

PLANNING BOARD MINUTES

November 10, 2021

The pre-meeting 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:

John Casadia
David Catalana
Samuel Fiocchi
Michael Pantalone
Doug Menz
Sandy Velez
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 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.

MINUTES –

Approval of minutes from the October 13, 2021 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS –

Approval of resolutions from the October 13, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6470

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

Resolution #6471

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

Resolution #6472

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

PUBLIC HEARLING

Golden Palace Diner- located on the easterly side of S. Delsea Drive between Sherman Avenue and Grant Avenue, Block 6104, Lot 26, Tax Map Sheet #61, Project No. PBA-21-00001. Preliminary/final major site plan approval to construct a forty-eight (48) seat outdoor seating area along with associated site plan improvements to an existing restaurant (Golden Palace Diner).

The applicant was represented by Michael Guccio, Esq. The applicant is seeking an approval to allow the diner to establish an area for outdoor dining. The diner was able to accommodate outdoor dining during the pandemic. The applicant will comply with all comments from the City Engineer's report. This includes installing sidewalk to connect to adjoining properties. In the Planning report, the applicant is seeking a variance for onsite parking, 78 spaces whereas 88 spaces are required. The engineer identified 83 parking spaces, so the site is short 5 spaces. The parking spaces provided will be adequate for the diner. The applicant is seeking a variance for impervious lot coverage. It is currently 78.1%, and it is being increased to 78.2%. There are waivers that were previously approved being requested for parking space width of 9 feet and parking space depth of 18 feet. The waiver for parking space row length without a tree island break for 21 space row is an existing condition. These waivers are needed because the site is already developed. The proposed outdoor dining area will be protected by umbrellas.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Vineland Marijuana Dispensary – Parking Lot Expansion- located on the westerly side of N. Delsea Drive between Oak Road and Almond Road, Block 2104, Lot 77, Tax Map Sheet #21, Project No. 21-00077. Preliminary/final major site plan approval and conditional use approval to construct parking site plan improvements to an existing medical cannabis dispensary.

The applicant was represented by Clint Allen, Esq. The applicant was previously approved for a site plan on November 13, 2019. Now the applicant is expanding the parking lot by 22 parking spaces. They are going to apply for state licensing for adult use cannabis sales. All the standards for a conditional use are met. A variance for side buffer of 5 feet on the south side is requested whereas 25 feet is required. There is a waiver for parking space row length without a tree island break.

Neil Sander, Professional Engineer, testified on behalf of the applicant. The site is 1.44 acres with 26% impervious coverage. The surrounding area is commercial and there are some residences to the west.

There are woodlands screening to the south. No exterior changes to the building are being proposed. An additional 22 parking spaces are being proposed where the house was located. The applicant will be installing additional light poles that will be shielded from the residences. There is a side yard buffer variance of 5 feet whereas 25 feet are required. Additional screening to the west is not being proposed. There are two waivers in this application. There is a waiver for side buffer 5 feet whereas 25 feet required. A waiver for parking space row length without a tree island break (14 space row provided vs. 12 space row maximum permitted). There will be shrubs on the south side. The basin can be looked at as a maintenance issue to guarantee property performance. The applicant is in agreement with the both the Planning and Engineering reports.

Lance Landgraf, Professional Planner, testified on behalf of the applicant. There are six standards for the conditional use that are met. There is a cannabis medical facility on site and they will be adding adult use. The applicant has the only retail cannabis license in the city. The buffer variance is a hardship variance, because the building exists and cannot be moved. The benefits outweigh any detriment and advances purposes of zoning. The additional parking allows the site to function better. The use provides for adequate air, light and open space. There is no substantial detriment to the public good nor the City's land use ordinance.

William Benjamin, member of the public, made comments in regards to this application. The applicant has been an asset to the city. They maintain the property and keep it clean. He has concerns about parking overflow. He also has concerns that the neighboring vacant lot will become overflow parking.

Ms. Hicks stated that the applicant requires a cannabis retail license from both the State of New Jersey and City of Vineland.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

2572 NW Blvd, LP- located along Grove Lane and Carol Drive between Northwest Boulevard and West Avenue, Block 803, Lots 3.03, 4 & 10, Tax Map Sheet #8, Project No. 21-00074. Preliminary/final major site plan approval to construct a 2-phase industrial facility including cold/dry warehouse buildings and a hydroponic farming operation for the growing and distribution of leafy green vegetables. Phase 1 consists of a 106,596 square foot industrial building along with associated site plan improvements. Phase 2 consists of a 74,262 square foot expansion to the Phase 1 building.

The applicant was represented by Michael Fralinger, Esq. Exhibit A, aerial of the site. The proposed use is a permitted use in the zone. The applicant is the contract purchaser, and they are under contract with the City and Industrial Commission. The proposed construction will be completed in two phases. Phase

1 will include site improvements and a 106,596 square foot building. Phase 2 will include a 74,262 square foot building expansion.

Sean Paris, representative of the applicant testified. This will be the applicant's third hydroponic farming operation. Everything is done indoors in a controlled environment. They want to grow perfect vegetables that are mainly leafy greens. There will be nine racks of growing area. These areas will be moved and harvested by robotic arms. Chemicals are not used in this process so the vegetables are truly organic. There will be approximately five tractor trailers visiting the site per day. There will be 10-20 employees in the facility during operating hours. Trash and debris will be limited. The dumpster will be covered and protected at a loading dock.

Steve Filippone, Professional Engineer, testified on behalf of the applicant. The site is 11.5 acres. The construction will be completed in two phases. Phase 1 includes the main building, office and 41 parking spaces. The driveway will be from Carol Drive, and there will be a one way entrance and one way exit. There are five basins because one was eliminated for the benefit of the neighbors. The current extension of Grove Lane will be eliminated, and grass will be planted in that area. There is one variance for the front buffer Carol Drive of 14 feet whereas 15 feet are required. There is a design standard waiver for driveway width maximum, one way 40 and 100 feet whereas 17 feet are allowed. Parking space row length without a tree island break (13 space row whereas 12 space row is permitted). A waiver no fence around stormwater management basin #3. A waiver for stormwater management basin #1 front setback of 24.43 feet whereas 40 feet required. A waiver is requested for side setback for basin #5 of 16.09 feet whereas 20 feet required. A rear setback for basin #5 19.09 feet whereas 20 feet required. A waiver requested for basin #6 rear setback 5.81 feet whereas 20 feet required. A waiver requested for the basin in the front yard and not having a curvilinear edge. There is a waiver for the proposed co-generation area at ground level. A waiver for fencing and screening around basin #3. A waiver for providing shrubbery to break the monotony of the proposed fence. There will be a white vinyl fence along Carol Drive extended to the Boulevard. This will be setback 20 feet on the edge of the pavement on Carol Drive and extending to the property line on the Boulevard. The applicant is seeking waiver from providing an outdoor trash area. The applicant will comply with the remainder of Planning report. In regards to the Engineering report, paragraph 9, existing sidewalk. The sidewalk is overgrown with weeds. The applicant agreed to meet with the City Engineer to determine what to do with the sidewalk.

Angela Tristhitta member of the public, had concerns traffic and school traffic. Carmen

Carmen Tristhitta, member of the public, also had concerns with truck traffic.

John Bermudez, member of the public, had a concern with noises generated from the facility. Mr. Paris explained that the facility meets all noise standards.

Tom Speranza, member of the public, had a concerns about property values decreasing.

The applicant agreed to schedule trucks arriving at the site and leaving the site to be scheduled around the school bus schedule.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Vineland Cultivation Facility Subdivision- located on the southwesterly corner of West Avenue and Park Avenue, Block 2801, Lots 5, 9, 10 & 11, Tax Map Sheet #28, Project No. 21-00078. Resubdivision approval to convey portions of three (3) lots to four (4) reconfigured lots.

The applicant was represented by Adam Telsey, Esq. The Cumberland County Improvement Authority is the owner of all the lots involved with this application. There are four existing lots for lot line adjustments. The applicant will comply with the Planning and Engineering reports.

Charles Fralinger, Professional Land Surveyor, testified on behalf of the applicant. The existing lots are 5, lot 9, 10 and 11. They are proposing 5.01, 9.01, 10.1 and new 11.01 for the resubdivision. An access and parking easement will be provided to benefit lot 9.01. This access and parking easement will be shown on the perfected plan and reflected in the deeds.

Lance Landgraf, Jr., Professional Planner, testified on behalf of the applicant. All the variances are a result of an existing fully developed site. The variances are C (1) hardship variances. The buildings cannot be relocated and that triggers many of the variances. Currently there are some lot lines that cross various buildings, and they will be eliminated. There is no substantial detriment to the public good as the site does not change. There is no substantial impairment of the City's Land Use Ordinance or Zoning Plan.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

Vineland Cultivation Facility Site Plan- located on the westerly side of West Avenue between Landis Avenue and Park Avenue, Block 2801, Lots 5, 9, 10 & 11, Tax Map Sheet #28, Project No. 21-00079.

Preliminary/final major site plan approval to convert an existing warehouse facility to a cannabis cultivation facility and construct site plan improvements for said cultivation facility over two phases. Phase 1 will consist of conversion of approximately 85,650 square feet of warehouse to cannabis cultivation, while Phase 2 will convert the remaining 115,260 square feet of existing warehouse to cannabis cultivation.

The applicant was represented by Adam Telsey, Esq. The applicant is seeking major site plan approval for cannabis grow facility. The site plan will be completed in two phases. Phase 1 will be the conversion of an 85,650 square foot warehouse for a cannabis cultivation facility. Phase 2 will convert 115,260 square feet of existing warehouse to a cannabis cultivation facility. Site improvements will be completed in both phases. The applicant is requesting variances for front yard setback of 15 feet whereas 40 feet required. Front buffer of 15 feet whereas 30 feet required. Side buffer on the north and south side 0 feet whereas 25 feet required. Rear buffer 0 feet whereas a minimum of 25 feet required. The applicant is requesting waivers from design standards. Lane width of 10 feet whereas 12 feet are required. Parking space row length without a tree island break for (63 space row whereas 12 space row is permitted). The applicant will comply with all of the City Engineer's report.

Neil Sander, Professional Engineer, testified on behalf of the applicant. The applicant will be adding 100 parking spaces along West Avenue. Access to the site will be off of West Avenue and Park Avenue. There will be one tractor trailer at the site each morning. The trucks will maneuver around the cooling tower to the loading dock. There are no changes proposed to stormwater management. The applicant will comply with the Planning and engineering reports. Item four of the Engineering report regarding eliminating the utility pole from the right of way, the applicant must contact the city. The City Engineer stated that it was a recommendation only.

Lance Landgraf Jr., Professional Planner, testified on behalf of the applicant. The applicant is requesting four variances. All of the variances are C(1) hardship variances. The site is fully developed. This is a good re-adaptive use of two vacant warehouse buildings. The asphalt pavement from the building to the sidewalk along West Avenue will be removed and planted with grass and vegetation. The applicant will eliminate the abandoned driveway opening on West Avenue and vegetation will be planted.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: 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:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Cumberland County Farmland Preservation Plan-

Ms. Hicks explained that the County annually sends the plan to the Planning Board for recommendations. The map displays agricultural development areas targeted for farmland preservation program. The board is in agreement with the map.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Cannabis

Ms. Hicks explained that the ordinance was adopted without the zoning schedule. The adopted ordinance was also the wrong draft. It will be readopted with the changes that City Council wanted. There is a change that medical cannabis cultivator, manufacture and clinical registrant will be permitted in all industrial zones. Medical cannabis dispensary and retail will remain in the B-3 zone.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes

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

The Chairman entertained a motion to approve Resolution 6473. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Prime Construction

The applicant was granted minor subdivision approval for the lots in question by way of Resolution 6458 on July 14, 2021. The applicant requests a minor amendment to paragraph 6 which reads “Prior to the release of minor subdivision deed/redivision deeds the applicant shall dedicate to the City of Vineland a 25 foot right of way at the rear of lots, 12, 12.01, 12.02, 12.03 to provide accessibility to develop adjacent parcels in the future”. The applicant requests to change that language to read “Prior to the recording of the deeds the applicant shall dedicate to the City of Vineland a 25 foot right of way...”. Planning staff had no objections to the requested amendment.

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution 6473. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 10:10 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary