

PLANNING BOARD MINUTES

January 13, 2021

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
Samuel Fiocchi
Douglas Menz
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 19, 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.

REORGANIZATION-

Chairman- David Manders

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Abstain

Vice Chairman- Michael Pantalone

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Abstain
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Solicitor – Frank DiDomenico, Esq.

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Secretary- Yasmin Ricketts

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Designee in the absence of Yasmin Ricketts to sign documents on her behalf- Ryan Headley

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Alena Broshchan as alternate secretary in the absence of Yasmin Ricketts

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Meeting Schedule for 2021

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

MINUTES –

Approval of minutes from the December 9, 2020 board meeting.
The Chairman made a motion to approve the minutes.

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the December 9, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6420

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6421

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6422

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6423

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLAN

Blue Hole Subdivision - located on the northerly side of West Oak Road between N. Mill Road and NJ State Highway Route 55, Block 1003, Lot 14.02, Tax Map Sheet #10, Project No. 20-00088. Minor subdivision approval to create two (2) new lots with one remainder lot.

The applicant was represented by Michael Benson, Esq. The Vineland Industrial Commission is dividing off a lot for a future industrial site. This is a straight forward application with no variances. The City Tax Assessor has assigned revised lot numbers for the subdivision. The applicant is seeking waiver from standard engineering scale of not less than 1 inch equals 100 feet. The applicant will show and identify the developable land area of each lot and adding comments regarding monuments. The applicant will comply with the remainder of the Planning and Engineering Reports.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes

David Manders: Yes

Brentwood Condominium Redivision - located on the northerly side of East Chestnut Avenue between South Brewster Road and Carpy Avenue, Block 4405, Lots 30 & 32, Tax Map Sheet #50, Project No. 20-00095. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Anthony D. Buonadonna, Esq. The applicant is receiving a small portion of land from the Chestnut Assembly of God, and they will be expanding their parking lot. There are no variances associated with this application. A small portion, 15,643 square feet of Lot 30 will be conveyed to Lot 32. The applicant is seeking waivers from perfected plan detail for the minor subdivision. The applicant will show and identify the developable land area of each lot and adding comments regarding monuments. The applicant will comply with the remainder of the Planning and Engineering Reports.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

PUBLIC HEARING

BDGS – RLS 2020 Expansion - located on the westerly side of Freddy Lane, Block 604, Lot 3.1, Tax Map Sheet #6, Project No. 20-00087. Preliminary/final major site plan approval to construct a 41,866 square foot building expansion along with site plan improvements to an existing industrial building (known as Phase II). Applicant also requests preliminary major site plan approval to construct an additional 41,866 square foot building expansion (known as Phase III).

The applicant was represented by Rocco J. Tedesco, Esq. This application will be constructed in 2 phases. Phase II will be a 47,022 square foot building expansion which includes 5,156 square feet of office space together with associated site improvements. They are seeking preliminary and final major site plan approval for phase II. The applicant is seeking preliminary site plan approval only for Phase III and it will be a 41,866 square foot building addition. The applicant is seeking a front buffer variance of 12 feet whereas 15 feet is required. The applicant is seeking waivers for parking space row length without a tree island break of 14 feet whereas 12 space row is permitted. The applicant is seeking a waiver for stormwater management basin without a fence whereas a 6-foot fence is required. Waiver for the stormwater management basin side yard setback of 6 feet whereas 35 feet is required and rear setback of 16.93 feet whereas 35 feet is required. Partial wavier for (5) street shade trees and there are (3) existing trees. The applicant also seeks a waiver for fencing and screening around the stormwater management basin because the entire rear of the property is fenced. The applicant will provide information regarding the trash area. They are proposing a drop dumpsters. As to the Engineer's report, the applicant seeks a waiver for the location of the one-foot freeboard elevation of all stormwater basins meeting the minimum yard requirements of the zone. There is a recommendation in the City Engineer's report that some form of appropriate protective barrier be provided along the southerly side of the tractor trailer parking area to protect both parked tractor trailers and adjacent basin. There will be vehicle wheel stops shown on the perfected plan.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Stephen Plevins: Yes
Douglas Menz: Yes

Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

Enes Flooring LLC (a.k.a. Magnolia Restaurant) – located on the southeast corner of S. Main Road and Magnolia Road, Block 5901, Lot 1, Tax Map Sheet #59, Project No. 20-00089. Minor site plan approval to construct a 1,000 square foot pole barn as an accessory use along with associated site plan improvements to an existing restaurant.

The applicant was represented by Matthew Robinson, Esq. This property is on the corner of southeast corner of Main Road and Magnolia Road. There is a trailer and a canopy on site being used for storage. They would like to remove both structure and construct a pole barn. The current site conditions are existing. The owner has a small restaurant with one employee. The City's Engineer would like the applicant to add curbing and sidewalk.

Mr. Headley suggested to cut the asphalt and add grass, shrubs and some trees instead of curbing. The shrubs would deter parking.

The board wants a more detailed plan, so the application was tabled until February 10, 2021.

Dale Holdings LLC – located on the westerly side of N. Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lot 5, Tax Map Sheet #3, Project No. 20-00092. Preliminary/final major site plan approval to construct a 37,979 square foot building expansion to an existing industrial facility along with associated site plan improvements.

The applicant was represented by Michael P. Fralinger, Esq. This applicant operates Vineland Packaging at this site. They received an approval in 2012 for an expansion and only a portion was constructed. They are proposing expansion of 40,379 square feet. There will be trailer storage parking adjacent to the basin at the rear of the property. The applicant is seeking a variance for side yard setback of 24 feet whereas 35 feet is required and impervious lot coverage of 78% whereas 65% is permitted. The applicant is also requesting waivers. A waiver for parking space row length without a tree island break for a 15-space row whereas a 12 space row is permitted. A waiver for stormwater management basin side setback of 5 feet whereas 35 feet is required. A waiver for stormwater management basin rear setback of 5 feet whereas 35 feet is required and stormwater management basin side slope of 3:1 is required by ordinance. The applicant is using the retaining walls. The applicant will provide two bicycle parking spaces inside the building. They are seeking a waiver for fencing and screening around the stormwater management basin. The entire rear of the property is fenced. The applicant is also seeking a waiver to use DGA surfaced parking area for drop trailers. The asphalt does melts in the summer months and the trailer dolly wheels sink into the asphalt.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Extension Request- Resolution #6389, 437 W. Park Avenue, Block 2904, Lots 6, 7 and 8.

The applicant seeks a six (6) month extension for the completion of site improvements together with extension variances and waivers. Extension will expire on July 1, 2021.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Abstain
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Housing Element and Fair Share Plan Ordinance

Ms. Hicks explained that there were some typographical errors and some issues. An amendment has been made to reflect the changes.

The Board finds that the proposed Ordinance Amendment reflects the changes and amendments as mandated by the Fair Housing Act and Associated Implemented Regulations.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution 6423. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Douglas Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 8:59 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary