

MINUTES
July 8, 2015

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Vice Chairman Mr. Michael Pantalone at 6:45 PM in the Fourth Floor Conference Room of City Hall. Present were:

Christine Scarpa
Maria Perez
Stephen Plevins
John Casadia
Ryan Headley
Gary Stanker
Sandy Velez
Michael Pantalone

Also present were:

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

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.

Chick-Fil-A Parking Lot- Located on the easterly side of Delsea Drive between New Jersey Route 55 and Smith Street, Block 7004, Lot 21, Project #15-00035, minor site plan approval to revise the parking and on-site access adjacent to an existing fast food restaurant.

Mr. Hawk explained that Chick-Fil-A is at the Cumberland Mall. They want vehicles exiting the drive thru to not turn left. They have cones directing the cars. They City would like this change to be done with a design and permanency.

Mr. Maillet explained that the pork chop design will guide cars in the direction that the restaurant wants them to go.

Davy Cold Storage Addition- Located on the easterly side of DeMarco Drive between Garden Road and Industrial Way, Block 1005, Lot 13, Project #15-00032, preliminary/final major site plan approval to construct a 19,650 square foot addition to an existing cold storage facility.

Mr. Hawk explained that there are two operations on this site. There is a trucking operation and a cold storage operation. The cold storage business needs more space and will be expanding dock areas. Most of the relief is around the storm water management basin with an expansion of a shallow basin. There is a basin proposed in the front. There is an impervious coverage variance. There is storm water management basin relief required. Front yard basins have to be 2' or less. It will be fenced 6' high with black vinyl coated chain link. It will be heavily landscaped from DeMarco Drive. The back basin needs

relief for the setback. There is an industrial site behind it. The shape of the basin in the front will need a waiver for its shape.

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
Stephen Plevins
John Casadia
Ryan Headley
Gary Stanker
Sandy Velez
Michael Pantalone

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 June 10, 2015 board meeting.

The Vice Chairman Mr. Pantalone made a motion to approve the minutes.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Ryan Headley: Abstain
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes

RESOLUTIONS – Approval of resolutions from the June 10, 2015 board meeting.

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

#6122
Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Abstain
Ryan Headley: Abstain
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes

Chick-Fil-A Parking Lot- Located on the easterly side of Delsea Drive between New Jersey Route 55 and Smith Street, Block 7004, Lot 21, Project #15-00035, minor site plan approval to revise the parking and on-site access adjacent to an existing fast food restaurant.

The applicant was represented by Victoria Fannon, Esq. This application is for a minor site plan approval to improve circulation at an existing Chick-Fil-A located at the Cumberland Mall. The amendment will be

to improve both vehicle and pedestrian safety. The proposal is for a right turnout only for vehicles exiting the drive-thru. There are cones currently in place directing the traffic.

Brian Conlon, Professional Engineer, testified on behalf of the applicant. He submitted Exhibit A-1, a copy of an enlarged site plan dated May 11, 2015. Vehicles exiting the driveway can turn left or right. The applicant has placed cones for a right hand turn only. They will be placing curbing and signage to direct the traffic permanently. Only one parking space will be lost but the overall entire site exceeds the ordinance for parking.

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

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Michael Pantalone: Yes

PUBLIC HEARING

Davy Cold Storage Addition- Located on the easterly side of DeMarco Drive between Garden Road and Industrial Way, Block 1005, Lot 13, Project #15-00032, preliminary/final major site plan approval to construct a 19,650 square foot addition to an existing cold storage facility.

The applicant was represented by Rocco Tedesco, Esq. The applicant has been a successful business in Vineland for many years. Currently there are two uses on the site. The cold storage facility and the trucking terminal. They are now seeking an approval to add an addition to the cold storage facility of 19,650 square feet. There is one variance for impervious lot coverage of 66.46% whereas a maximum of 60% is permitted. There are also some design waivers. In the Planning Report, there are items to be addressed. The applicant will satisfy the storm water management front setback of 40'. Item 6b, rear set back waiver of 10' whereas a minimum of 20' is required. Item 6c, the applicant will screen and fence the basin. They need a waiver for the front yard. Item 6d, waiver for not having a curvilinear basin in the front yard. Item 7a, applicant will change the existing woodlands with evergreens. Item 7b, waiver for screening material in basin #1A. Item 7c, applicant will provide screening to the adjacent residential uses. Item 9b, applicant was previously granted a variance for signage. One was not constructed and it will be shown on the perfected plans. As for the Engineering Report, there are comments to be addressed. The applicant will revise the plan detail to show the details for basin 1. Item 8, the applicant will install bollard to protect lights. The remainder of the report is acceptable.

Mr. Hawk indicated that the City Construction Official has approved the two handicap parking spaces.

The Vice Chairman entertained to close the public hearing. Ms. Perez so moved, Ms. Velez seconded.

Stephen Plevins: Yes
John Casadia: Yes
Ryan Headley: Yes
Gary Stanker: Yes
Sandy Velez: Yes
Maria Perez: Yes

Michael Pantalone: Yes

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

John Casadia: Yes

Ryan Headley: Yes

Gary Stanker: Yes

Sandy Velez: Yes

Maria Perez: Yes

Stephen Plevins: Yes

Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes

Ryan Headley: Yes

Gary Stanker: Yes

Sandy Velez: Yes

Maria Perez: Yes

Stephen Plevins: Yes

Michael Pantalone: Yes

TIME: 8:08 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary