

MINUTES  
August 14, 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:

Michael Pantalone  
Keith Salerno  
John Casadia  
Samuel Fiocchi  
Robert Odorizzi  
Sandy Velez  
David Catalana  
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

Mill & Garden Subdivision – located on the northwesterly corner of North Mill Road and West Garden Road, Block 602, Lot 5, Project No. 19-00049. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained on the northwest corner of Mill and Garden. They were recently approved for an expansion. There are 4 or 5 companies in the existing building. The applicant would like to divide off approximately 3 acres at the corner of Garden Road and Mill Road. A bulk variance is needed for lot frontage along Garden Road for the remainder lot of 127.18 feet whereas 250 feet is required. The remainder lot will have frontage of over 888 feet along N. Mill Road and will have frontage of 127 feet on Garden Road. The applicant also seeks impervious lot coverage for the remainder lot 5 of 64.3% whereas a 50% is permitted. Construction of any improvements will be subject to non-residential development fee.

DRK & Associates – located on the northerly side of Industrial Way between N. Mill Road and DeMarco Drive, Block 1005, Lot 10, Project No. 19-00051. Preliminary/final major site plan approval to construct additional site improvements to an existing contractor's office and yard.

Mr. Headley explained that this property is on Industrial Way. They are using about half of their lot. They would like to put in a turnaround area for vehicles and additional parking spaces for employees. They are proposing stalls along the entrance driveway. The proposed basin is not required but have provided it. There are no variances but there are waivers. There are waivers for tree island break, access drive for basin, parking area shade trees, and partial or full waivers for submission items.

Cronk-Curcio Realty – located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lots 6 & 7, Project No. 19-00050. Preliminary/final major site plan approval to construct a 109,914 square foot cold storage facility and associated site improvements to an existing industrial facility. The cold storage facility will be constructed over two phases. Phase 1 consists of 37,372 square feet of cold storage facility, while Phase 2 consists of the remaining 72,132 square foot cold storage facility.

Mr. Headley explained that this is in the industrial park on North Mill Road. There are currently two lots and there are some existing buildings. The site has some site improvements, parking and stone. This site is currently used for truck transport and cold storage transport. They are proposing 2 phases and combining 2 lots. The request is for cold storage, truck parking and basins. They have an existing fill station for their trucks. Phase 2 is squaring off the building. There is a side buffer variance of 0 and impervious lot coverage is 63.2%. There are design waivers for driveway opening and entrance. They will straighten out the driveway and add more grass area. They will also maintain that parking area. All engineering issues were worked out. They are requesting for preliminary approval for phase 1 and preliminary and final approval for phase 2.

Redevelopment Plan Amendment- Hammer Rentals, 821 E. Elmer Street, Block 4005, Lot 4.3.

Ms. Hicks explained that this property is located on Elmer Street. The applicant would like to convert an office to a single family home. The office was previously converted from a single family dwelling.

There is no longer a demand for offices on Elmer Street anymore. City staff has no objections to this request. Licenses and Inspections have set some conditions for this approval. This will be a recommendation to City Council.

Extension Request- Philos Development, LLC -Block 1101, Lot 19, Project# 06-0951.

Mr. Headley explained that this project is for a car wash and self-storage approval received for phases 2 and 3. They need a new planning release but project has expired. They received a final approval in 2016 so they are still eligible for extensions. They are requesting two (1) year extensions.

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 July 10, 2019 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS –

Approval of resolution from the July 10, 2019 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6347

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6349

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6350

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6351

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6352

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Abstain  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Open the Public Hearing

Roll call:

John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

DRK & Associates – located on the northerly side of Industrial Way between N. Mill Road and DeMarco Drive, Block 1005, Lot 10, Project No. 19-00051. Preliminary/final major site plan approval to construct additional site improvements to an existing contractor’s office and yard.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking preliminary and final site plan approval. The property is the site of the DRK contractor’s yard since 2001. The DRK building is on site and the rear area is for storage materials. There are 11 employees on the main work shift and 21 parking spaces. The applicant would like to add additional parking spaces. They instituted a safety training protocol held at the office and they will occasionally need an extra 14 parking spaces. The applicant is not required to address stormwater management regulations but they will be adding a swale. The applicant is requesting waiver from design waivers. There is a waiver for parking space row length without a tree island break. There are waivers for stormwater management for the basin access width, basin drive and basin fence height. There is no access drive for the basin but it is accessible.

There are waivers for site improvements for parking area shade trees, fencing and screening around the perimeter of the proposed stormwater management basin. There are no issues with the Engineering Report.

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

Roll Call:

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

Mill & Garden Subdivision – located on the northwesterly corner of North Mill Road and West Garden Road, Block 602, Lot 5, Project No. 19-00049. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Rocco Tedesco, Esq. In 2016, the applicant received approval for major site plan to construct a 150,000 square foot industrial building. The applicant would like to divide off approximately 3 acres at the corner of Garden Road and Mill Road. A bulk variance is needed for lot frontage along Garden Road for the remainder lot of 127.18 feet whereas 250 feet is required. The remainder lot will have frontage of over 888 feet along N. Mill Road and will have frontage of 127 feet on Garden Road. The applicant also seeks impervious lot coverage for the remainder lot 5 of 64.3% whereas a 50% is permitted.

The applicant will comply with the remainder of the report of Planning Report and comply with the Engineering Report.

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

Roll Call:

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

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

Roll Call:

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

Cronk-Curcio Realty – located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lots 6 & 7, Project No. 19-00050. Preliminary/final major site plan approval to construct a 109,914 square foot cold storage facility and associated site improvements to an existing industrial facility. The cold storage facility will be constructed over two phases. Phase 1 consists of 37,372 square feet of cold storage facility, while Phase 2 consists of the remaining 72,132 square foot cold storage facility.

Represented by Michael Fralinger, Esq. Project utilizes two lots. Currently lot 6 is Homiak Transport, Inc. Lot 7 is owned by Cronk-Curcio Realty. The principals of the application are Ray and Kate Cronk, and Paul Curcio. Homiak has an industrial business and operates lots 6 and 7. They are proposing to construct a 109,914 square foot cold storage facility for their business. They are currently delivering frozen storage to another facility. It is an exciting project and it is a company that is branching out and staying in the City of Vineland. There are about 10.5 acres combined. Impervious lot coverage will be almost 64% vs. 50% required. There will be a new truck access along the north boundary of the lot. There will also be an employee drive access added. The other two existing accesses are being reconfigured. Homiak has its own fueling pump so the drive access has to remain but straightened out and widened. They also maintain their own trucks. The overhead doors are used for only emergencies and will be serviceable. New stormwater management will be added. All site improvements will be completed in Phase 1. There will be a total of 39 loading docks. The cold storage building will be constructed in Phase 1. The two lots will remain separate until Phase 2. The applicant is seeking bulk variances. Side buffer of 0 feet whereas 5 feet is required. Phase 2 cold storage crosses the existing lot lines. This will be eliminated once the two lots are combined at the commencement of Phase 2. The applicant is also seeking lot coverage of 64% whereas 50% is permitted.

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

Roll Call:

Michael Pantalone: Yes  
Samuel Fiocchi: Yes  
John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: 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:

Samuel Fiocchi: Yes  
John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Redevelopment Plan Amendment- Hammer Rentals -821 E. Elmer Street, Block 4005, Lot 4.

Ms. Hicks indicated that the building is a former office that is currently vacant. The applicant is now requesting an amendment to the Redevelopment Plan to convert the former office into a single-family dwelling. The building was previously a single-family home and was converted into an office. The staff determined there is no need for site plan approval but recommends a proposed floor plan with all rooms labeled. They will have to meet all construction codes and obtain a zoning permit.

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

Roll Call:

Samuel Fiocchi: Yes  
John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6354. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

Samuel Fiocchi: Yes  
John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Extension Request- Philos Development, LLC -Block 1101, Lot 19, Project# 06-0951.

The applicant applied for the first and second (1) year extensions from May 11, 2018 until May 11, 2020 for a major site plan approval.

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

Roll Call:

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

David Manders: Yes

The Chairman entertained a motion to approve Resolution #6353. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

Samuel Fiocchi: Yes  
John Casadia: Yes  
David Catalana: Yes  
Sandy Velez: Yes  
Keith Salerno: Yes  
Michael Pantalone: 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: 8:09 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary