

MINUTES
April 21, 2016

SPECIAL MEETING

Present were:

Maria Perez
Stephen Plevins
Christine Scarpa
Angela Calakos
Gary Stanker
Michael Pantalone

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on April 16, 2016 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.

Vineland Public Charter School- Located on the northerly side of Pennsylvania Avenue between Lincoln Avenue and Hance Bridge Road, Block 7201, Lot 53, Project #16-00007. Preliminary and final major site plan approval to construct a 36,189 square foot elementary/middle school building.

The applicant was represented by Clint Allen, Esq. The Planning Board granted a minor subdivision for this lot. 10.62 acres will be dedicated to school and the remainder will be farm use. The school is a permitted use. There are no variances associated with this application. They will be satisfying all of the comments in the Planner's Report except for a couple of waivers. One way driveway of 25' wide whereas maximum 17' is permitted. Screening and landscaping around the perimeter of the stormwater basin. An asphalt apron for the main driveway whereas 6" thick concrete is required. Twenty bicycle parking spaces whereas forty-nine spaces are required and spaces to be uncovered. They will comply with the remainder of the Planner's report. As to the Engineer's Report, comment 19, they will construct improvements to the turning lanes on Pennsylvania Avenue at Lincoln Avenue. The applicant will consult with the City Engineer to resolve all drainage issues.

Mr. Hawk stated that there are some housekeeping items. The back or rear driveway is now identified as a one way drive. It was reviewed as a two way drive and now it is overly wide.

Mr. Allen explained that there will be more room for drop offs. There will be two lanes with cars going in the same direction. They need a design waiver for 25' whereas 17' is required.

Mr. Hawk stated that the rear basin was new on the plan. The line goes into the 50' side setback.

Mr. Allen explained the rear basin goes into the setback and they will adjust that. The basin went from narrow and deep to wide and shallow.

Joseph Raday, Professional Engineer, testified on behalf of the applicant. The school is proposed at approximately 36,000 square feet. There will be a single driveway access from Pennsylvania Avenue. The site will have seventy parking spaces whereas sixty-seven are required. There will be an area for bus stacking in front of the school and a backup stacking location to the north. 14.1 acres will be used for the school and 10.5 acres will be farmed of 24.63 total acres. There are two stormwater management basins. One is to the right of the driveway and is 26,000 square feet. It will be 9.84' deep during a hundred year storm. The rear basin is 1.74 acres and will be 11.76' deep during a hundred year storm. There will be staggered drop offs for the students by grades. Seventh to ninth graders will arrive at 7:00AM and leave at 2:30PM. Kindergarten through sixth grades will arrive at 8:45AM and leave at 4:00PM. There will be passenger car drop offs in the rear of the school. The loading for buses will be in the rear of the school. There will be directional signs along the access drive. Additional landscaping will be added and the basins will be curvi-linear. The lighting in the parking lot will be .5" candles of coverage. There are fresh water wetlands on the property at the east corner at Pennsylvania Avenue. They received a permit 6A from NJDEP. Ms. Hicks would like to obtain a copy of that permit. As to the Planning Report, the applicant has shown the service and loading areas on the plans. As to comment 7b, the mechanical equipment is located in a room about 3' deep with a rollup door form the outside. Comment 7c, there will be a sidewalk and curb added along the driveway and along Pennsylvania Avenue.

Fredrick Kinkade, Licensed Architect, testified on behalf of the applicant. The school is one story and slightly over 36,000 square feet with twenty eight classrooms arranged in wings. The school will be from Pre-K to ninth grade. The utility/mechanical space has a rollup door for access from the outside. It is about 3' deep. The electric service equipment will also be in this room. Exhibit 5, building elevations. There will be a canopy and tower at the main entrance. The building will be brick veneer with various heights.

Stephen Lewis, member of the public, expressed concern about the drainage basin not having a fence.

Mr. Raday explained that the basin will be very shallow and would not pose a danger to the children.

Ms. Hicks indicated that she was uncertain about Re-Capture. She was only similar with Landis Sewerage Authority doing it.

Mr. Clint explained that it would be a portion of the impact of that intersection.

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

Stephen Plevins: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins: Yes
Christine Scarpa: Yes
Maria Perez: Yes
Angela Calakos: Yes
Michael Pantalone: Yes

TIME: 6:14 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary