

PLANNING BOARD MINUTES

July 8, 2020

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone
Stephen Plevins
John Casadia
Sandy Velez
David Catalana
Robert Odorizzi
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

ARC/Cumberland County – located on the northerly side of Sherman Avenue between Route 55 and Orchard Road, Block 6001, Lots 19, 21 & 22, Project No. 20-00052. Capital improvements for a proposed fuel station facility, parking and access improvements to an existing county public works complex.

Mr. Headley explained that this application recently came in from the county. It is a multi-process application. This portion pertains to capital expenditures. Cumberland County will be obtaining a portion in the rear and they will be proposing a fuel facility for the benefit of Cumberland County public works. They are also doing some site improvements on the Arc property and the Atlantic Electric property. Arc has two accesses off of Sherman Avenue and they are getting rid of those. They are going to make cross access to the Atlantic City Electric site and an access drive to the current Inspira Hospital traffic light. The main issue with our review is the proposed parking. There is minor waiver relief but overall it is an improvement.

Vineland Produce Auction – D'Ottavio – located on the westerly side of N. Main Road between Oak Road and Wheat Road, Block 1802, Lot 4, Project No. 20-00039. Minor site plan approval to construct a 2,319 square foot cooler addition to an existing industrial cooler facility.

Mr. Headley explained that this is a development plan and there are no variances. They are proposing a small cooler addition to an existing building. It does not affect parking or access. It is not adding any impervious coverage.

Jane Cannizzaro – located on the northerly side of Vine Road between Main Road and Brewster Road, Block 1906, Lots 6 and 8, Project No. 20-00025. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that there is a single family home and a farm. They want to separate the farm and have it on one lot. The single family home on another lot. There are some variances for the single family home lot for lot area and lot depth.

Garden State Truck Stop Amended – located on the northerly side of Garden Road between Mill Road and Route 55, Block 602, Lot 8, Project No. 20-00033. Preliminary/final major site plan approval to modify previously approved site plan improvements and legitimize a non-conforming existing freestanding sign.

Mr. Headley explained that the site is built. There were some issues during construction. The main issue is the location of the freestanding sign. The sign is larger than what is allowed in the zone and they want to legitimize it. It is also in the county right of way. We would need an agreement from the county to allow it to remain at that location. They are asking for relief for the landscaping that was previously approved and the staff does not support that waiver. There are some submission waivers. There are some changes to the basin and he would like additional information.

Nancy Hepner – located on the northerly side of W. Elmer Street between Third Street and Fourth Street, Block 3803, Lots 12 & 13, Project No. 20-00043. Preliminary/final major site plan approval to construct site improvements to an existing 4-bay service building.

Mr. Headley explained that this is an existing garage. There is someone wanting to sign a lease with the owner to use it as a general service repair garage. The building is already set up for that use. They are doing some

improvements to the parking, asphalt and landscaping. There are some variances associated with the application. They are asking for front, side and rear buffers. They are requesting a variance for on-site parking space amount. They have done a good job maximizing the parking. They will give testimony.

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 June 10, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Sandy Velez: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the June 10, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6394

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Sandy Velez: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6395

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Sandy Velez: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6396

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Sandy Velez: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6397

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Sandy Velez: Yes
David Catalana: Yes
Robert Odorizzi: Yes
David Manders: Yes

DEVELOPMENT PLAN

ARC/Cumberland County – located on the northerly side of Sherman Avenue between Route 55 and Orchard Road, Block 6001, Lots 19, 21 & 22, Project No. 20-00052. Capital improvements for a proposed fuel station facility, parking and access improvements to an existing county public works complex.

Cumberland County is constructing a fuel station with canopy for the benefit of Cumberland County on proposed lot 22, parking and access improvements on lot 21, and access improvements for Atlantic City Electric on lot 19. Upon completion of the proposed improvements, access for all three lots will be unified and located at the existing traffic light opposite of the Inspira Hospital on Sherman Avenue.

Ms. Hicks explained that this is a capital expenditure and we do a review for conformity of the Master Plan. This area is designated industrial and the proposed is an allowable use.

Vineland Produce Auction – D’Ottavio – located on the westerly side of N. Main Road between Oak Road and Wheat Road, Block 1802, Lot 4, Project No. 20-00039. Minor site plan approval to construct a 2,319 square foot cooler addition to an existing industrial cooler facility.

The applicant was represented by Michael Guccio, Esq. The site consists of 19.5 acres and the proposed is a minor improvement. The project involves a 47.4’ x 49’ dock expansion. The expansion is proposed to accommodate additional produce refrigeration equipment. The applicant agrees with all the comments in the Planning and Engineering Reports. They are not proposing new impervious coverage. They are requesting some waivers and are aware that they have to comply outside agencies. They are asking for a waiver for perfected site plan submission. They are requesting a waiver for certain plan details. It is a small dock expansion and the omitted plan details pertain to the entire site.

Ms. Hicks stated that if the board is intending to waive the omitted plan details, they do not need a waiver for perfected plan. We do need additional copies.

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6398. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

PUBLIC HEARING

Jane Cannizzaro – located on the northerly side of Vine Road between Main Road and Brewster Road, Block 1906, Lots 6 and 8, Project No. 20-00025. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Dante Parenti, Esq. The applicant is seeking to reduce the size of lot 6 and move the farmland to the adjacent lot 8. They would like to keep the farmland together. They have no objections to the Planning and Engineering Reports. The septic system is located directly in front of the existing residence, so there will be no encroachment issues. If required, they will submit a perfected plan showing the septic system.

Mr. Headley, indicated that there is no objection to waiving showing all structures within 150 feet of the land to be re-divided. There is also no objection to showing and identifying developable land area of each lot.

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes

Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Garden State Truck Stop Amended – located on the northerly side of Garden Road between Mill Road and Route 55, Block 602, Lot 8, Project No. 20-00033. Preliminary/final major site plan approval to modify previously approved site plan improvements and legitimize a non-conforming existing freestanding sign.

The applicant was represented by Mark Stein, Esq. This is a built out project and there is a sign installed in the county right of way. They believe the location is appropriate. They contacted the county for permission to leave the sign in the right of way. They are waiting for a response. If the county wants the sign relocated, they will move it. They are requesting the location to be approved but contingent upon obtaining county approval. They will also like to amend a number of items on the site plan. One item is the retention basin. Despite recent storms, it handled the water without a problem.

Exhibit A-1, four photographs, were submitted into evidence.

Jerome Irick, Professional Engineer, testified on behalf of the applicant. He took the pictures that were provided to the board. The pictures depict the location of the signs. When visiting the site, existing vegetation blocks the sign and the entrance. If the sign was moved back, it would create a hazardous situation. There is a fence and problems with trucks pulling out.

Mr. Manders indicated that the existing sign does not meet the prior approvals.

Mr. DiDomenico read the county requirement that was listed in the applicant's previous approval onto the record.

Mr. Headley addressed the waiver for the trees. He indicated that the trees should be installed as previously approved.

Mr. Irick explained that they would like to plant three trees and small shrubs.

Ms. Hicks suggested a landscaping plan, and Mr. Stein requested an additional two months.

The application will be continued until the September 9, 2020 meeting with no new notice.

Nancy Hepner – located on the northerly side of W. Elmer Street between Third Street and Fourth Street, Block 3803, Lots 12 & 13, Project No. 20-00043. Preliminary/final major site plan approval to construct site improvements to an existing 4-bay service building.

Ms. Hepner testified on her own behalf. Her husband operated Eastern Generator Company from this location for many years. He passed away three years ago. The building has been empty, and she now has a renter for an auto repair business. The renter will only tow for repairs. They are only proposing minor repairs.

Rami Nassar, Professional Engineer and Planner, testified on behalf of the applicant. The property is located at 308 W. Elmer Street. The property is located within the Center City Redevelopment Plan and the underlying district is R-B. The lot is 16,125 square feet. Located on the lot is a four bay 4,350 square foot garage. It is anticipated that only two of the bays will be used for repairs. The bay that faces Elmer Street will not be used for repairs. That bay will be used for parking. Another bay will be for a mechanical room. The driveway from Elmer Street will be one way in. They will modify the handicap space close to the building. They are eliminating the island and increasing the front buffer. They will have more room for additional landscaping. He went over the Planning Report. The applicant is seeking bulk variances. The front buffer of 8.4 feet whereas 15 feet is required. Side buffer on the west side of 4 feet whereas 25 feet is required from a residential use or residential zone. Rear buffer of 4.3 feet whereas 5 feet is required. On-site parking of 16 spaces whereas 26 spaces is required. There will be no parking between the front of the building and street line. Impervious lot coverage of 82% whereas 80% is permitted. The applicant is also seeking waivers from design standards. Distance between the driveway of 30 feet whereas 40 feet is required at the right-of-way line.

Parking spaces without an end island break of a 15 space row whereas a maximum of 12 space row is permitted. Parking space width of 9 feet whereas 9 ½ feet is required. Parking space depth of 18 feet whereas 19 feet is required. The applicant will also provide two bicycle parking spaces within the building. A waiver for street shade trees. They are proposing 2 trees whereas 3 trees are required. The refuse will be stored indoors and there will be no outdoor storage. The applicant will comply with the remainder of the Planning Report and the City Engineer's Report.

Hadee Oquendo, member of the public, was concerned with the neighborhood and increased traffic. She also had concerns with noise.

Thomas Hickman, renter of the proposed establishment, testified on his own behalf. His hours will be 8:00am to 5:00pm, Monday through Friday. There will be no work on Saturday and Sunday. All repairs will be conducted indoors and no repairs will be done outside the building. He does own a towing company, but they will tow to a different location. All work will be by appointment only. If vehicles are towed to the site for repairs, it will be done during the working hours. The largest vehicles onsite will be small box trucks.

Ms. Hicks, noted that the garage must be considered a four-bay garage notwithstanding which bays will be used. She also noted that no junk cars can be stored on site and all vehicle on site must be properly tagged and registered.

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

NEP Real Estate of Vineland NJ Urban Renewal LLC - located on the easterly side of Lincoln Avenue between State Highway Route 55 and Sheridan Avenue, Block 7503, Lot 33.01, Project No. 20-00045. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking a minor subdivision. The applicant is proposing to create a new lot with 28.25 acres and no street frontage. The newly created lot will include all of the approved production facilities for Northeast Precast. There will be no change to the approval previously granted by the Planning Board. The two lots will operate as one lot, and there will be cross easements between the lots. The purpose of the minor subdivision is for business purposes and financing. John Ruga, Principal of Northeast Precast Plant will also be part owner of the newly created lot. The applicant is seeking three variances. There is a variance for lot frontage of the proposed lot 33.02 of 0 feet whereas 200 feet is required. A variance is for impervious lot coverage for proposed lot 33.02 of 76% ± whereas 60% is permitted. A variance is for side buffer of 0 feet whereas 5 feet is required. The applicant will agree to all of the requirements of the Planning and Engineering Reports.

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution #6399. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

David Catalana: Yes
John Casadia: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Redevelopment Plan Amendment- Laury Heating Cooling & Plumbing, 511 E. Plum Street, Block 3011, Lots 23, 24 & 25 and Block 3018, Lots 1 & 2.

Ms. Hicks explained that the Center City Redevelopment Plan was previously amended to allow a contractor's yard to advance the sale of City owned property to Laury Heating. Because a contractor's yard is not permitted in the NC and R zones, the plan needs to be amended again to allow for a site plan application. The Planning Staff had no objection to the request. Staff also determined that there is a need for site plan approval for all lots which are included in the Redeveloper's Agreement with the City. Staff recommends a submission of a site plan for these lots and all other Laury lots included on Plum Street and Wood Street.

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

Roll Call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

David Catalana: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 9:03PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary