

SPECIAL MEETING MINUTES

March 26, 2020

A special virtual Planning Board meeting was called to order by Chairman Mr. David Manders at 6:30 PM in the Second Floor Council Chambers of City Hall. Present were:

Sandy Velez
Keith Salerno
Samuel Fiocchi
Christine Scarpa
Michael Pantalone
Robert Odorizzi
David Manders

Also present were:

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on March 14, 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.

RESOLUTIONS –

Approval of resolutions from the March 11, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6386

Sandy Velez: Abstain
Keith Salerno: Abstain
Samuel Fiocchi: Yes
Christine Scarpa: Abstain
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6387

Sandy Velez: Abstain
Keith Salerno: Abstain
Samuel Fiocchi: Yes
Christine Scarpa: Abstain
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

PUBLIC HEARING

BDGS – N. Mill Road – located on the easterly side of N. Mill Road between W. Garden Road and Forest Grove Road, Block 604, Lot 1.01, Project No. 20-00014. Preliminary/final major site plan approval to construct a 158,029 square foot industrial building with associated parking and site improvements known as Phase 1. The applicant also requests preliminary major site plan approval to construct a 104,496 square foot industrial building known as Phase 2.

The applicant was represented by Rocco J. Tedesco, Esq. The applicant is seeking preliminary and final major site plan approval for Phase 1 which consists of an industrial building of 158,029 square feet plus site improvements. Preliminary major site plan approval for a 104,496 square foot industrial building in Phase 2. Planning report, paragraph 5, impervious lot coverage of 54% whereas a maximum of 50% is permitted and principal building height of 44 feet whereas maximum of 40 feet is permitted. The Planning Board has recommended to City Council so as to amend the City Land Use Ordinance to permit 65% impervious lot coverage and 60-foot height. These two variances are well within the new standards to be adopted. Paragraph 6, sign variance for sign face area for a wall sign of 336 square feet whereas a maximum of 100 square feet is permitted. Paragraph 7, a two-way driveway of 35 feet whereas 34 feet is permitted. Planning Board has made recommendation to City Council to increase that width to 40 feet. The applicant is also seeking a waiver for parking space row length without a tree island break of 13 and 14 space row whereas 12 space row is permitted. A waiver is also requested for stormwater management basin rear setback of 23.25 feet whereas 35 feet is required. Paragraph 8, waiver is needed not to have

fencing and screening around the stormwater management basin. The basin will be located in a portion of the property which will be fenced. Paragraph 9(b) is the same variance as in paragraph 6(a). Paragraph 11 in the report questions whether or not gases to be stored are flammable. He submitted an email from the Fire Marshall indicating that the oxygen to be stored is not flammable nor toxic. The applicant agrees to comply with all other requirements set forth in the report Planning Report. As to the City Engineer's Report, the applicant has agreed to correct the plan as to paragraph 4, the storm water management comments. The plan will be corrected to provide for a 2-foot separation between the seasonal high-water table and the bottom of the basin. The applicant is seeking a waiver in paragraph 6 of the City Engineer's Report regarding street and yard inlet grates having an elevation less than the required one-foot freeboard elevation of the stormwater management basin. The applicant will comply with all other requirements of the City Engineer's Report.

Kathleen Hicks, Supervising Planner, noted that she had no objection to the variance for the wall sign of 336 square feet. The distance from the roadway to the building is significant which supports having a slightly larger façade sign.

Ryan R. Headley, Principal engineer/Planner, confirmed that the oxygen tank to be stored outside is not flammable. The Ordinance only prohibits flammable gases. He had no other objections to the waivers or variances requested by the applicant.

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

Roll Call:

Samuel Fiocchi: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

Samuel Fiocchi: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

NE Precast, LLC – Amended Phase 2 - located on the easterly side of Lincoln Avenue between State Highway Route 55 and Sheridan Avenue, Block 7503, Lot 33.01, Project No. 20-00015. Amended preliminary/final major site plan approval to construct a 240,000 square foot production building with attached 24,140 square foot 3-story corporate office and 760 square foot guard house along with approval of a future production building consisting of 154,600 square feet. The proposed development amends the previously approved Phase 2 development area of the site.

The applicant was represented by Michael Fralinger, Esq. The applicant previously received approval on March 13, 2019 for major site plan approval, both preliminary and final for a 268,962 square foot industrial building with 50,707 square feet of corporate office space, a 93,152 square foot steel fabrication building with a 6,308 square feet of corporate office space together with associated site improvements to be constructed in two phases. The applicant is now seeking amended major site plan approval for Phase 2 only and Phase 1 construction has already begun. Planning Report, paragraph 6 (a) and (b), side yard setback at the north guard house of 6 feet whereas 25 feet is required and side yard setback at the south guard house of 19 feet whereas 25 feet is required. This is a large industrial site and the variances are minimal. The applicant is also seeking a variance for signage. The wall sign on the north façade of 200 square feet whereas no sign is permitted. Wall sign not oriented to street frontage was previously granted. The applicant is seeking a waiver for driveway width of 70 feet whereas 34 feet is permitted. The remaining waivers in paragraph 8 were previously granted. Paragraph 16, perfected plan be revised to show wheel stops for all parking spaces along the northerly parking area. The plan is to place the curb 5 feet from the retaining wall and leave a grass strip in front of the retaining wall. The applicant agrees to comply with all other requirements of the Planning Report. As to the City Engineer's Report, paragraph 3, the plans will be revised to show collection dates. The applicant will comply with all other requirements of the Engineer's Report.

Kathleen Hicks, Supervising Planner, City of Vineland, noted that the applicant did not construct Phase 1 in accordance with the approval so they must submit a revised plan for Phase 1 for Planning Board approval. The applicant must then meet the conditions of that approval of Phase 1 before the City issuance of a Certificate of Occupancy.

John Ruga, General Manager, testified as to the overall operation and the need to amend the prior approval.

Matthew Baldino, Professional Engineer, testified on behalf of the applicant. He went over changes from the original approved Phase 2 and the new Phase 2 changes. The applicant will place a curb a minimum of 5 feet from the retaining wall at the north parking area. The applicant will move the crosswalk location from under the overhead conveyer and will relocate the handicap parking to coincide with the relocated crosswalk.

Martin Muniz, member of the public, had concerns that there could be interference with the broadcasts by radio station WMVB AM. He was advised that is the jurisdiction of the FCC.

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

Roll Call:

Samuel Fiocchi: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

Samuel Fiocchi: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution #6391. Ms. Velez so moved, Ms. Scarpa seconded.

Roll Call:

Samuel Fiocchi: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Samuel Fiocchi: Yes
Keith Salerno: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

TIME: 7:28 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary