abstain

Resolution #6370

Sandy Velez: Yes
Christine Scarpa: Abstain
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Abstain
Robert Odorizzi: Yes
David Manders: Yes

City of Vineland Power Plant Fuel Improvement - located on the easterly side of Lincoln Avenue opposite Rieck Terrace, Block 7503, Lot 45.01, Project No. 19-00087. Preliminary/final major site plan approval to construct an additional fuel oil conversion facility consisting of a 508,000 gallon fuel oil tank and 730 square foot fuel oil unloading & forwarding pump enclosure building to an existing electrical power generating facility.

The applicant was represented by Michael Benson, Esq., City of Vineland solicitor.

Beth Ann Grasso, Professional Engineer, testified on behalf of the applicant.

Peter Kudless, Project manager for the City of Vineland, was also sworn in to give testimony.

Ms. Grasso testified that she worked on the site plan for this project. She has reviewed the Planning and Engineering Reports. In the Planning Report, item 6a, the applicant will comply with stormwater management basin drive. Item 6b, requesting waiver for stormwater basin fence height. They will attempt to make the basin 2' deep. The fence will be post and rail and 4' tall. Item 7b, waiver for onsite lighting. There is existing lighting that spills over. The site will primarily be used during the day. The applicant is requesting waivers for subsections in item 12. 12a, waiver for the sheet size. 12c, waiver for showing all structures within 150' of the land to be developed. 12d, waiver for listing the properties within 200'. Item

12h, waiver for providing lighting. Item 12j, waivers for lighting and landscaping. Item 13c, waiver for trash notation because the facility will not generate any trash.

Ms. Hicks indicated that the applicant does not need a waiver for 13c, trash notation.

In the Engineering Report, item 2, the applicant is requesting a waiver for ground water mounding calculations. Item 15, the applicant is requesting a waiver for lighting. Ms. Grasso noted that the purpose of this application is to provide an alternate fuel storage system.

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

Roll Call:

Sandy Velez: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6370. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
Michael Pantalone: Yes
Keith Salerno: Yes
Robert Odorizzi: Yes
David Manders: Yes

Discussion on proposed amended land use element and re-zoning.

Ms. Hicks explained that Brian Slaugh, Consulting Planner, submitted some initial drafts. This is preliminary review. He has given the amendment for the Land Use Element. The board can give comment. Mr. Slaugh submitted an ordinance with the proposed changes by block and lot. There is also a draft of the overlay district for the townhouses along Chestnut Avenue. She will draft the active adult community for Rudy's Airport and Lincoln Avenue and Landis Avenue. Discuss the ordinance pertaining to accessory structures for these communities. She had to create two different zones for active adult due to the shapes of the lots. There are active adult 1 and active adult 2. The one on Landis Avenue will allow up to four units per building. The other two properties will be all single family detached and duplexes.

Ms. Hicks indicated that they are going to hold off on retiring the center city redevelopment district. The Mayor and City Council would like to give more thought into it before retiring it. The entire district should be carefully evaluated.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes
Sandy Velez: Yes
David Catalana: Yes
Michael Pantalone: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 7:30 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary