

MINUTES
June 12, 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:

Stephen Plevins
David Mazur
Sandy Velez
Michael Pantalone
Maria Perez
Ryan Headley
David Manders

Also present were:

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.

AUTO EXPRESS AT VINELAND, LLC.- Westerly side of Delsea Drive between Korff Drive and Garrison Road, Block 5601, Lot 72, Project #13-1328, minor site plan approval to establish a used vehicle sales lot with 23 display spaces and to convert an existing 1,160 square foot building to an office for the used vehicles sales use.

Hawk explained that it is south of M & M Music and a few properties north of Garrison Road. The lot is long and narrow with 115' of frontage. The proposed development will take place on an existing paved area. There is a wood line not that far back from Delsea Drive. The development will take place in the B3 zone. The applicant wants to legitimize a used car sales lot and use the structure as an office. It was formerly a salon with parking spaces. The initial plan was displayed showing three parking spaces. There is one parking space in the front and two in the rear of the building. There is a narrow lane to get to the rear parking spaces. Two-way traffic requires 24' and they need a possible waiver for that isle. There is a wood deck that restricts the overall distance. There are two areas for display. One area is linear area along the northerly line, and one larger polygon in front of the building. They added two spaces and switched the handicapped space to the front. The concrete apron and the driveway opening itself have the proper width at 24', but becomes narrow going towards the rear. That will be a waiver.

Mr. Manders wanted to know how the cars are being laid out.

Mr. Hawk explained that they would have to find out an exact amount for the lot. The numbers provided are not realistic. There was also thought about concrete wheel stops to ensure that cars will not go into the buffer or adjacent property.

Ms. Hicks explained that they have been boxing the area on the plans indicating the number of cars for that area. Her biggest concern is the north property line, because the north side of this site is so constrained. The driveway needs a waiver for deficient width, and a line of cars that have to be angled in with a required buffer.

Mr. Pantalione indicated that concrete wheel stops will line up the cars and keep them out of the buffer.

Ms. Hicks indicated that a decorative fencing could be used.

Mr. Headley wanted to know why the amount of cars was increased.

Mr. Hawk explained that given the calculated area, they tried to figure out the amount of cars that would fit. It may not work out that way.

Mr. Manders explained that the final approval should indicate the amount of cars allowed.

Mr. Hawk explained that it can be a condition of approval or perfected plan item.

Mr. Hawk explained that comment 8a in the Planning Report will be a waiver for the drive width. He does not think there will be a problem providing the improvements with trees and screening materials in 10a and 10b so they will be eliminated.

SOUTH VINELAND LITTLE LEAGUE- Southeasterly corner of West Avenue and Wheat Road, Block 1604, Lot 1, Project#13-1315, minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that South Vineland Little League has bought a couple of properties. They bought an area at West Avenue and Wheat Road, 17 acres south of it, and there is an out parcel. They want to separate the house from the farm land. The frontage for the house does not meet the standards for a farm lot. They have to make sure that the power for the irrigation well is not connected to the house. If they sell the house, it could create a problem.

VINELAND DUNKIN DONUTS- Southeasterly corner of Main Road and Oak Road, Block 2501, Lot 1, Project#13-1320, minor site plan approval to convert an existing 2,285 square foot building into a fast food restaurant with 38 seats together with a 208 square foot cooler/freezer addition and a 140 square foot drive thru addition.

Mr. Hawk explained that at the southeasterly corner has several businesses. The driveway close to Main Road will be closed off and the existing entrance off of Main Road will be used. The canopy in the rear for the banking will be removed and the drive-thru lane pattern will remain as it was for the bank. A cooler is going to be installed at the northerly side of the building along with some landscaping. There will also be outdoor seating. There is a variance for the front buffer because the driveway is being eliminated. The impervious coverage will go down on this site but it is not conforming to the standard. The sign is conforming and the sign will be kept in the same place.

Mr. Pantalione wanted to know if there was a rendering that showed how the Dunkin Donuts is going to look like, because of the graphics involved at a previous location.

Mr. Hawk indicated that there were no wall signs on the plan. They will just have to meet the standard to have less than 10% for each façade. The applicant should also verify what the proposed cooler will look like.

VINELAND BOARD OF EDUCATION- Northeasterly corner of Chestnut Avenue and Brewster Road, Block 4501, Lots 39, 42, 49, 52, & 53, Project#13-1329, major site plan approval to construct a 980 lineal foot walkway with a 10 foot wide overhead steel canopy between the two main buildings at the Vineland High School campus. It is a courtesy review and a letter will be issued.

Mr. Hawk explained that there is a desire to have a main walkway from the north to south buildings east of the tennis courts. It will be a covered walkway and it will have a steel canopy that will go over the entire distance. There is a desire to change the school bus staging area. They want to line up 32 bus staging spaces for both buildings.

Mr. Myers explained that the new routing plan is an improvement.

Mr. DiDomenico explained that this is a courtesy review. The statute states that the board does not need local permits.

Mr. Pantalone wanted to know if the new traffic pattern will include openings for vehicles to pass.

Mr. Myers explained that there will be two opening for vehicles to drive through. They need to know the height of the canopy. They should provide at least a 13' 6" clearance.

Mr. Hawk indicated that they also want to add a weight room to the athletic room in the south building.

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
Michael Pantalone
Maria Perez
John Casadia
Ryan Headley
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 May 8, 2013 board meeting.

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

David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Abstain
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the May 8, 2013 board meeting.

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

#6042-

David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Abstain
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Abstain
Stephen Plevins: Yes
David Manders: Yes

#6043-

Sandy Velez: Yes
Michael Pantalone: Abstain
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Abstain
Stephen Plevins: Yes
David Mazur: Yes
David Manders: Yes

#6044-

Michael Pantalone: Abstain
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Abstain
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
David Manders: Yes

#6045-

Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Abstain
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Abstain
David Manders: Abstain

DEVELOPMENT PLAN

VINELAND BOARD OF EDUCATION- Northeastly corner of Chestnut Avenue and Brewster Road, Block 4501, Lot s 39, 42, 49, 52, & 53, Project#13-1329, major site plan approval to construct a 980 lineal foot walkway with a 10 foot wide overhead steel canopy between the two main buildings at the Vineland High School campus.

The applicant was represented by Steve Fabiotti, Esq. They are before the board for an advisory review. The plan submitted is to establish a walkway covered by a canopy between the north and south buildings at Vineland High School. The purpose is for pedestrian traffic between the two buildings. The walkway connects the north and south buildings. They are proposing some paving and a staging for the school buses. Buses will enter the Chestnut Avenue driveway, go around the building, and park in the staging area. The buses will then exit out the Chestnut Avenue driveway. The project will be done all at once depending on the budget.

Paul Farnuccio explained that there would be an addition coming off the “D” wing in the south building. It is approximately 4200 square feet and it will be attached to the building. It will be single level and one entry point by that side that will be closed off. It will be the Chestnut Avenue, far west side, and close to the gymnasium.

Ms. Hicks explained that the report would be augmented to include the weight room. The addition does not meet our ordinance requirement for front yard. Our ordinance requirement is 60’ and they are providing approximately 50’. She suggests that they advise that they stick to the 60’.

Mr. Myers indicated that he would like to know the height of the canopy.

Mr. Fabietti explained that it is 13’6” high.

Mr. Farnuccio explained that the cut troughs have higher elevations than that.

Mr. Pantalione wanted to know if there will be signage directing traffic through the walkways.

Mr. Farnuccio explained that there will be guards in place, signage, and curb markings.

Mr. Fabietti acknowledged the Planning and Engineering Reports, and their comments are being taken under advisement. The Planning report called out the parking space width is narrower than typically required 9.3’ vs. 9.5’. The row length without a tree island break is 32’ vs. 12’. They do acknowledge those comments. In the Engineering report, there are recommendations on page 2 of that report as to item 4. There is a column in the middle of the drive isle. That drive isle is being closed off. Items 5, 6, 7, will be taken under advisement.

Mr. Hawk wanted to know if there was a concern with comment 9 in the Planning report, and the timing of moving forward.

Mr. Fabietti explained that they would submit a perfected plan, but they would not want that to be a pre-condition to moving forward with the project.

The Vice Chairman entertained a motion to issue an advisory letter. Ms. Perez so moved, Mr. Mazur seconded.

Roll Call:

John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalione: Yes

AUTO EXPRESS AT VINELAND, LLC.- Westerly side of Delsea Drive between Korff Drive and Garrison Road, Block 5601, Lot 72, Project #13-1328, minor site plan approval to establish a used vehicle sales lot with 23 display spaces and to convert an existing 1,160 square foot building to an office for the used vehicles sales use.

The applicant was represented by Jennifer Carlson, Esq. The site is within two zones. The B-3 and the R-3 zones. The building and the site are vacant, and the building used to be a hair salon. There will be two employees and the four parking space requirement will be achieved. The site is not designed to allow vehicle delivery to the premises by larger vehicles. The vehicles will be driven to the property. They need a waiver for drive/aisle width-minimum, two way 14.7’ vs. 24’ required. The applicant will comply with the shade tree requirement and the requirement for screening materials along the southerly property line. The

site has lot frontage 115' vs. 150' required, front yard setback 88.73' vs. 0' required, and front buffer 8' vs. 25' required. There will be no more than 23 vehicles for sale and/or on display at any time on the premises.

Kevin Carlson testified on his own behalf. He and his father will be the only employees on the site. They currently own a dealership on South Delsea Drive in Vineland. He will reduce the proposed 30 vehicles on site to 23 vehicles. The spaces in the rear are for employee parking only. He agrees to provide concrete wheel stops or fencing along the north side of the property and maintain a 5' buffer.

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

Roll Call:

Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
David Manders: Yes

OPEN PUBLIC HEARING

Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
David Manders: Yes

PUBLIC HEARING

SOUTH VINELAND LITTLE LEAGUE- Southeasterly corner of West Avenue and Wheat Road, Block 1604, Lot 1, Project#13-1315, minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Arnold Robinson, Esq. The property is in the R-3 zone and public sewer is not available for the proposed new lot. The proposed new lot 1.01 will contain as net area of approximately 353,142.48 square feet, with proposed frontage of 976.6' on Wheat Road, and frontage 126.21' on West Avenue. The remainder of lot 1 will contain a net area of 43,560 square feet with frontage of 209.5' on Wheat Road and 208' frontage on West Avenue. There is a variance for lot frontage on West Avenue, 126.21' vs. 250' required.

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

Roll Call:

David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes

David Manders: Yes

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

Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
David Mander: Yes

VINELAND DUNKIN DONUTS- Southeasterly corner of Main Road and Oak Road, Block 2501, Lot 1, Project#13-1320, minor site plan approval to convert an existing 2,285 square foot building into a fast food restaurant with 38 seats together with a 208 square foot cooler/freezer addition and a 140 square foot drive thru addition.

The applicant was represented by Michael Gruccio, Esq. The site consists of approximately 34,125 square feet of land and contains an existing 2,285 square feet of vacant building that used to be a banking facility. The site requires variances for front buffer on Oak Road 8.1' vs. 25' required and impervious coverage 73.1% vs. 50% required. The plan indicates that a total of 38 seats (26 indoor and 12 outdoor) are proposed, and there will be six employees per shift. There will be 25 parking spaces on the site. The applicant agrees with the comments in the Planning and Engineering Reports.

Brian Hull, Professional Engineer, testified on behalf of the applicant. The applicant is requesting a variance for the front buffer along Oak Road 8.1' vs. 25' required. They are eliminating the entrance closest to Main Road along Oak Road. Currently all the parking along Oak Road encroaches into the buffer. The drive opening is a hazard due to its short distance to the intersection. The 8.1' requested is required in order to have conforming parking spaces. There is also a variance for impervious lot coverage of 73.1% whereas maximum 50% is permitted. The proposed signage will conform to the ordinance.

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

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
David Mander: Yes

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

Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Mander: Yes

Main Street District Outdoor Dining and Seating Design Standards:

Ms. Hicks explained that the proposed amendment to the Center City Redevelopment Plan is requested by the VDID. “Main Street” has design standards and guidelines adopted as amendments to the Redevelopment Plan, and they also require a Design Committee. The Design Committee is required for the proposed outdoor dining and seating design standards. They need a recommendation to City council to adopt the Main Street District Outdoor Seating Design Standards, and reestablish a Design Committee.

The Chairman entertained to make a recommendation to City Council. Ms. Perez so moved, Mr. Mazur seconded.

Roll Call:

John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
David Mander: Yes

Ordinance amending Chapter 425 Affordable Housing and Article XV:

Ms. Hicks explained that there has been ongoing litigation regarding NJ’s Affordable Housing. The proposed ordinance will eliminate growth share. It provides for a 1.5% contribution for every new dwelling unit built within the city based equalized assessed value.

The Chairman entertained to make a recommendation to City Council. Ms. Perez so moved, Mr. Mazur seconded.

Roll Call:

Ryan Headley: Yes
Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
David Mander: Yes

Request for Redevelopment Plan Amendment for 40 W. Landis Avenue, Block 2802, Lot 2:

Ms. Hicks explained that the former movie theatre has been vacant for seven years. The proposal is to utilize the building as a church and retail business for a bible book store. The staff was in support of the change, and they did recommend that the parking lot be lined striped.

The Chairman entertained to make a recommendation to City Council. Ms. Perez so moved, Mr. Mazur seconded.

Roll Call:

Stephen Plevins: Yes
David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
David Mander: Yes

ADJOURNMENT

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

David Mazur: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Ryan Headley: Yes
Stephen Plevins: Yes
David Mander: Yes

TIME: 9:19 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary