

MINUTES
February 12, 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
Stephen Plevins
David Mazur
Ryan Headley
Maria Perez
John Casadia
Angela Calakos
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

1. Babbit- Westerly side of Brewster Road between Landis Avenue and Maple Avenue, Block 3202, Lot 54, Project #13-1357, minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that the property is north of Landis and is a large property that has some twists and turns to the back of it. A new lot lined down the center of the frontage is proposed. There will be a remainder lot with the dwelling and the vacant lot is the new lot. There are no variances associated with it.

2. #17 Well and Treatment Plant- Easterly side of Lincoln Avenue north of Route 55 and opposite of Reick Terrace Avenue, Block 7503, Lot 45, Project #13-1358, major site plan approval to construct a 5,339 square foot public utility facility building (public water supply well and treatment facility) and related equipment.

Mr. Hawk explained that the city owns a 30 acre property down on the southerly part of Lincoln Avenue on the east side. A small portion is subject to site plan for well #17. It was the Clayville Generating Station approved several months ago. They want to develop the area for a well building. There is access to the west side and the east side, storm water management in the rear, fenced in, and landscaped. The driveway is 20' wide and 24' required so they need a waiver. There is a 2 space parking requirement. They did submit a tree clearing plan. They are clearing less than 65%.

3. Vineland Auto Body- Northeasterly corner of Delsea Drive and Butler Avenue, Block 7002, Lot 44, Project #13-1359, major site plan approval to construct an 11,583 square foot auto body shop building with 14 bays and a towing facility.

Mr. Hawk explained that the applicant's intention is to remove all the buildings and start new for an auto body repair. There will be parking on the sides and storm water management on the north side. There is a fenced in storage area for vehicles with 28 spaces. There is a slight impervious coverage and side buffer variance of 14.83' vs. 25' required. There are some design waivers. The driveway in the front is 40' wide and they can reduce it to 34'.

Ms. Hicks wanted to know if they are proposing a chained link fence.

Mr. Hawk explained that the ordinance requires a black vinyl fence.

4. Landmark Development No. 2, L.L.C. - Oak Road Townhouses - Located on the north side of Oak Road between Main Road and Brewster Road, Block 1909 Lot 44, Project #08-1123, to seek relief from affordable housing obligation stipulated in a previously approved townhouse development and any other variances that may be necessary as set forth in the City of Vineland Land Use Ordinance.

Ms. Hicks explained that Landmark secured the approval but Ryan Homes had been building the units. Ryan Homes is leaving the project so Landmark wishes to complete it but would like relief on affordable units. It was approved at 10 and 7 have been built. They would like relief on 3 units and pay a development fee 1.5% of all the remaining units to be constructed.

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: Yes
Stephen Plevins: Yes
David Mazur: Yes
Ryan Headley: Yes
Maria Perez: Yes
John Casadia: Yes
Angela Calakos: Yes
David Manders: Yes

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.

MINUTES – Approval of minutes from the January 8, 2014 board meeting.

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

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

RESOLUTIONS – Approval of resolutions from the January 8, 2014 board meeting.

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

#6072-

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

#6073-

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

#6074-

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

#6075-

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

#6076-

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

#6077-

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

#6077-

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

#6078 Revised-

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

1. Babbit- Westerly side of Brewster Road between Landis Avenue and Maple Avenue, Block 3202, Lot 54, Project #13-1357, minor subdivision approval to create one new lot with one remainder lot.

The proposed new lot is 54.01 and will contain a net area of 212,995 square feet, with frontage of 129' on Brewster Road and net depth of 958'. The proposed remainder lot 54 will contain a net area of 79,653 square feet, with frontage of 123.42' on Brewster Road. There are no variances associated with this application.

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

Michael Pantalone: Yes
Stephen Plevins: Yes
David Mazur: Yes
Ryan Headley: Yes
Maria Perez: Yes
John Casadia: Yes
Angela Calakos: Yes
David Manders: Yes

2. #17 Well and Treatment Plant- Easterly side of Lincoln Avenue north of Route 55 and opposite of Reick Terrace Avenue, Block 7503, Lot 45, Project #13-1358, major site plan approval to construct a 5,339 square foot public utility facility building (public water supply well and treatment facility) and related equipment.

Michael Lawler, Superintendent of the City of Vineland Water Utility, testified on behalf of the City. The Water Utility will comply with all the requirements of the Planning Report. They need a design waiver from the standards for a two way drive of 20' wide vs. 24' required. Traffic is infrequent so there will be no problems. They will also match the landscaping provided by the VMEU from their approval.

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

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

PUBLIC HEARING

Roll Call:

David Mazur
Ryan Headley
Maria Perez
John Casadia
Michael Pantalone
Stephen Plevins
Angela Calakos
David Manders

3. Vineland Auto Body- Northeastly corner of Delsea Drive and Butler Avenue, Block 7002, Lot 44, Project #13-1359, major site plan approval to construct an 11,583 square foot auto body shop building with 14 bays and a towing facility.

The applicant was represented by Michael Guccio, Esq. They are requesting variances for impervious coverage and for side buffer on the east side. The impervious coverage will be reduced to 51%.

Steven Fillipone, Professional Engineer, testified on the applicant's behalf. The revised site plan will decrease the impervious coverage by 51%. They will also reduce two parking spaces. The basin will also be redesigned to wrap around the building to the south. They will also redesign the driveway the exit on Delsea Drive and will have proper raddi. They will add additional shade trees as requested. The side buffer will be reduced to 11' because of the relocation of the basin. The trash enclosure will be relocated from the east to the north side. They will be providing sidewalk along Butler Avenue. They need a waiver for a stub out to the adjacent property.

Ms. Hicks explained that the city usually wants interconnections but it is not needed for this application.

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

Roll Call:

David Mazur: Yes
Ryan Headley: Yes
Maria Perez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Angela Calakos: Yes
David Manders: Yes

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

Ryan Headley: Yes
Maria Perez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Mazur: Yes
Angela Calakos: Yes
David Manders: Yes

4. Landmark Development No. 2, L.L.C. - Oak Road Townhouses - Located on the north side of Oak Road between Main Road and Brewster Road, Block 1909 Lot 44, Project #08-1123, to seek relief from affordable housing obligation stipulated in a previously approved townhouse development and any other variances that may be necessary as set forth in the City of Vineland Land Use Ordinance.

The applicant was represented by Michael Fralinger, Esq. The Planning Board approved a major site plan approval for a 83 unit townhouse project. Ten of those units had to be affordable housing units. Ryan Homes constructed 59 townhouses including 7 affordable housing units. They will not be building anymore unit and Landmark will be taking over. Landmark will built the remainder 24 units and would like to not build the remainder of the 3 affordable housing units. They would like to pay a 1.5% residential development fee on each of the remaining units.

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

Maria Perez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Mazur: Yes
Ryan Headley: Yes
Angela Calakos: Yes
David Manders: Yes

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

John Casadia: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
David Mazur: Yes
Ryan Headley: Yes
Maria Perez: Yes
Angela Calakos: Yes
David Manders: Yes

Request to review proposed redevelopment amendment for 701 E. Cherry Street, Block 4114, Lot 1.

Ms. Hicks explained that this location is in the old borough. The building had two homes connected by a one story structure many years ago. Currently it has 2 stories, 5 bedroom apartment, restaurant in the center, and two bedroom apartments. They would like to convert the commercial space into a residential unit.

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

Michael Pantalone: Yes
Stephen Plevins: Yes
David Mazur: yes
Ryan Headley: Yes
Maria Perez: Yes
John Casadia: Yes
Angela Calakos: Yes
David Manders: Yes

ADJOURNMENT

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

Roll call:

Stephen Plevins: Yes
David Mazur: Yes
Ryan Headley: Yes
Maria Perez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Angela Calakos: Yes
David Manders: Yes

TIME: 8:30 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary