

MINUTES  
January 9, 2013

PRE-MEETING CONFERENCE

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

James Kubiak  
Maria Perez  
Stephen Plevins  
Michael Pantalone  
John Casadia  
Angela Calakos  
David Manders

Also present were:

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

PRE-MEETING

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2012 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 explained that the board would be reorganizing and that he would open the meeting.

Well #14 Radium Removal- Southerly side of Weymouth Road between the municipal boundary and Mill Road, Block 301, Lot 10, Project #12-1309, minor site plan approval to construct a 1,700 square foot radium removal treatment building for a governmental utility (municipal well).

Mr. Hawk explained that the application was for the City of Vineland. The city has found levels of radium in some of their wells. They had to construct a treatment facility. In this case the current well building is almost in the center of the site. This site is on Weymouth Road almost out to Willow Grove Lake. A person driving by would probably not notice it. It is a small site and it is wooded. It may be the most recent well that the city has built in the 1990's. There are no variances, design waivers, and completely ordinance satisfactory. There are some things that are happening on the site. They are upgrading the emergency generator on the east side of the building. There are no changes to the driveway or the on-site access. The entire existing pavement will be kept intact. The proposed building is at the very end of the asphalt in the grassed area. There is a retention basin on the site in a low area of the ground. The water will flow into the ground at that point. Immediately adjacent and to the west of the site is a nature trail and a pedestrian trail with a parking area.

Mr. Manders wanted to know about flooding on the site.

Mr. Hawk explained that the city needed to empty out the well to flush it out.

Mr. Myers explained that it is over boarding. They do not run the well into the distribution system because of the radium. They keep the water quality up by running and flushing it out.

Mr. Hawk explained that they also test the water and they need a sample that is down 150’.

Mr. Casadia explained that he had environmental concerns about the flushing. He wanted to know if it was tested and how much water was being pumped out. It looked over 100,000 gallons of water.

Mr. Hawk explained that the applicant would have representatives there to explain the application.

Mr. DiDomenico explained that environmental issues regarding the water were beyond the Planning Board’s authority.

B & B Properties- request a design waiver form the Design Standards Construction Details Sheet 5A of the city ordinance to reduce a portion of the drive aisle width.

Mr. Hawk explained that the applicant is Bottino’s Shop Rite on Landis Avenue. There is a pending legislation that requires food sales facilities to have generator back up. They want to put a generator on the site. The size of the generator and the pad will reduce the two way driveway from 24’ to 22’. They will give testimony on the frequency of movements.

Mr. Manders stated that it runs to the rear of the store, so there will be generally only truck traffic.

Redevelopment Plan Amendment- 21 S. East Avenue, Block 4201, Lot 52, to replace an existing sub-standard garage with a larger garage.

Mr. Hawk explained that there is a duplex with an accessory structure in disrepair. They want to remove it and replace it with a sizable garage. The review committee needed to look at it, and it needs a redevelopment approval for it. There is a memo from Alex Curio dated December 12, 2012. The review date was on December 3, 2012 with the city’s professionals. There are three comments listed. The garage has to be limited to a three car garage, one story in height. The structure should not include a bathroom as requested by the applicant. There should be asphalt removed beyond the six parking spaces that are necessary.

Ms. Calakos wanted to know why they were not permitted a bathroom.

Ms. Hicks explained that the owner would store collectable cars and tools. They questioned the need for the second story and the bathroom. A two car garage and allowing a third bay would be more appropriate for a duplex. They do not want outdoor storage on the site because it is very visible from the redevelopment area. There is a problem in the borough with spaces being occupied for residential purposes that should not be. The bathroom is a concern.

#### REGULAR MEETING

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

Present were:

Stephen Plevins  
Michael Pantalone  
John Casadia  
James Kubiak  
Maria Perez  
Angela Calakos  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor

Yasmin Ricketts, Planning Board Secretary  
Kathleen M. Hicks, Supervising Planner  
Stephen Hawk, Senior Planner  
Brian Myers, City Engineer

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2012 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.

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

Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Angela Calakos: Yes  
David Manders: Yes

Mr. Pantalone member of nominating committee explained that since there was not a full board, they could not make a recommendation for Vice-Chairman. Ms. Perez so moved, Mr. Pantalone seconded. Roll Call:

John Casadia: Yes  
James Kubiak: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Angela Calakos: Yes  
David Manders: Yes

The nominating committee recommended Mr. DiDomenico as Board Solicitor. Ms. Perez so moved, Mr. Pantalone seconded. Roll Call:

James Kubiak: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
John Casadia: Yes  
Angela Calakos: Yes  
David Manders: Yes

The nominating committee recommended Yasmin Ricketts as Board Secretary. Ms. Perez so moved, Mr. Pantalone seconded. Roll Call:

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Yes  
Angela Calakos: Yes  
David Manders: Yes

MINUTES – Approval of minutes from the December 12, 2012 board meeting.

The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Stephen Plevins: Yes  
Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Abstain

Maria Perez: Yes  
Angela Calakos: Abstain  
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the December 12, 2012 board meeting.  
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6021-

Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Abstain  
Maria Perez: Yes  
Stephen Plevins: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#6022-

John Casadia: Yes  
James Kubiak: Abstain  
Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#6023-

James Kubiak: Abstain  
Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
John Casadia: Yes  
Angela Calakos: Abstain  
David Manders: Yes

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

Mr. Manders welcomed city councilwoman Angela Calakos to the Planning Board. He also acknowledged Mr. David Pickett and Mr. Victor Terenik for their services to the board.

#### DEVELOPMENT PLAN

Well #14 Radium Removal- Southerly side of Weymouth Road between the municipal boundary and Mill Road, Block 301, Lot 10, Project #12-1309, minor site plan approval to construct a 1,700 square foot radium removal treatment building for a governmental utility (municipal well).

The applicant was represented by Alfred Verderose, Esq. attorney for the City of Vineland. The City of Vineland made an application for remedial action on the well. The address is 2390 Weymouth Road. They are in receipt of the Planning Report dated January 2, 2013. Item 7b, there will no sign on the premises. Item 9, there will be two parking spots because there will be no full time employees there.

David Monei, Engineer, testified on behalf of the applicant. There is parking and the lines were faded out. They have to be re-stripped. Item 11, They have no problems with the requested items in the perfected plan. Item 12a, there will be no employees reporting there as a place of employment. There will be zone

schedule for coverage amounts. They will also change the name from “Plant” to “Radium Removal Treatment Building.”

Mr. Casadia wanted to know if the discharged water was tested.

Mr. Monei explained that it was tested after it was discharged. The flushing was a one- time occasion and it will not happen again. It is natural ground water. The overflow would not cause any permanent damage.

Mr. Casadia wanted to know how long the water sat there.

Mr. Monei explained that is was typically a day or so.

The Chairman entertained to approve the application. Ms. Perez so moved, Mr. Pantalone seconded.  
Roll Call:

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Yes  
Angela Calakos: Abstain  
David Manders: Yes

B & B Properties- request a design waiver form the Design Standards Construction Details Sheet 5A of the city ordinance to reduce a portion of the drive aisle width.

Mr. DiDomenico explained that the request was an amendment to a previously approved major site plan resolution.

Mr. Hawk explained that the standard is 24' minimum as stated in the letter. It was discussed in the pre-meeting that it looked like there was going to be more truck traffic around that side. It looks like it will mostly follow a one way pattern although it is designed for a two way.

Ms. Hicks explained that box trucks make deliveries on that side.

Mr. Hawk said according to the letter submitted, they do not feel the reduction and the width will not significantly impact the operation of the site.

The Chairman entertained to approve the application. Ms. Perez so moved, Mr. Pantalone seconded.  
Roll Call:

Stephen Plevins: Yes  
Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Yes  
Maria Perez: Yes  
Angela Calakos: Yes  
David Manders: Yes

Redevelopment Plan Amendment- 21 S. East Avenue, Block 4201, Lot 52, to replace an existing sub-standard garage with a larger garage.

Ms. Hicks explained that this is in the professional district and it is an existing duplex with a smaller garage. The garage is in very poor condition and will be demolished. The request is for a large garage with a bathroom. The city staff recommends a three car garage, one level, no bathroom, and removal of some asphalt.

The Chairman entertained to make a recommendation to city council. Ms. Perez so moved, Mr. Pantalone seconded. Roll Call:

Michael Pantalone: Yes  
John Casadia: No  
James Kubiak: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Angela Calakos: Abstain  
David Manders: Yes

#### ADJOURNMENT

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

Michael Pantalone: Yes  
John Casadia: Yes  
James Kubiak: Yes  
Maria Perez: Yes  
Stephen Plevins: Yes  
Angela Calakos: Yes  
David Manders: Yes

TIME: 8:04 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary