

SPECIAL MEETING MINUTES

January 22, 2020

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on January 11, 2020 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
Christine Scarpa
Keith Salerno
John Casadia
Robert Odorizzi
David Acosta
Michael Pantalone

Also present were:

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

PUBLIC HEARING

Mr. Brian Slaugh, Planning Consultant for the City of Vineland, gave testimony on the Land Use Plan amendment that stems from the 2018 re-examination report that this board adopted. There were a number of zoning amendments within that report. The zoning amendments were identified for a few areas in the City of Vineland. There was an identification for the need for more industrial land, senior housing, re-examine what is occurring in the downtown area and look at different housing types (townhouses). There is a table of properties to be rezoned for industrial development. It also discusses the business zone. The plan discusses rescinding the redevelopment plan but it does not mandate that it be done at this time. The business zones (B 1, 3 and 4 districts) have some minor changes. We also looked at the townhouse infill development suggesting that attached housing and smaller units for downsizing individuals. It is proposing active adult along Rudy's Airport and along East Landis Avenue. There were a number of requests for re-zoning, and the board accepted some of those requests. One was to change the zoning at Block 5804 and Lots 56-58 to be rezoned from R-5 to R-3. It would be consistent with the character of the area.

Ms. Hicks indicated that Mr. Manders could not be present, but he had some comments. There were some typographical errors on page 2, extra space in table 1. Page 5, change from Myrtle Avenue to Street. Page 6, last paragraph should say maximize and not maximum. There are some questions about the elimination of the redevelopment district but Mr. Slaugh has addressed that question.

Member of the public, Melinda Mergen- Asselta, wanted to know the basic layout of this procedure.

Mr. DiDomenico and Mr. Salugh explained the process, Master Plan and the Zoning Ordinance.

Member of the public, Cheryl Fox, wanted to add on to the record that the neighborhood opposes residential or industrial near the environmentally sensitive area.

Member of the public, Joe Giocandro, concerned about the trees that were planted by the previous owner. The proposed future applicant is destroying the area for money. The removal of the buildings is a concern because of possible asbestos. There will be contamination that will enter the water there. He objects the development of Rudy's Airport for senior development.

Member of the public, Katie Rogen, questions about the process.

Mr. DiDomenico explained the process. Applicants would have to apply and go before the board for any future approvals.

Member of the public, Melinda Mergen, echoes her neighbors concerns. She understands that this is the first step in the process, but she does not understand why the board would envision an inappropriate plan. She is against the Rudy's Airport development.

Member of the public, Carrie Weiner, has concerns about the children in the area. The traffic is already horrendous and a development will make it worse.

The Vice Chairman entertained a motion to approve. Mr. Catalana so moved, Ms. Velez seconded.
Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution 6380. Mr. Catalana so moved, Ms. Scarpa seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

Land Use Amendments, Zoning Map-

Mr. Slaugh explained that there Zoning Map amendments. There is a table that will amend Chapter 425-271.C. The proposed zoning map is part of the land use element that indicates the changes. There is an additional area in the south central portion suitable for industrial zoning as discussed. The north part along Delsea Drive has split lot zoning. That area will be zoned I-B. The south end has large parcels proposed for re-zoning for industrial development that is accessible to Route 55 and it will accommodate truck traffic.

Residential Townhouse (RT) Overlay District-

Mr. Slaugh explained that the area is in the southeast corner of the municipality. The lots have long and deep lots. This proposed as an overlay district to allow land owners to continue with existing use or pursue townhouse development. Provides another housing type besides a single family dwelling. The land is not easily accessible to do other things.

Mr. Pantalone wanted to know about fencing for this type of housing.

Mr. Slaugh explained that accessory structures (fencing and ect) would have to be approved by the Planning or Zoning boards. It would be part of the approval process.

Ms. Hicks explained that the project would have to be initially approved with those improvements.

Mr. Pantalone wanted to know why townhouses were being limited to 20' wide.

Mr. Slaugh explained that 20' wide is the standard size for a suburban area. It also helps to create street parking. A garage would also fit and give the unit sufficient storage space.

Solar and Wind Energy Systems and Electric Charging Stations-

Mr. Slaugh explained that the City should begin to require electrical charging stations to commercial development. There is going to be an increase of the demand for them because of the increase of electrical vehicles. The parking lot standard would be changed. It would be one charging station per a certain amount of parking spaces.

Mr. Odorizzi disagrees with it because we would be putting an additional burden on developers. He believes that the board should give them an option.

Mr. Salerno and Mr. Pantalone disagree and they believe charging stations should be added.

Ms. Hicks indicated that she is not sure the city is there yet.

Ms. Hicks stated that she has comments from Mr. Manders about wind energy. He did not think the heights stated are appropriate.

Mr. Slaugh explained that wind at 80' is stronger than 40', because it is up above the tree line and other things around. Variations in the terrain also get evened out. Water windmills for agricultural purposes are 60' tall. The proposed numbers are not set in stone, but the wind quality is better at those heights. There are wind maps that you can look at to find what height is best for you.

Mr. Slaugh also stated that there a section that deals with abandonment of the tower. The ordinance does not have a limit of turbines but it can be added.

Mr. Ododrizzi stated that there should be a limit of one per premises. The towers for homes should be suitable aesthetically.

The board agreed to one wind turbine per premises.

Mr. Slaugh recommended holding this subject for more discussion.

Mr. Slaugh explained that solar panels for generating electricity are becoming more popular.

Mr. Headley explained that roof mounted panels require a permit. Ground mounted panels require a "D" variance from the Zoning Board. There are quite a few that go before the Zoning Board. They are typically on larger lots and in the rear. There is a limit of how much energy that they can produce.

The board decided to table the subjects on electrical stations and wind turbines until further review.

The Vice Chairman entertained a motion to approve. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution 6382. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Active Adult Zoning Standards

Ms. Hicks explained that AA1 has an allowance for multiple housing permitted on one property near the Giampietro Park area. It has a higher density. It was previously approved for active adult but that has expired. This is the only property proposed for the AA1 zone. The density is 3 units per acre. The area is approximately 17 acres. At least one car garage will be mandated. Board members were afraid that if the buildings were limited to a single floor, the area was going to look like an institution. They are more comfortable with a duplex instead of a quad.

AA2 is for Rudy's Airport and east Landis Avenue, west of Shop Rite.

Ms. Hicks explained that the wording should be changed to private drives. She made an allowance for 30' wide for the garages with driveways. All will require a traffic impact statement and an environmental impact statement. These projects should have public water and sewer. 80% have to be 55 years old and older. There is an allowance for younger people to allow for adult children and ect. The projects should be condo or homeowner's association, and uniform maintenance will be handled by the association. She set a standard for bigger buffers at

75' for structures. She is going to put requirements for an upscale project to ensure a better product. There is a need for this in Vineland. There are a lot of subsidized senior housing in Vineland. There are not many opportunities for seniors for a place with no maintenance responsibilities. This location is close to Route 55 and it is going to develop.

Mr. Salerno explained that the developer has a lot to overcome. If they are able to develop that area, it is going to be beautiful and done correctly. It is the owner's right to develop his land.

The Vice Chairman entertained a motion to approve. Mr. Odorizzi so moved, Ms. Scarpa seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution 6381. Mr. Odorizzi so moved, Ms. Scarpa seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Miscellaneous Changes

Ms. Hicks explained that the Zoning Committee looked favorably upon this. She received some comments from the Zoning Officer, Pat Finley, on truck parking on residential lots. He suggest changes allowing light duty utility trailer. They would be a maximum of 8'. Compliance with city code was also added. There is an issue with boats and boat trailers. Some people are keeping huge boats on residential lots. They are not appropriate on a residential lot. Code enforcement is having issues with this subject. This change will be for utility trailers and the boat subject will have to go back to the committee.

Amendment to size of shed and garages.

Mr. Headley explained that these issues go before the Zoning Board often. The ordinance allows for 200 square feet for storage sheds, and 600 square feet for garages. The Zoning Board requested that the sizes be increased. The proposal is for an increase of 1,000 square feet maximum for garages and 300 square feet for sheds for R-3 and up. A-5 zone, 1200 square feet for garages. Impervious coverage in industrial zones, increase to 65%, and maximum building height is being increased to 60' high. Maximum driveway width is being increased to 40'. Driveway two way opening width will be increased to 45' radius maximum. There is currently a standard of 5' driveway opening from a property line. It is being clarified that it is a minimum of 5' between any driveway and property line.

The Vice Chairman entertained a motion to approve. Mr. Catalana so moved, Ms. Scarpa seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution 6383. Mr. Catalana so moved, Ms. Scarpa seconded.

Roll Call:

Sandy Velez: Yes
Christine Scarpa: Yes
Keith Salerno: Yes
John Casadia: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Sandy Velez
Christine Scarpa
Keith Salerno
John Casadia
Robert Odorizzi
Michael Pantalone

TIME: 8:49 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary