

MINUTES
July 10, 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
Michael Pantalone
Stephen Plevins
John Casadia
Samuel Fiocchi
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

Vineland Auto Electric- Located on the westerly side of Delsea Drive between Chestnut Avenue and W. Elmer Street, Block 3503, Lots 23 & 24, Project #19-00035. Preliminary and final major site plan approval to construct site improvements to an existing building.

Mr. Headley explained that the property is located on South Delsea Drive. Over the years they have expanded their pavement for their parking lot without approvals. They have applied to legitimize the work that was done on the site. Pavement and two storage containers were added without an approval. There are some variances associated with this application. There are two variances and two waivers. The variances are for side yard setback and side buffer. There are waivers for street trees and heavy truck pavement. The City staff is in favor of the requested submission waivers. There is a stop sign by the roadway and the staff requested an all-inclusive deed. The containers located on the site are for the storage of parts.

Castellini Resubdivision - located on the westerly side of S. Lincoln Avenue between Joyce Lane and Rieck Terrace, Block 7109, Lots 13 & 14, Project #19-00045. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that there is a homestead that is involved. There is a lot line going through the existing swimming pool. The farm will be on one lot and home on the other lot. There are variances for frontage, width, impervious lot coverage, and lot area. There are sprinklers that are part of the farm operation. There is a question as to the location of the septic system.

Vineland Medical Marijuana Dispensary - located on the westerly side of North Delsea Drive between Oak Road and Warren Drive, Block 2104, Lot 77, Project #19-00044. Preliminary/final major site plan approval, in conjunction with a conditional use approval, to construct site improvements to an existing building to be used as a medical marijuana dispensary facility.

Mr. Headley explained that this the second component. This is the dispensary for the marijuana grow facility. There is an existing commercial building and single family home. They will be eliminating the single family home and bringing the site up to standards. There are two variances associated with this application for side buffer and location from Historical City Center. This is a commercial site but because of the nature of the use and our conditions they need these variances. There is an existing basin that is overgrown and there are some waivers that apply to the basin. There will be a security fence in the rear. This application meets a majority of the standards for this type of facility.

Newcomb Medical Alliance- Amendment to resolution #6339

Ms. Hicks explained that the balance of phase one will not be completed. The City's EMT station has been constructed and they need a CO. Economic Development requests to abandon the remainder of the project that has not been constructed.

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 June 12, 2019 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS –

Approval of resolution from the June 12, 2019 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6346

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

Open the Public Hearing

Roll call:

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

Vineland Auto Electric- Located on the westerly side of Delsea Drive between Chestnut Avenue and W. Elmer Street, Block 3503, Lots 23 & 24, Project #19-00035. Preliminary and final major site plan approval to construct site improvements to an existing building

Applicant was represented by Rocco Tedesco, Esq. Business was started in 1982 and 1985, there was an approval to construct a building the same size that exist today. A use variance was granted. A stone paved area was added approximately thirty years ago. In 2018 the applicant installed the fence and paved the stone parking area. They were cited for not having prior approval. Mr. Tedesco went over the Planning Report. The applicant is requesting a side yard setback of 2.78 feet whereas a minimum of 20 feet is required and side buffer of 2.78 feet whereas a minimum of 5 is required. Item #6, pertains to shade trees. The entire frontage is paved and DOT has done construction. The second lot is already full of trees and there is no room to add more. The applicant is requesting the waiver for one street shade tree whereas 5 street shade trees are required. The applicant submitted Exhibits A1-A4, photographs of the site. The photographs show that there is no location onsite for four more street shade trees. The applicant also requests a waiver for a 75' by 75' parking area. That area is surfaced with asphalt millings and a waiver is requested. This area is used for heavy truck traffic and tracked vehicles.

The applicant is requesting all of the waivers set forth in paragraph 10 of the Planning Report regrading perfected plan details. City staff had no objections to the waivers. The applicant will comply with all other requirements of the Planning Report. The applicant will comply with all requirements of the Engineer Report with the exception of paragraph 7. It is the waiver for asphalt millings in the 75' by 75' fenced in parking area.

The applicant agrees to an all-inclusive deed to combine lots 23 and 24. They will have a time frame of 60 days.

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

Roll Call:

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

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

Roll Call:

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

Castellini Resubdivision - located on the westerly side of S. Lincoln Avenue between Joyce Lane and Rieck Terrace, Block 7109, Lots 13 & 14, Project #19-00045. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Michael Gruccio, Esq. The farm property is owned and cultivated by the Castellini family. Lots 13 and lot 14 are involved. Lot 13 is owned by Sandra DeMore and lot 14 is owned by the Castellini family. Exhibit A1, plan outlining the subdivision. They would like to eliminate the encroachments on the property. Currently the lot line for lot 14 goes through the in ground pool and other improvements on lot 13. The DeMore property will also be more conforming as a result of this resubdivision. Frontage will increase from 110 feet to 115 feet, lot area increases and the impervious coverage decreases from 48.3% to 43.2%. The two manholes on lot 13 are for the septic system. The septic system is self-contained and there will not be an encroachment. The resubdivision will preserve the farm and lot 13 will become more conforming. The applicant agrees with all the conditions on the Planning and Engineering Reports.

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

Roll Call:

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

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

Roll Call:

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

Vineland Medical Marijuana Dispensary - located on the westerly side of North Delsea Drive between Oak Road and Warren Drive, Block 2104, Lot 77, Project #19-00044. Preliminary/final major site plan approval, in conjunction with a conditional use approval, to construct site improvements to an existing building to be used as a medical marijuana dispensary facility.

Applicant was represented by Clint Allen, Esq. The approval to allow for a medical marijuana dispensary facility. This is a service facility. By way of Resolution 6345, the applicant received an approval for a grow and processing facility. The applicant intends to re-adapt an existing building at 1062 N. Delsea Drive. This building is currently vacant and was previously utilized by Sauro Plumbing. They are proposing to not expand the footprint or remove trees. They are removing the two story residential structure on the site. They will be removing all the asphalt associated with the home. This will reduce impervious lot coverage and improve stormwater conditions. They are asking for site plan approval with two variances. The applicant is seeking bulk variance for side buffer of 10.20 feet whereas 25 is required. The applicant is also seeking a variance for the facility being located within 0.8 miles of the Historical City Center whereas a minimum of 1 mile is required. They are also seeking waivers from design standards with regards to the stormwater management basin. The applicant is not providing an access drive. The applicant will provide the pedestrian access to Delsea Drive and two bicycle parking spaces. There will be no sign at this location. They will comply with all other requirements of Planning and Engineering Reports.

George DeNardo, Vice President for Columbia Care. Columbia Care is operating in fifteen states. He is responsible for the operation of the site. They will be open from Monday thru Saturday. The facility will be fenced in with security. There will be forty-eight cameras. They have site control for security. Cameras will monitor the site 24 hours per day. Patients will have an identification card for access to the building. They will do a consult for the conditions they are approved for. Products are given in a sealed bag with instructions. Hours of operation will be from 10am until 6pm, Monday- Saturday. Sometimes they will be extended until 8pm.

Theodore Wilkinson, Professional Engineer, testified on behalf of the applicant. Exhibit A1, aerial image of the site. Exhibit A2, enlarged site plan. The site is within the B-3 business zone and consists of 1.43 acres. The commercial building on site is vacant and has been for a number of years. The existing asphalt at the southwest corner of the fence area will not be used for parking and will be removed and replaced with grass. Entire lawn will be maintained. The old access drive will be used to maintain the area and the basin. They will be able to tie into city sewer. There are a total of 21 parking stalls and an extra handicapped parking spot. The area in the rear will be completely secured. Employees will be able to park behind the fence. The customers will be able to park in the front. The driveway will be resurfaced. The trash will be stored in the building. They will have a trash enclosure within the gated site. Exhibit A-3, landscaping plan. They are not proposing vegetation in the front. All plantings will be low and landscaping will be added to the rear of the property. Exhibit A4, truck turning template. The largest truck will be a box truck. They will go to DOT for sidewalk and driveway. The applicant will comply with all the requirements of the Planning and Engineering Reports. The applicant will provide approximately 33 feet of sidewalk leading from Delsea Drive to the building. The applicant will provide two bicycle parking spaces as required. There will be no signage on site.

Mr. DeNardo indicated they will be hiring a landscaping company to maintain property. As for signage, the external sign will advertise a medical facility. The internal signs will be directional.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. The site has been around since 1974 and is the former Sauro Plumbing building. The pavement is cracked and it is a rough site. The site plan will enhance the property. It meets purpose A, to encourage municipal action to guide the appropriate use of lands that will promote the public health deemed by the state of New Jersey. Those reasons outweigh the detriments. The use is permitted in the zone. It will function as an office and medical office. Those uses fit in with the neighborhood. It is located on a busy highway on Delsea Drive. They are eliminating a non-conforming use, the residential dwelling. The applicant will be re-adapting the existing building which is beneficial. This site is an existing built out site. There was a contractor's yard that is not a permitted use. The positive reasons are strong and outweigh the negative reasons. There will be a side buffer of 10.20 feet whereas a minimum of 25 feet is required. The distance from the Historical City Center is de minimis. It is located within 0.8 miles of the Historical City Center whereas a minimum of 1 mile is required. He sees no substantial impairment to the City's Zoning plan or Zoning Ordinances by granting these bulk variances. He believes the benefits of this application substantially outweigh any detriments.

Rosalie Wolf, member of the public, lives diagonally across the facility. She is concerned with traffic. She currently has trouble getting out of her driveway and does not want a facility there.

Dave Horner, Traffic Engineer, testified on behalf the applicant. He compared it to the previous use. There will be less truck traffic. There will be about 50 visitors in the course of a day. The applicant will be going to DOT for approvals.

Bill Benjamin, member of the public, lived in the area for 33 years. Things have changed throughout the years. The corner lot is overgrown, and he does not want anyone going through the back near his property. He would like the fence to connect to his chain link fence. He is in agreement with the application but would like a fence.

The applicant agrees to install 6' high chain link fencing that meets City's standards.

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

Roll Call:

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

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

Roll Call:

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

Extension Request- Vineland Construction- West Landis Avenue, Block 2802, Lot 13, Project# 17-00029.

The applicant applied for one year extension from August 9, 2019 until August 9, 2020 for a major site plan approval. This is the first extension approval.

The Chairman entertained a motion to approve the request. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Roll Call:

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

Extension Request- Eephta, LLC - S. Delsea Drive, Block 6101, Lot 25, Project# 17-00009.

The applicant applied for the first, second, and third (1) year extensions from June 14, 2019 until June 14, 2022 for a major site plan approval.

The Chairman entertained a motion to approve the request. Mr. Pantalone so moved, Mr. Fiocchi seconded.

The Chairman entertained a motion to approve the request. Mr. Pantalone so moved, Mr. Fiocchi seconded.

Roll Call:

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

Newcomb Medical Alliance Campus –

The Planning Board previously granted major site plan approval on April 13, 2016 by way of Resolution 6159 for the Newcomb Medical Alliance Campus as part of the Newcomb Hospital Redevelopment Overlay Zone.

The previous major site plan approval consisted of four separate phases that included independent living facilities, assisted living facilities, and governmental offices. By way of resolution 6339, the board granted a revised major site plan for lots 1.1 and 1.2 as a portion of Phase 1 and Phase 3. Phase 1 includes the Medical Emergency Services Building and that building has been constructed. The remainder of the improvements from the original approval including the remaining portion of Phase 1, Phase 2 and Phase 4 have yet to be constructed and are not anticipated to be constructed as was previously approved.

The Vineland Economic Development office requests an abandonment of the remainder of the project that has yet to be constructed or receive revised approval. The Medical Emergency Services Building needs a CO in order to open for business.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution 6348. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:20 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary