

MINUTES
May 13, 2015

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:

Christine Scarpa
Maria Perez
Ryan Headley
Sandy Velez
John Casadia
Michael Pantalone
David Manders

Also present were:

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

Public notice pursuant to the Open Public Meetings Act was given on December 13, 2014 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

Vineland Middle School No.2- Located on the easterly side of Lincoln Avenue opposite Hope Street, Block 7201, Lot 95, Project #15-00020, conceptual review of a plan to construct a public middle school.

Ms. Hicks explained that this is a conceptual review for a new middle school on Lincoln Avenue. The staff reports were sent and they will also receive the board's comments. In the past the board has taken issue about the sidewalks with no success. They advocated a sidewalk and a back access for the children that live in the rear of the property. They are proposing two driveways. Butler to the south and Hope Street to the north with right and left turn lanes. There is an issue with potential traffic conflicts. They are proposing a very long gravel driveway to the north side. DEP does not want an asphalt drive because its proximity to the wetlands. Grass pavers or pervious asphalt was suggested for that driveway. Another suggestion was putting parking lot between the two driveways. The plans that were submitted did not indicate the engineer's name so it was questioned.

Mr. Pantalone strongly suggested the installation of pedestrian and bicycle routes. These children will be in middle school and will be walking to school.

Ms. Scarpa agreed with the rear pathway for the mobile home park that is located nearby.

North Main Road Properties, LLC- Located on the Northwesterly corner of Main Road and Adams Avenue, Block 3107, Lot 8, Project #15-00024, preliminary/final major site plan approval to construct a 6,450 square foot two-story medical office building (5,450 square foot first level and 1,000 square foot second level) as a first phase and a 6,000 square foot one-story medical office building as a second phase.

Mr. Hawk explained that this applicant went to the Zoning Board for development in the RP zone and storm water management in the R-3 zone. The use variance was denied. They returned to the Planning

Board with everything being done in the R-P zone. The first building will be constructed in phase one and the second building will be constructed in phase two. There will be parking in between both buildings. This is a corner lot so there will be no front yard parking. There will be no development in the R-3 zone. The RP zone has special zone standards. They do not meet some of those standards. All parking facilities should be completely screened from public streets. The landscaping plan shows the shade across the frontage, shade trees within the island, and shrubs/flowers within the island. They are willing to put plantings in a bed to provide a screen from Main Road and Adams Avenue. 6a, building and the site should be designed to be suitable to the architectural character of a residential neighborhood. They provided renderings. It is not a typical office building. The building has residential characteristics. They need a waiver for item 7, storm water management basin front setback from Adams Avenue, 3' whereas 30 is required. The basin is a 1.5' deep basin. It is a gentle slope with a shallow basin. They will be providing a pedestrian walkway from Adams Avenue connecting to the site. Item 8b, screening along the northerly side of the property. Portions along lots 5, 6, and 7 are not fully screened. A note will be required on the plan that they would augment to add evergreens if there is any kind of view through the woods. They will be providing black vinyl coated chain link fence around the basin on the westerly side of the site. There is an allowance for a wall sign that faces the street. The parking provided meets the ordinance.

Mr. Myers explained that they can have two driveways. One on each street. There is nothing that can predict the impact on the neighborhood.

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:

Christine Scarpa
Maria Perez
Ryan Headley
Sandy Velez
John Casadia
Michael Pantalone
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 13, 2014 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 8, 2015 board meeting.

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

Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the April 8, 2015 board meeting.
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6115

Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Abstain

#6114

Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Abstain
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
David Manders: Abstain

SPECIAL BUSINESS

65 S. State Street- Staff review of redevelopment plan amendment request.

Ms. Hicks stated that the request is to allow for a subdivision. The property is owned by Newcomb Medical Alliance, LLC. The property has been approved for 70 assisted living units and 140 independent living units for seniors, veterans or disabled persons. They are requesting to subdivide lot 1 into 5 lots. It will still have the same ownership and there will be allowance for signed leases. The staff committee is in favor of the proposed subdivision as proposed by the applicant. The importance of the parking garage off site is essential to the redevelopment of this site. The subdivision is also in accordance to the City's Master Plan.

The Chairman entertained to approve the resolution. Ms. Perez so moved, Ms. Scarpa seconded.

Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Manders: Yes

The Chairman entertained to approve the recommendation to City Council. Ms. Perez so moved, Mr. Headley seconded.

Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
David Manders: Yes

PUBLIC HEARING

Wawa Food Market & Fueling Station- Located on the southeasterly corner of Delsea Drive and Almond Road, Block 2201, Lot 97, Project #15-00016, minor site plan approval to construct a 575 square foot fenced trash enclosure area and an 80 square foot storage shed for an existing retail store and gasoline station.

The applicant was represented by Duncan Prime, Esq. and requests a minor site plan approval to construct a 575 square foot fenced trash enclosure area and an 80 square foot storage shed for an existing retail store and gasoline station. The enclosure will be 14' x 36' and will be for the exterior storage of trash and recyclables. The store was originally designed with internal trash storage. Trash has increased with business. The proposed trash enclosure will be more efficient and trash pickup will go from daily to 2 -3 times per week.

Daniel Dougherty, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, colored site plan rendering dated May 13, 2015. Business has increased and more trash is generated and more totes are needed. Wawa is eliminating the internal trash storage procedure and constructing outdoor trash enclosures. The proposed trash enclosure will be located at the northeast corner of the Wawa site. There will be a trash compactor for regular trash and a conventional dumpster. There will also be a water line for cleanup of the enclosure. Trash pickup will take place 2 to 3 times per week and it will only take a few minutes. They are also proposing a small 80 square foot shed. It will replace the current rotted wood storage shed.

Ms. Hicks noted that the City of Vineland has received complaints about the totes at the Wawa on Sherman Avenue and Delsea Drive.

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

John Casadia: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

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

Michael Pantalone: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes

David Manders: Yes

Patricia O'Donnell- Located on the southerly side of Thornhill Road east of Palermo Avenue, Block 6411, Lot 43, Project #15-00023, minor subdivision approval to create two new lots with one remainder lot and variances for lot area and lot frontage.

The applicant was represented by Michael Fralinger, Esq. The applicant requests a minor subdivision approval to create two lots with one remainder lot. The lot is approximately 13 acres and it is located in the R-4 zone. The applicant agrees with the reports provided by the Planning Division and Engineering Division. The proposed new lot 43.03 will contain a net area of 16,350 square feet, frontage of 109 feet on Thornhill Road and depth of 150 feet. The proposed new lot 43.02 will contain a net area of 16,350 square feet, frontage of 109 feet on Thornhill Road and a net depth of 150 feet. The proposed remainder of lot 43 will contain a net area of 12.243 acres, with existing frontage of 528 feet along Palermo Avenue and proposed frontage of 160 feet on Thornhill Road. There are variances for lot area, lots 42.02 and 42.03 have 16,350 square feet whereas 16,500 square feet is required. Lots 43.02 and 43.03 will have 109 feet whereas 110 feet required.

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

Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Yes
David Manders: Yes

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

John Casadia: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
David Manders: Yes

DEVELOPMENT PLAN

North Main Road Properties, LLC- Located on the Northwesterly corner of Main Road and Adams Avenue, Block 3107, Lot 8, Project #15-00024, preliminary/final major site plan approval to construct a 6,450 square foot two-story medical office building (5,450 square foot first level and 1,000 square foot second level) as a first phase and a 6,000 square foot one-story medical office building as a second phase. The applicant was represented by Michael Fralinger, Esq. The property is located at the northwest corner of Main Road and Adams Avenue. They are proposing the construction of two medical office buildings in two phases. The lot is 4.5 acres in size. Majority of the lot is in the R-P zone and the western portion is in the R-3 zone. They are only proposing development in the R-P zone.

Dr. Frank D'Orio, Member of North Main Road Properties, testified on his own behalf. His current office is 4200 square feet and it is too small. The proposal is to place his office at the corner of Adams Avenue and Main Road. The new building will 5450 square feet on the first floor and 1,000 square feet on the second floor. The office is open Monday through Friday, 7:30 AM through 5:00PM, and they are not open on the weekends. There are 11 employees that work on a shift. They schedule patients every 20 minutes and the last patient is seen at 4:30PM.

Steven Filippone, Professional Engineer, testified on behalf of the applicant. The lot is 4.56 acres and it has a vacant block building. Parking is proposed in between the two proposed buildings. Exhibit A-1, marked up site plan. Exhibit A-2, front elevation. Exhibit A-3, rear elevation of the building. There will be two phases to this project. Phase 1 will be Dr. D’Orio’s office, two driveways, parking, landscaping, sidewalks, and the shallow basin along Adams Avenue. Phase 2 will be the second building, landscaping, and the remainder of the parking. The applicant will comply with the sign standards so no variance is required. The landscaping proposed far exceeds the ordinance standards and that includes street and parking lot shade trees. The storm water management system is based upon a hundred year storm. The low point is along Adams Avenue and there will be no increase in water. He designed the shallow basin along Adams Avenue and it is 18” deep with a stone trench system. The applicant is seeking a waiver for front yard setback of 3’ whereas 30’ is required. The applicant needs a waiver from having a front entrance that faces the street. The intent is to have the parking lot as close to the entrance as possible for patient convenience. They will be providing pedestrian walkways from Adams Avenue to the site as required. Sidewalks will also be installed along Main Road frontage and along Adams Avenue and it will stop at the zone line. The basin will reduce runoff from the site and it will go into the inlet at Main Road and Adams Avenue.

David Manders, Licensed Architect, testified on behalf of the applicant. He prepared exhibits A-2 and A-3, front and rear elevations. R-P Zone requires the buildings “to be suitable to the architectural character of a residential neighborhood”. He created bumps in and out of the building and roof with slopes to make it have residential character. Another residential character is that the siding has brick and stone. The roof is asphalt and the windows are Anderson type residential windows. A non-residential building will be boxy and flat. The second floor is hidden within the roof lines. Phase 2 has not been designed but it will match building number one.

David Horner, Professional Engineer, testified on behalf of the applicant. He reviewed the traffic generation and impact at this site. He used the Traffic Engineers and Traffic Generation calculations which gives you a general idea. Most of the traffic comes from Main Road and Landis Avenue. Peak hours are from 7:00AM to 9:00AM and 4:00PM to 6:00PM. Medical offices are consistent all day. Most drivers will use the quickest route, so they will not use Adams Avenue. There is no need for off tract road improvements because there is very minimal impact on the roadways.

Jon Pederson, member of the public, stated that he is concerned with traffic on Adams Avenue. He questions why they have two driveways. People will not turn left onto Main Road because of the traffic. He does not agree that the building has residential character.

Samuel Connor, member of the public, concerned with the traffic and driveway access onto Adams Avenue.

James Rosatti, member of the public, believes this application is better than the one that went to the Zoning Board. This proposal is better than having 5 or 6 homes there.

Virgil Morton, member of the public, concerned with traffic, drainage, and trees blocking sight onto Main Road.

The Chairman entertained to approve the request. Ms. Velez so moved, Ms. Scarpa seconded.

Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
Christine Scarpa: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes
Ryan Headley: Yes
Sandy Velez: Yes
John Casadia: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes

TIME: 10:15 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary