

MINUTES  
May 8, 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:

Maria Perez  
Bonnie Rivera  
Ryan Headley  
Stephen Plevins  
David Mazur  
Sandy Velez  
Angela Calakos  
David Manders

Also present were:

Mayor Ruben Bermudez  
Frank DiDomenico, Planning Board Solicitor  
Yasmin Ricketts, Planning Board Secretary  
Kathleen Hicks, Planning Supervisor  
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.

FRIEDRICH & DIMMOCK, INC.- Easterly side of Lincoln Avenue adjacent to the municipal boundary with the City of Millville, Block 7504, Lot 5, Project #13-1321, major site plan approval to construct 6,000 square foot storage building for a glass product manufacturing facility.

Mr. Hawk explained that they will be adding a freestanding 6,000 square foot building in the back of the property. There is an extension to an access area that connects a building. There are no variances or relief required.

Mr. Manders stated that he assume that a dwelling listed on the site plan.

Mr. Hawk confirmed that it was an error.

Mr. Myers indicated that they received approval 5 years ago but they never moved forward with the project.

Mr. Hawk indicated that there is a waiver for the topography just in the area of the expansion.

Mr. Myers indicated that there is a waiver for the storm water management because it is located in the City of Millville section of the property.

TASKER RESUBDIVISION – Southwesterly side of Pennsylvania Avenue between Hance Bridge Road and Pennsylvania Avenue, Block 7703, Lots 23 & 24, Project #13-1324, resubdivision approval to reconfigure two existing lots.

The applicants own two properties and thinking of possibly selling the house. They do not want to sell their meaningful hops farm that they have behind that house, and they want to make it part of their land. A variance was granted to allow the lot to be as small as an acre. They have returned for the technical review of the redivision. The stone driveway that encroaches on their property, will be on the same lot as the house.

SLAVIC CHURCH-STORAGE BUILDING- Southerly side of Chestnut Avenue and the northerly side of Piacenzia Avenue between Panther Road and the municipal boundary line, Block 4602, Lot 29, Project#13-1323, minor site plan approval in conjunction with a conditional use approval, to construct a 960 square foot equipment storage building with a 400 square foot overhang for an existing church.

Mr. Hawk explained that the church is a subject of a Planning Board approval three years ago, and they recently finished their construction. The church, parking, and most of the driveway are in Vineland. Just the driveway entrance itself is in Buena Vista Township. The church is built, the site improvements are in, inspection has revealed that the site improvements are completed, screening is up, and they would like to

add a storage building. The storage building will be in the southwesterly side of the parking area. The storm water management basin is to the east of it. The benefit of a site plan for this is to make sure there is proper grading and proper storm water management procedures. The structure is in the way of the current graded area that allows for water flow. There was a true need to have an engineer to design it to avoid flooding.

TACO BELL & RETAIL USE- Northerly side of Landis Avenue between Orchard Road and Delsea Drive, Block 2707, Lot 2, Project#13-1322, major site plan approval to construct a 2,652 square foot, 66 seat fast food restaurant (Taco Bell) with a drive thru and a 3,520 square foot retail building.

Mr. Hawk indicated that it will be located directly to the west of the Capital Bank building on the same side as the Walmart. The Capital Bank main driveway is directly across from the Bottino's Shop Rite driveway. There is one proposed "exit only" driveway that is favored have the exit movement to be a right out only. Relief required is #5, perimeter setback standard of 50' from the building to property line. One on the westerly side and one on the Capital Bank side of the site. There is a minimum floor area ratio that the redevelopment plan contemplates 25% floor area to a property. They are proposing 5,500 square feet floor area. There is a landscaped buffer width that is required of 20' and it is not met on the easterly side. The buffer is 10' and they have proposed shrubbery and trees. Comment #6, there is a side buffer variance on the westerly side because of the trash area 6.6'. Comment #7, pedestrian pathways are required to be 5' based on the redevelopment plan. The sidewalk in front of the retail store, and the sidewalk in front of the Taco Bell. The parking spaces are 18' deep and they are supposed to be 19' deep. Allowing some overhang, it reduces the sidewalk. The lane widths of the drive thru lanes are 10' vs. 12' required. Comment #7c, Most of the end islands are not 10' width required by ordinance. There are a total of 5 islands that do not conform. Comment #8, design standards in the community design portion prefers to have front entrances facing the street. Taco Bell's entrance does face the street. The retail entrances are on the westerly side only. There is a required to have a physically obvious stub out for connection to adjacent properties. They show that they can possibly connect to another property on the plan. It is encouraged by our ordinance. There is a bicycle parking space requirement to have long term spaces covered or inside a building. The bicycle anchoring design is supposed to have two points of contacts. Comment #9, variances for signs relating to the wall signs except for #9E. A, B, C, D, are for the wall signs. They are permitted on the front wall. There are side wall signs westerly and easterly. The retail building also has side wall signs. Comment #10, required for three trees in the parking area and there is only one. Comment #15, waivers from showing all structures and details of items within 150' of the land to be developed on the plans. They also ask for a waiver from showing the storm sewer system. It was already built with Capital Bank.

Mr. Meyers indicated that the proposed area does not have any inlets or piping. It is all surface flow.

#### 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  
David Mazur  
Sandy Velez  
Maria Perez  
John Casadia  
Bonnie Rivera  
Ryan Headley  
Angela Calakos  
Mayor Bermudez  
David Manders

#### 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.

MINUTES – Approval of minutes from the April 10, 2013 board meeting.

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

Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Abstain  
Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the April 10, 2013 board meeting.  
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6035-

Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Abstain  
Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Yes

#6036-

David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Abstain  
Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Stephen Plevins: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Yes

#6037-

Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Abstain  
Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Stephen Plevins: Yes  
David Mazur: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

#6038-

Maria Perez: Yes  
John Casadia: Abstain  
Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Yes

#6039-

John Casadia: Yes  
Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Abstain

#6040-

Bonnie Rivera: Abstain  
Ryan Headley: Abstain  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Yes

#6041-

Ryan Headley: Abstain  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Abstain  
Maria Perez: Yes  
John Casadia: Abstain  
Bonnie Rivera: Abstain  
Angela Calakos: Yes  
Mayor Bermudez: Abstain  
David Manders: Yes

DEVELOPMENT PLANS

TASKER RESUBDIVISION – Southwesterly side of Pennsylvania Avenue between Hance Bridge Road and Pennsylvania Avenue, Block 7703, Lots 23 & 24, Project #13-1324, resubdivision approval to reconfigure two existing lots.

The applicants testified on their own behalf. Each lot contains single family dwellings. The proposed lot configurations are 35,840 square foot portion of lot 23 will be conveyed to the remainder of lot 24. Proposed revised lot 24 will contain a net area of 150,282 square feet, with frontage of 250 feet on Pennsylvania Avenue and a net depth of 446 feet. A 4,250 square foot portion of lot 24 will be conveyed to the remainder of lot 23. Lot 23 will then contain a net area of 43,560 square feet, with frontage of 193.41 feet on Pennsylvania Avenue and a net depth of 225 feet. The resubdivision will eliminate an existing encroachment. The existing “stone area” driveway will be placed completely on lot 23.

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

Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Yes  
Bonnie Rivera: Yes  
Ryan Headley: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

FRIEDRICH & DIMMOCK, INC.- Easterly side of Lincoln Avenue adjacent to the municipal boundary with the City of Millville, Block 7504, Lot 5, Project #13-1321, major site plan approval to construct 6,000 square foot storage building for a glass product manufacturing facility.

The applicant was represented by Rocco Tedesco, Esq. Friedrich and Dimmock is a glass manufacturing facility. The proposed new building will be completely within the City Vineland. It will be a 6,000 square foot storage building for the storage of raw material as well as finished products. They are seeking three waivers as noted in the Planning Review report and agree with all the comments in the Engineering report. Waivers requested are from providing full storm water requirements. A waiver from providing full typography on site. A waiver from providing detail on the perfected plan showing center line elevation of the existing streets.

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

Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Yes  
Bonnie Rivera: Yes  
Ryan Headley: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

OPEN PUBLIC HEARING

David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Yes  
Bonnie Rivera: Yes  
Ryan Headley: Yes  
Stephen Plevins: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

PUBLIC HEARING

SLAVIC CHURCH-STORAGE BUILDING- Southerly side of Chestnut Avenue and the northerly side of Piacenzia Avenue between Panther Road and the municipal boundary line, Block 4602, Lot 29, Project#13-1323, minor site plan approval in conjunction with a conditional use approval, to construct a 960 square foot equipment storage building with a 400 square foot overhang for an existing church.

The applicant was represented by Rocco Tedesco, Esq. The application is for a 960 storage building with a 400 square foot overhang. The church was approved by the Planning Board three years ago and it is a permitted use in the zone as a conditional use. They are requesting waivers from providing omitted plan details as outlined in the Planning Report, and they agree with all the comments in the Engineering Report.

The Chairman entertained to close the public hearing. Ms. Perez so moved, Mr. Mazur seconded.  
Roll Call:

Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Yes  
Bonnie Rivera: Yes  
Ryan Headley: Yes  
Stephen Plevins: Yes  
David Mazur: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

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

Maria Perez: Yes  
John Casadia: Yes  
Bonnie Rivera: Yes  
Ryan Headley: Yes  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

TACO BELL & RETAIL USE- Northerly side of Landis Avenue between Orchard Road and Delsea Drive, Block 2707, Lot 2, Project#13-1322, major site plan approval to construct a 2,652 square foot, 66 seat fast food restaurant (Taco Bell) with a drive thru and a 3,520 square foot retail building.

The applicant was represented by Rocco Tedesco, Esq. The property is located to the west of the existing Capital Bank. The lot in question was created when Capital Bank constructed its bank building, and the approval required cross access easements between the two lots. This area is in need of development, and the City's Redevelopment Plan encourages development in this area. The applicant is seeking relief from certain standards in this zone. The requirement for a 50' setback is more designed for the 35 acre big box lot. It will eliminate the use of 16% of the lot. The floor area ratio requirement of 25% would require a 34,000 square foot development not including drainage, parking, or sidewalks.

James Nasuti, CEO of Summerwood Management Company, testified on behalf of the applicant. The company operates 79 restaurants including the Taco Bell in the Vineland and Millville area. The signs on the restaurants are prototypes. Franchisees are required to use Taco Bell required signs. As to the retail building, no occupant has been identified as of yet. With regard to the trash enclosure, it should be close to the building for the safety of the employees.

John N. Pettit, Professional Engineer, testified on behalf of the applicant. There is a 300' wetlands buffer on the property, so 1.05 acres are available for development. There will be shared access with Capital Bank with the exit to the west of the property. The exit will be right turn only. The drive thru is on the west of the building and the retail store is on the east side of the property. There will be 33 parking spaces whereas 31 are required. The applicant is proposing to widen Landis Avenue by 8'. The sewer will be accessed from the south of Landis Avenue under Landis Avenue. Comment #5 in the Planning report, there is a 50' perimeter building setback on the west side and they are proposing 36'. The canopy area for the drive-thru, they are proposing 41'. There is also a perimeter setback on the east side of 10.3' vs. 50' required. The applicant is also asking for relief of the floor area ratio. Comment #6, variance for side buffer on the west is 6.6' vs. 25' required for the trash enclosure. Comment #7, notes waivers for pedestrian pathway width 4' vs. 5' required meeting the general engineering standards. They also need a waiver for the end islands within the parking area. The islands will have landscaping. They will add 2 shade trees on the islands. Comment #8, waiver for front entrance for pedestrians. They are requesting a waiver from the bicycle parking spaces having overhead protection. The racks proposed are U type. They need a variance for the proposed signage. They will eliminate the signage on the east side of the retail building. There are three façade signs on the Taco Bell. They need a variance for the free standing sign 20' vs. 40' required from the side property line.

Mr. Hawk explained that the requirement for long term covered bicycle parking contemplates the use by employees and not just by customers.

Ms. Hicks had no objection to the signage as proposed, but did object to the sign on the east side of the retail building. The applicant should also show the decorative street lighting on the perfected plan.

David Shropshire, Traffic Engineer, testified on behalf of the applicant. The lane to the west of Taco Bell is one way only. There is a bypass lane which will permit vehicles to pass through. The two additional parking spaces for a total of 33 spaces are better than wider end islands within the parking lot. There is a waiver requested for a 10' drive thru lane whereas 12' is required. Comment #9 Engineering Report, the applicant will provide a stop sign at the bank's side of that intersection. The sidewalks are adequate at 4' wide.

David Hanrahan, President of Capital Bank, testified that they are in favor of the application and he would support an interconnection with Walmart if they agree.

The Chairman entertained to close the public hearing. Ms. Perez so moved, Mr. Mazur seconded.  
Roll Call:

Bonnie Rivera: Yes  
Ryan Headley: Yes  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
John Casadia: Yes

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

Ryan Headley: Yes  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
Bonnie Rivera: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
John Casadia: Yes

ADJOURNMENT

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

Ryan Headley: Yes  
Stephen Plevins: Yes  
David Mazur: Yes  
Sandy Velez: Yes  
Maria Perez: Yes  
John Casadia: Yes  
Bonnie Rivera: Yes  
Angela Calakos: Yes  
Mayor Bermudez: Yes  
David Manders: Yes

TIME: 9:57 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary