

PLANNING BOARD MINUTES

May 13, 2020

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

Michael Pantalone
John Casadia
Sandy Velez
Samuel Fiocchi
David Catalana
Christine Scarpa
Robert Odorizzi
David Acosta
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 December 28, 2019 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 April 8, 2020 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS –

Approval of resolutions from the April 8, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6392

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

PUBLIC HEARING

Garton's Rigging, Inc., - located on the westerly side of North Mill Road between Weymouth Road and Forest Grove Road, Block 302, Lot 8, Project No. 20-00026. Preliminary/final major site plan approval to construct a 2,925 square foot addition to the existing office building and an 18,000 square foot shop/warehousing building along with associated site plan improvements over three phases. Phase 1 consists of the 2,925 square foot office addition, parking stormwater and yard improvements. Phase 2 consists of 8,000 square feet of shop/warehousing and Phase 3 consists of an additional 10,000 square feet of shop/warehousing.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking to complete this project in three phases. Garton's Rigging has been in operation since 1946. There is an existing building on the site. It has expanded throughout the years, so now they are in need of office space. They are also in need of another

facility, because they operate very heavy equipment. The proposed Phase 1 will include a 2,925 square foot office addition to the front of the existing shop together with parking, stormwater management and site improvements. Asphalt millings at the rear of the site over stone will be a better surface for heavy equipment. The stormwater management basin will be at the rear of the property. The front of the property is higher than the rear, so the stormwater will be pumped to the rear of the lot. The parking lot will be located in the front of the lot. Phase 2 is an 8,000 square foot shop/warehouse construction and Phase 3 consists of an additional 10,000 square feet of shop/warehousing. The applicant is seeking a variance for front yard setback of 37.45 feet whereas 60 feet is required. This variance is triggered by the location of the utility poles which limits where construction can take place. The applicant is also seeking a variance of the north side of 2 feet provided whereas 5 feet is required. The applicant is seeking an impervious lot coverage variance of 67% provided whereas 65% is permitted. They are reducing the impervious lot coverage from 69%. The applicant is seeking a waiver from fencing and screening the stormwater management basin. The entire site will be fenced. There are waivers for the basin side setback of 22 feet whereas 35 feet is required and basin rear setback of 10 feet whereas 35 feet is required. The applicant will provide 2 bicycle parking spaces within the building. They will provide the required number of street shade trees to supplement the existing trees. Four new trees will be planted. The applicant will also provide the screened refuse station and that will be shown on a perfected plan. They are seeking waivers in Planning Report but will comply with providing a note on the plan regarding preserving existing City of Vineland monuments, showing developable land area of each lot, and showing finished floor. The applicant will comply with the remainder of the Planning Report and Engineering Report.

Kathleen Hicks, Supervising Planner, City of Vineland, noted that City's Land Use Ordinance was recently changed from 50% impervious coverage maximum to 65%. The application is slightly above the maximum. She also asked that the applicant to clearly delineate the extent of asphalt and the asphalt millings on the perfected plan.

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

Roll Call:

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

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

Roll Call:

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

RPJ Properties LLC (Cambridge Place) – located on the northerly side of Cambridge Place between N. East Avenue and Broadlawn Terrace, Block 2306, Lots 17 & 18.1, Project No. 20-00027. Minor subdivision approval to create two (2) new lots with two (2) remainder lot.

RPJ Properties LLC (Cambridge Place/Broadlawn Terrace) – located on the northwesterly corner of Cambridge Place and Broadlawn Terrace, Block 2306, Lot 16, Project No. 20-00028. Minor subdivision approval to create three (3) new lots with one remainder lot.

The applicant was represented by Michael Fralinger, Esq. Lot 17 is currently occupied by a single family dwelling. Most of the lots in the area are about the same size and are occupied. The applicant is requesting 2 family dwellings. They will not meet the lot area. Variances associated with this because it is a pre-existing non-conforming lot. Variances being called out are lot area and lot depth. Variances being requested fall into C-1 standards, hardship variances. There is nothing that the applicant can do about the depth of the lots. The applicant meets the positive criteria for that variance

Paul Curcio, member of the public, lives on Broadlawn Ter. Not opposed to development. Concerned about the duplexes.

Brittney Ziglar, member of the public, concerned with two family dwellings and concerned with property value going down.

Celia Gonez, member of the public, has a problem with two family dwellings in the area.

Leon Houser, member of the public, has concerns with the developer leveling the lots without an approval. They are destroying the neighborhood. He would like to know if they reduce the number of two family dwellings or change the plan to single family dwellings.

Mr. Odorizzi wanted to know if the developer could make the two family dwellings look more like single family homes.

The applicant decided to table the applications until June 10, 2020 meeting, and resubmit revised applications making changes for single family homes.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:24 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary