

PLANNING BOARD MINUTES

November 11, 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
David Catalana
Sandy Velez
Doug Menz
Robert Odorizzi
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
Ryan Headley, Principal Engineer/Planner
Alena Broshchan, Substitute 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 October 14, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
David Catalana: Abstain
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the October 14, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6414

Michael Pantalone: Yes
David Catalana: Abstain
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6415

Michael Pantalone: Yes
David Catalana: Abstain
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLAN

Del Rey Farms - located on the southerly side of Vine Road between Main Road and Brewster Road, Block 1910, Lot 4.1, Project No. 20-00074. Minor site plan approval to construct a 3,851 square foot addition along with associated site improvements to an existing industrial facility.

The applicant was represented by Michael Fralinger, Esq. In 2016 the applicant appeared before the board and received an approval for an expansion of an avocado processing facility. The applicant is now seeking a minor site plan approval for a 3,851 square foot addition for this cooling space. There are no variances associated with this application. The addition will be constructed on existing impervious coverage therefore, so drainage calculations will not change. The applicant will comply with the remainder of the Planning and Engineering reports. The stormwater management basin is overgrown and needs to be cleaned. The applicant will rectify the basin and contact the City Engineer.

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

Roll Call:

Michael Pantalone: Yes
David Catalana: Abstain
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

OPM Resubdivision - located on the southerly side of Rogers Avenue between S. Main Road and Cornwall Drive, Block 6301, Lots 97 & 98, Project No. 20-00075. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Rocco Tedesco, Esq. The applicant is seeking a redivision for Lots 97 and 98. They will be adding 6,912 square feet of Lot 98 to Lot 97. The zone requires 43,560 square feet and there is no public sewer. Lot 97 requires a variance for lot area. Lot 97 will have 17,712 square feet whereas 43,560 square feet is required and will be more conforming. The applicant will file the perfect the plan by deed. The remaining comments in the Planning and Engineering reports are acceptable.

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

Roll Call:

David Catalana: Yes
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

Cumberland County Farmland Preservation Plan

Matthew Pisarski, Planning Director, Cumberland County Planning, appeared before the board to explain that the plan indicates specific project areas and targeted farms to which funds will be directed. A map of targeted areas in Vineland was displayed. The map is updated annually to incorporate revisions. The board had no comments in regards to the revised annual map.

Amendment to the City of Vineland's Third Round Housing element and Share Plan

Brian Slough, Planning Consultant, Clarke Caton & Hintz, explained that the City is responsible for reviewing and approving housing elements and fair share plans from the Council on Affordable Housing (COAH). The City is going beyond what is required. The Newcomb hospital site project was displayed as an example. There is an approved development for assisted living facilities, and much of the property has been demolished. Assisted living facilities are considered to be residential. An Amendment to the City's Third Round Housing Element and Fair Share Plan that includes those proposed affordable units was prepared. The Board determined that the proposed Amendment to the City's Third Round Housing Plan Element and Fair Share Plan is consistent with the goals and objectives of the Master Plan, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A.40:55D-28. It will meet the Affordable Housing requirement.

Chairman entertained a motion to approve the Resolution #6413. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

Michael Pantalone: Yes
David Catalana: Yes
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
David Catalana: Yes
Sandy Velez: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 7:22PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary