

Vineland Environmental Commission  
Minutes of Regular Meeting  
June 14, 2021

The meeting was called to order at 7:00 p.m. by Chairperson Diane Amico. The public notice was read into record. Attending in person were Diane Amico, John Pedersen, Sue Fenili, Charles Valentine, and attending virtually were Anthony Coffee, Lisa Fleming, David Lowenstern, and guest Ellen Pedersen.

Some technical difficulties delayed the meeting by 23 minutes.

A motion to approve the **minutes** of the May 10, 2021 meeting was made by Charlie Valentine and seconded by Sue Fenili. All were in favor.

John Pedersen picked up the tree stakes, and could use more mulch. Last Saturday, about 15 people from the Rotary Club worked at the flagpole area at **Giampietro Park**. A key is needed to get water from the pump.

Interest was expressed for participation in the Vineland Police event "**National Night Out**" to be held August 3, 2021. Diane will get more information.

At **Willow Oak**, the field perimeter has not yet been mowed and the sweetgum trees are taking over the field at a fast rate. John Pedersen has cleared the trails but could use help from Public Works and mowers for the larger trails.

**Site Plan Reviews:**

UMH Properties, Inc., 1836 Hance Bridge Rd. and 2467 Pennsylvania Ave.: This development application in east Vineland was pushed to the June Zoning Board meeting because of an error on the notice to property owners. It will be heard this Wednesday, so there is an opportunity for attendance to voice any concerns. The developer is asking for significant variances to the point where they are essentially trying to build to a different zone standard. The area is zoned woodlands, requiring 2 acre lots, but the developer is looking to do one-tenth of an acre lots. A total of 83 acres means the Tree ordinance should apply. There are wetlands on the property. Very high density is proposed. Other various areas of concern were discussed. John Pedersen will make a list of issues and requested variances, and will forward it to all for review and consideration for comments. There is a separate wetlands delineation application to NJ State for 2464 MaysLanding Road that is either the same property as, or the one next to, the UMH Development proposal. The wetlands delineation application was done by a different engineer than for the development application.

Avenger U-Store-It, 1348 S. Main Rd., Bl. 5804, L.17: John Pedersen recused himself from the review. This long, narrow property is near Main & Magnolia Rd., and has continued to add more buildings going back further, approaching the Parvin's Branch Stream. They are supposed to have 15% lot coverage, but are approaching 65% coverage. The business is already established there and has received 3 previous approvals for additional buildings.

New Bethel A.M.E. Church, Bl.3003 L. 4, 414 N. 7<sup>th</sup> St.: John Pedersen recused himself from the review. The applicant is looking to improve the front steps, coming out closer to the street.

James Miller/ JC Miller Auto Sales, Bl. 1502 Lot 24, 1462 Delsea Drive, south of Wheat Rd.: This is a long, narrow lot, keeping most of the development to the front B3 zone, while the back of the property is residential. Lot coverage is o.k. at under the 50% allowable. No landscaping is shown.

U.A. Rentals, Bl. 2418 Lot 35, 654 N. Main Rd.: Residential duplexes applying for pre-existing non-conforming use, to bring permit up to date with zoning.

John Cortes, 521 Park Ln, Bl.2309 Lot 1, Duplexes seeking certification of pre-existing non-conforming use.

S.B.& B. Realty, Bl.6101 Lot 28, office buildings on W. Sherman Ave. The land is already cleared. Four buildings have previously been approved.

Phil Corr – Bl. 2604, Lots 1 & 2.01: The work is already done. They are requesting approval for a parking lot area in an industrial zone where a house was torn down.

Diane reviewed the ANJEC-suggested format of “Facts and Findings” that should be used when forwarding comments to Planning and Zoning Boards. There are several site plans currently for review, but there are some challenges when doing reviews when members attend virtually, as site plans are not available electronically.

Diane still needs to find a small tree for 4 Evelyn Avenue. John Pedersen still has several tree seedlings available, some of which are in pots from last year. He has Chestnut oaks, Mockernut hickory, and Willow Oaks.

Since the end of the school year, we have not had any response from VHS students for volunteer hours.

Lisa said the littoral society was at Giampietro last week pulling out honeysuckle, so they are doing some maintenance on the planting area. The algae in the pond is still bad.

The commission congratulated Lisa on her retirement from the City.

A motion to adjourn was made by Charlie Valentine and seconded by John Pedersen. All were in favor.