

MINUTES
January 8, 2014

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:

Michael Pantalone
Sandy Velez
David Mazur
Ryan Headley
John Casadia
David Manders

Also present were:

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

PRE-MEETING

Vineland Municipal Utility West Substation- Southerly side of New Peach Street between Lubins Lane and Quigley Avenue, Block 2704, Lots 33 & 34, Project #13-1350, major site plan approval to install a selective catalytic reduction unit, an ammonia dilution skid, a 225 square foot electrical equipment building, a 90 foot high stack, a 486 square foot ammonia storage/transfer building and related equipment at an existing governmental utility facility (electric power substation).

Mr. Hawk explained that there is vacant land to the west zoned residential, an access point with buildings, and a turbine. There is an oil tank in a holding area. The new item is the SCR which is the main focus of the site plan. They will have cleaner air by installing the SCR at this facility. There is electric equipment shed, transformer, and ammonia storage transfer. The one variance required is the electric equipment shed is 5' away from southerly property line vs. 20' required. There is a proposal to augment the concrete over on the east side. They are requesting a waiver for a survey no more than 18 months old. There are no delineated parking spaces. Currently there is gravel where the parking spaces would be and there is plenty of room for cars. The board can decide if they should have two formal parking spaces. Comment #11, they will be addressing all the omitted items. They will talk about 11j, well head protection area. This site is not a well head protection area. There is the existing fuel tank which probably does not meet the current standards and they will give testimony to that. The west is residential and screening is required. A retention basin is proposed so they can talk about screening.

Bridor USA, Inc. Northwesterly corner of Industrial Way and Demarco Drive, Block 1004, Lot 3, Project #13-1356, major site plan approval to construct a 46,800 square foot addition to a food processing building and a 2,700 square foot free-standing trash building together with an 810 square foot canopy over a proposed walkway.

Mr. Hawk explained that they are proposing a major site plan for an existing bakery. They want to add an expansion on the northerly side of the building. They will be adding a production line and it is going to involve a new product. They are going to be providing a new driveway and some truck area on the west

side and the east side. There is no connection between the two behind the building but there is new access from both sides. There is a freestanding trash building and three existing silos and potential for 6 silos. The silos allow for the storage of raw material. That should be displayed on the plan. There are no variances but there are some design waivers. There are 33 parking spaces without a tree island break. They are adding 3 spaces, so it is going from a non-conforming 33 to a non-conforming 36. They have stone access drives that are listed as a fire access lane. The intention of them is to have a stoned apron around the building in order to allow for better maintenance. The Fire Official does not want lanes next to the building. They are going to amend the configuration. They should provide a couple extra shade trees. They need a waiver for oversized plans.

Mr. Myers explained that they submitted revised the plans based on some drainage issues. The storm water pump stations have been eliminated.

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:

Michael Pantalone
Sandy Velez
David Mazur
Ryan Headley
John Casadia
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 2013 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.

REORGANIZATION

Chairman-

Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

Vice Chairman-

Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

Solicitor -

Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

Secretary-

David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Manders: Yes

MINUTES – Approval of minutes from the December 11, 2013 board meeting.
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the December 11, 2013 board meeting.
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6067-

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
David Manders: Yes

#6068-

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
David Manders: Yes

#6069-

Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

#6070-

Michael Pantalone: Yes

Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

#6071-

Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

PUBLIC HEARING

Roll Call:

Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

Vineland Municipal Utility West Substation- Southerly side of New Peach Street between Lubins Lane and Quigley Avenue, Block 2704, Lots 33 & 34, Project #13-1350, major site plan approval to install a selective catalytic reduction unit, an ammonia dilution skid, a 225 square foot electrical equipment building, a 90 foot high stack, a 486 square foot ammonia storage/transfer building and related equipment at an existing governmental utility facility (electric power substation).

The applicant was represented by Richard Tonetta, Esq. The property is a generation facility that utilizes a turbine generator. They must reduce emissions to meet NJDEP regulations. The applicant is seeking two variances. One variance is for rear yard setback of 5' vs. 20' required, and they need a parking variance for 0 spaces vs. 2 spaces required. The rear yard borders a railroad track. Parking spaces are not required because the site is infrequently visited. As to the Planning Report, paragraph 11, the applicant with complies with a-i. Item 11j deals with the wellhead protection area, and the applicant is in compliance with that ordinance. They are seeking a waiver from providing full typographic and outbound survey, and a waiver for additional plantings.

Martin Bollod, Licensed Engineer, testified on behalf of the applicant. They plan to add a selective catalytic reduction unit and related improvements to meet NJDEP requirements. In the Engineering report, paragraph 1, comments on the "rip rap". The rip rap has been moved and is now 14' from the property line. The plans show topsoil storage in the wooded area and that has been removed.

Mr. Casadia wanted to know how the ammonia is filled.

Mr. Bollod explained that the liquid ammonia will be stored in reinforced, polyethylene containers with 330 gallons in each. There will be 4 containers stored on concrete pedestals located in a reinforced concrete containment area.

Joseph Colla, Licensed Engineer, testified on behalf of the applicant. The substation was constructed in 1971 to 1972. It operates very infrequently when temperatures are extremely low. There is a combustion turbine and there is a 420,000 gallon fuel tank onsite. A berm surrounds the tank and can hold the entire contents of the tank with 6" to spare. The current tank is in excellent condition and has been inspected every 5 years. The purpose of this application is to meet NJDEP regulations which will become effective May 1, 2015. This is a unmanned site and is infrequently visited. There is a parking area with crushed stone.

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

Roll Call:

David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained to approve the application. Mr. Pantalone so moved, Mr. Mazur seconded.

Roll Call:

Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
David Manders: Yes

Bridor USA, Inc. Northwesterly corner of Industrial Way and Demarco Drive, Block 1004, Lot 3, Project #13-1356, major site plan approval to construct a 46,800 square foot addition to a food processing building and a 2,700 square foot free-standing trash building together with an 810 square foot canopy over a proposed walkway.

The applicant was represented by Arnold Robinson, Esq. The applicant is seeking approval for an expansion to an existing baking plant. There are two waivers requested. One is to permit a partial topographic survey due to the large size of the lot. The next waiver is for 15 spaces and 36 space parking row length without a tree island break vs. 12 spaces required. The perfected plan will reflect all of the changes.

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
David Manders: Yes

The Chairman entertained to approve the application. Mr. Mazur so moved, Mr. Headley seconded.

Michael Pantalone: Yes
Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
David Manders: Yes

ADJOURNMENT

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

Sandy Velez: Yes
David Mazur: Yes
Ryan Headley: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

TIME: 8:30 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary