

PLANNING BOARD MINUTES

June 10, 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
Stephen Plevins
Sandy Velez
Samuel Fiocchi
David Catalana
Robert Odorizzi
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
David Maillet, City Engineer
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 May 13, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the May 13, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6393

Michael Pantalone: Yes
Stephen Plevins: Abstain
Sandy Velez: Yes
Samuel Fiocchi: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Abstain

PUBLIC HEARING

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.

The applicant was represented by Michael P. Fralinger, Esquire. This application was continued from May 13, 2020. Lot 17 is an undersized with 50 feet frontage and 140 feet of depth, and it includes an existing single family dwelling. Lot 18.1 is a vacant lot. The applicant originally proposed duplex lots and the neighbors objected. The applicant decided to revise the application. Now the applicant is proposing six single-family homes including the existing family home on Lot 17. Exhibit B, original plan showing the proposed six single family lots. Each lot has frontage of 80.5 feet whereas 75 is required. They are 11,270 square feet whereas 11,250 square feet is required. Lot 17 frontage increases. Exhibit E, tax map showing the

area. The lots in the area have frontage of 50 feet, 52 feet and 75 feet. The new proposed lots are more conforming than the existing lots.

Celia Gonez, member of the public, is concerned with the increase of traffic and noise.

Paul Curcio, member of the public, is concerned with the amount of homes being proposed. He is also concerned traffic and current speeding on the road.

Ramonita Mendez Miranda, member of the public, is concerned with the amount of single family homes being proposed.

Janie Caraballo, member of the public, is concerned with the amount of single family homes being proposed.

Leon Hauser, member of the public, indicated that he would like the applicant to reduce the amount of homes being proposed. He appreciates that the applicant changed the plan from duplexes to single family homes.

Robin Javier Martinez, member of the public, is concerned with the amount of single family homes being proposed.

Brittany Zeiglar, member of the public, is concerned with the amount of single family homes being proposed.

Albert Pareja, member of the public, agrees with his neighbors.

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Abstain
David Manders: Yes

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Abstain
David Manders: Yes

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 P. Fralinger, Esquire. This application is for a minor subdivision for Lot 16. This application was not heard at the last meeting.

The proposal was for two single family home and two duplexes. As the neighbors objected to duplexes, so the applicant revised the application to be all single family homes. The lots do not meet the depth standards of 140 feet whereas a minimum of 150 feet is required. The depth is a pre-existing condition that cannot be changed. Exhibit D, original plan. The lots in the previous proposal also did not meet lot depth standards. The frontage is conforming. They are slightly undersized because of the lot depth. These lots meet all of the negative criteria. The single family lots conform to lot sizes in the neighborhood. The applicant agrees with all the comments in the Engineer's Report.

David J. Maillet, City Engineer, explained that all lots will require a right-of-way opening permits.

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes

Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Abstain
David Manders: Yes

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Abstain
David Manders: Yes

Hutton Car Wash – located on the easterly side of South Delsea Drive between Landis Avenue and W. Montrose Street, Block 3601, Lots 5, 6, 15 & 16, Project No. 20-00034. Preliminary/final major site plan approval to construct a 4,600 square foot car wash (Modwash) along with associated site plan improvements.

The applicant was represented by Laura D’Allesandra, Esquire. The property is the site of Williams Totally Tobacco and the former Bearly Worn shop. The buildings will be demolished.

William Gillmore, Professional Engineer, testified on behalf of the applicant. The carwash will have access on both South Delsea Drive and Coney Avenue. Exhibit A, rendering of the site plan. The applicant will be adding a stormwater management system. Approximately 75% of the water used will be recycled, and the carwash only uses bio-friendly cleaners. The applicant is not proposing a fence around the basin, because the basin will drain quickly and this is a dentition not a retention basin. The applicant is seeking sign variances. There are two wall signs on the north façade and south façade which do not face a roadway and that is a variance. There is a wall sign projecting above the roof line requiring a variance. The proposed directional signs will be slightly larger than the 2 square feet permitted. The applicant is seeking waivers for end island width of 4 feet and 8 feet whereas 10 feet is required. They are also seeking a waiver from providing a fence around the stormwater management basin, because the basin will just hold 2.7 feet of water. The applicant is also seeking waivers for the basin. Front setback of 13 feet whereas 35 feet is required; side setback of 3 feet and 9 feet whereas 20 feet is required, shape of the basin in the front yard not being a curvilinear edge and location of the basin in the front yard requiring a fence. Waiver for no pedestrian access to Coney Avenue.

Ben Carroll, representative of the applicant, there will be a trash can at each vacuum station. Hutton is a national company and currently developing five car washes in New Jersey including this one in Vineland. The hours will be generally from 8:00am until 8:00pm daily. It is anticipated to have five to ten employees onsite. There will be a small lobby in the building for customers

Nathan Mosley, Professional Engineer, testified on behalf of the applicant. He prepared the traffic study dated May 8, 2020 for January 2020. The peak hours for traffic are 4:00pm to 6:00pm daily and Saturdays 11:00am to 2:00pm. There is a one full movement drive entrance onto Delsea Drive. An application has been made to NJDOT since Delsea Drive is a State Highway. NJDOT required a minor permit and had no significant concerns. The driveways and circulation plans meet NJDOT standards. He believes that the carwash will not affect traffic.

Philo Chapman, member of the public, owns and operates a carwash in Vineland on Garden Road. He does not agree with the proposal to construct a car wash in that area.

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

East Coast Development – located on the southeasterly corner of North Mill Road and Chamings Court, Block 603, Lot 16, Project No. 20-00036. Preliminary/final major site plan approval to construct site plan improvements and a 16,000 square foot industrial building to an existing industrial facility.

The applicant was represented by Michael P. Fralinger, Esquire. East Coast Development cleaned up this problem site. The applicant is expanding the site in phases. Phase 2 will involve the addition of a 16,000 square foot industrial building. They will be adding more pavement, landscaping and signage to the site. One basin is being proposed in addition to the three existing on site. There is a variance for front buffer of 18.1 feet whereas a minimum of 25 feet is required. A variance for sign setback from the front property line. There are several waivers being requested. Some of the waivers are existing conditions. The driveway width for a two-way drive of 23 feet whereas a minimum of 24 feet is required is an existing condition. The driveway width of 35 feet whereas a maximum of 34 feet is permitted to accommodate box trucks. The parking space row length without a tree island break of 15 feet whereas a maximum of 12 space row is permitted. The basin is set back 80 feet from Mill Road, so there is a waiver for the fence around it. The applicant will provide 3 parking area shade trees whereas 6 are required. The applicant will comply with the remainder of the Planning and Engineering Reports.

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 10:20PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary