

MINUTES
July 9, 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:

Maria Perez
Michael Pantalone
Mary Mendez
Ryan Headley
Sandy Velez
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

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.

PRE-MEETING

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.

Cumberland County Technical Education Center - Located on the southerly side of College Drive between the municipal boundary and Delsea Drive, Block 7007 Lot 1, Project #14-1400, minor subdivision approval to create one new lot, entirely within the City of Millville, from a parcel that is located within two municipalities. The remainder lot will be within both the City of Millville and the City of Vineland.

Mr. Hawk explained that the application involves the Cumberland County Improvement Authority. The land is adjacent to College Drive. The line is in between Vineland and Millville. A lot of the land is within Millville and there are two portions in Vineland where Cumberland County College is located. The new line makes the lot partially in Vineland smaller. It is a completely conforming application and no lines are changing in Vineland. The application has been approved by Millville and being reviewed by Vineland because of the portion of the land in Vineland.

Landmark Sherman Avenue - Located on the northerly side of Sherman Avenue between Main Road and Lincoln Avenue and stub terminus of Meade Drive, Block 6801 Lots 15 and 65, Project #14-1396, minor subdivision approval to create two new lots with one remainder lot, plus convey a portion of the remainder lot to another lot.

Ms. Hicks explained that the application is to subdivide one lot into two new lots. There is also a redivision occurring with one of the lots at the end of Meade Drive. Both of the lots on Sherman Avenue have frontage variances. The lot at the end of Meade Drive is deficient lot size. The biggest variance is the large lot being created has 0' frontage. The end of Meade Drive is not considered frontage. Master Plan of Streets proposes that Meade Drive be extended into this property to create a new cul-de-sac that will allow lots to be developed off of it. The area does not have sewer.

Daniel & Doris Graiff - Located on the southerly side of Pennsylvania Avenue between Lincoln Avenue and Hance Bridge Road, Block 7601 Lot 3, Project #14-1397, minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that the area is mostly farmed and there is a house. They wanted to draw two lines to separate the house, outbuilding, and greenhouse from the farmland. There is a desire to have one family member own the lot with the house and another to own the farmland. The variance is 180.52' whereas 330' required for farm frontage. They are connected to public sewer.

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:

Maria Perez
Michael Pantalone
Mary Mendez
Ryan Headley

Sandy Velez
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.

MINUTES – Approval of minutes from the June 11, 2014 board meeting.
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolution from the June 11, 2014 board meeting.
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6090-
Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Abstain

#6091-
Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

DEVELOPMENT PLANS

Cumberland County Technical Education Center - Located on the southerly side of College Drive between the municipal boundary and Delsea Drive, Block 7007 Lot 1, Project #14-1400, minor subdivision approval to create one new lot, entirely within the City of Millville, from a parcel that is located within two municipalities. The remainder lot will be within both the City of Millville and the City of Vineland.

The applicant was represented by Neil O'Brien, Esq. The application involves the Cumberland County College property and adjacent property along College Drive. College Drive is in Vineland and Millville. There are two parcels involved. The first parcel is Block 6002 Lot 2 in Vineland and Block 19 Lot 1 in Millville. The adjacent property along the curb towards Delsea Drive is Block 19 Lot 2 in Millville and Block 7007 Lot 1 in the City of Vineland. They are asking for approval to take a portion of the Cumberland County College parcel in Millville and take a portion of another parcel and combine them. They will become the site for the Cumberland County Technical Education Center. The approval for the school has been granted by the City of Millville.

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

Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
Maria Perez: Yes
David Manders: Yes

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

Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalone: Yes
David Manders: Yes

Open the public hearing.

Roll Call:

Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

PUBLIC HEARING

Daniel & Doris Graiff - Located on the southerly side of Pennsylvania Avenue between Lincoln Avenue and Hance Bridge Road, Block 7601 Lot 3, Project #14-1397, minor subdivision approval to create one new lot with one remainder lot.

The applicant was represented by Dante Parenti, Esq. The applicant is requesting a minor subdivision approval to create one new lot with one remainder lot. They want to separate the farm from the residential dwelling. No changes in use are proposed. There is one variance for the remainder lot for frontage of 180' provided whereas 330' required for the farm. The applicant agrees to the Planning and Engineering reports.

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

Ryan Headley: Yes
Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
David Manders: Yes

The Chairman entertained to approve the request. Mr. Pantalone so moved, Ms. Perez seconded.

Sandy Velez: Yes
Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
David Manders: Yes

Landmark Sherman Avenue - Located on the northerly side of Sherman Avenue between Main Road and Lincoln Avenue and stub terminus of Meade Drive, Block 6801 Lots 15 and 65, Project #14-1396, minor subdivision approval to create two new lots with one remainder lot, plus convey a portion of the remainder lot to another lot.

The applicant was represented by Rocco Tedesco, Esq. In April of 2007 the applicant received approval for a major subdivision for fifteen residential lots. When the approval was granted the zone was R-3. The zoned changed to R-5 increasing the minimum lot size to 43,560 square feet. The applicant is now proposing three residential lots and agrees to abandon the previous approval that is still valid. Two lots will front on Sherman Avenue with a frontage of 131'. That frontage requires a variance of 160' required. The lot immediately to the west lot 66 has a frontage of 130'. The lot immediately to the east has a frontage less than that. Each of the proposed lots has 1.34 acres in excess of the minimum lot size. The remainder lot is about seven acres. The review report indicates because of a provision in the ordinance, it does not have frontage. It does front 50' of a public roadway. There is no question about access. The variance is called out because of the absence of an arc in the cul-de-sac. They want to preserve the ability to further develop the 7.6 acres. The staff indicated that there could be three lots based in the Master Plan of Streets. As the Master Plan currently exists, it probably is not sufficient. They are conveying a small triangular piece of Lot 65 to the neighbor who owns Lot 15. That portion of Lot 65 being conveyed consists of 5,550 square feet. Lot 15 is currently non-conforming due to the size and this addition will make it more conforming. In the Planning Report, paragraph 2, indicates an impervious lot coverage variance for Lot 15. The lot has existing impervious lot coverage. The applicant agrees to the rest of the Planning report and the Engineering report.

Ms. Hicks indicated that the Tax Assessor's office would like different lot numbers. From a Planning perspective, there is only one issue. The issue is the 0' frontage on the seven acre piece. The purpose of the ordinance is to avoid building on a stub street or temporary cul-de-sac. The lot is also deficient in frontage.

Mr. Carl Senseman, Managing Member, testified on his own behalf. He is willing to abandon the 15 lot major subdivision and simply build 3 houses and 3 lots. He is also willing to deed restrict the property or agree to any other restrictions required by the board. He explained that on the 7 acre lot, he could offset the house to the east or west to permit the possible extension to Lot 65.

Joseph Gagliardi, member from the public, testified that he is concerned with the 15 lots major subdivision. He has no objection to 3 houses on 3 lots.

Nancy Ridegway, member from the public, indicated that the 7 acre lot could be used for a farm and she was in favor of the application.

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

Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained to approve the request. Mr. Pantalone so moved, Ms. Perez seconded.

Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.
Roll call:

Maria Perez: Yes
Michael Pantalone: Yes
Mary Mendez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

TIME: 8:39 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary