

MINUTES  
January 11, 2012

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Acting Chairman Mr. David Manders at 6:45 PM in the Fourth Floor Conference Room of City Hall. Present were:

Susanne Morello  
Maria Perez  
David Pickett  
James Kubiak  
Michael Pantalone  
Douglas Albrecht  
David Manders

Members not present:  
Robert Ferrari, Victor Terenik, Stephen Plevins

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Yasmin Ricketts, Planning Board Secretary  
Kathleen Hicks, Supervising Planner  
Stephen Hawk, Senior Planner

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

Mr. DiDomenico went over a case concerning the Master Plan.

The Chair made a motion to change the pre-meeting time to 6:45 PM. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Susanne Morello: Yes  
Maria Perez: Yes  
David Pickett: Yes  
James Kubiak: Yes  
Michael Pantalone: Yes  
Douglas Albrecht: Yes  
David Manders: Yes

Ms. Hicks explained Senate, No. 2950. It was introduced by Senator Van Drew, and it is a horrible bill because it negates zoning on properties. There are no limitations as to use, and the provisions are very weak. They do not distinguish a 1,000 unit apartment complex, recycling waste handling facility, asphalt plant, and ect. It has to be fast tracked so it moves more quickly than another development application that would be submitted. It also expedites a court action or judgment. It is a developer's bill. We have a lot of projects that have not been completed.

Mr. DiDomenico stated that there are a lot of approvals from Planning and Zoning Boards that have not been developed.

Mr. Pickett stated that they could changes offices to apartments or vice versa.

Ms. Hicks explained that the applicant can simply say it is not financially feasible.

Mr. DiDomenico explained that if a use variance is triggered, they can say it cannot be marketed and change the use. Boards would have to grant it.

Mr. Albrecht wanted to know if anyone has contacted Van Drew.

Mr. Manders sent him an email and received no response.

Ms. Hicks explained that another bill that has to be checked is for waste water management. There was a deadline that counties had to have approved waste water management plans. Most have missed the deadlines, so there was a bill introduced that would extend three years compliance with that. Since our plan is approved, it probably does not affect us at all. There was a clip in the article that stated it also does not allow a community to take away from a developer if he is in a waste water management plan. We had done that with our plan because the whole City of Vineland had been sewer service area, and it was constricted to match our master plan and zoning. She is hoping our adopted plan is fine. There a prepared resolution in the board's packets to review. It will be a recommendation for City Council.

Another subject to discuss is age restricted developments. It is dead because of limited market.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Solicitor Mr. DiDomenico, at 7:30 PM in City Council Chambers in City Hall.

Present were:

Maria Perez  
David Pickett  
James Kubiak  
Susanne Morello  
Michael Pantalone  
Douglas Albrecht  
David Manders

Absent were: Robert Ferrari, Victor Terenik, Stephen Plevins, Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Yasmin Ricketts, Planning Board Secretary  
Kathleen M. Hicks, Supervising Planner  
Stephen Hawk, Senior Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

The nominating committee recommended David Manders as Chairman. Mr. DiDomenico made a motion to approve. Mr. Pantalone so moved, Mr. Pickett seconded. Roll Call:

Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalone: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Abstain

The Mr. Pantalone recommended Mr. Pickett as Vice Chairman. Mr. Albrecht nominated Ms. Perez. First motion is to approve Mr. Pickett as Vice Chairman. Ms. Morello seconded. Roll Call:

Mr. Kubiak: No  
Mr. Pantalone: Yes  
Ms. Morello: Yes  
Ms. Perez: No  
Mr. Pickett: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

The nominating committee recommended Mr. DiDomenico as Board Solicitor. Ms. Morello seconded. Roll Call:

Mr. Pantalone: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

The nominating committee recommended Yasmin Ricketts as Board Secretary. Mr. Pickett seconded. Roll Call:

Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalone: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

Mr. Manders appointed members for the Zoning Committee. David Pickett as Chairman, Susanne Morello, Michael Pantalone, and James Kubiak as an alternate member.

MINUTES – Approval of minutes of December 14, 2011 board meeting.

The Chairman Mr. Manders entertained a motion to approve or amend the minutes. Mr. Pickett so moved, Ms. Perez seconded. Roll call:

Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalione: Yes  
Ms. Morello: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

RESOLUTIONS – Approval of resolutions of December 14, 2011 board meeting.

The Vice Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

Assured Property Solutions, LLC #5984-

Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalione: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

Brandt #5985-

Mr. Pantalione: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Kubiak: Yes  
Mr. Pickett: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

Moe's Auto Sales #5986-

Mr. Kubiak: Yes  
Mr. Pantalione: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

Amend land use ordinance #5987

Mr. Pantalione: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

Investigation for Redevelopment #5988

Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalione: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

Redevelopment for Newcomb Hospital Study Area #5989

Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalione: Yes  
Ms. Morello: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

The Board's professional staff, Kathleen M. Hicks-Supervising Planner, and Stephen Hawk-Senior Planner were sworn in.

PUBLIC HEARING

1. Senate, NO. 2950- Ms. Hicks explained that it is an adaptive approval. Anything approved prior to 2006 or anything owned by a lending institution that they obtained through foreclosure, zoning is wiped out and they can propose any use that meets limited conditions. The bill expedites any approval or legal process. She is requesting that the resolution be memorialized immediately.

The Chair entertained a motion to make a recommendation. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Pantalone: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

The Chair entertained a motion to approve the resolution as written. Mr. Pantalone so moved, Ms. Morello seconded. Roll Call:

Mr. Kubiak: Yes  
Mr. Pantalone: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

#### ADJOURNMENT

The vice chairman entertained a motion to adjourn. Ms. Perez so moved. Mr. Pickett seconded. Roll call:

Mr. Pantalone: Yes  
Ms. Morello: Yes  
Ms. Perez: Yes  
Mr. Pickett: Yes  
Mr. Kubiak: Yes  
Mr. Albrecht: Yes  
Mr. Manders: Yes

TIME: 8:03 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary