

MINUTES
September 14, 2016

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 Second Floor Caucus Room of City Hall. Present were:

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

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Stephen Hawk, Principal Planner
Brian Myers, City Engineer

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

Leonard & Calamity Singleton- Located on the northerly side of Old Lake Road opposite of Columbia Avenue, Block 105, Lot 14, Project #16-00030. Minor site plan approval to establish a small landscape contractor's yard that consists of a 657 square foot office trailer, two storage trailers consisting of 320 square feet each (8' by 40' each) all part of a total developed area, devoted to the small contractor's yard use, of 4,990 square feet.

Mr. Hawk explained that there was enforcement on this site. The City has the applicant seeking an approval for a small contractor's yard. There a single family dwelling and activity will take place in the rear. The area has to be developed to meet a small contractor's yard standard. The Construction Official wants permits for the trailers. One parking space will have to be handicapped accessible. The Zoning Officer suggested fencing around the developed area so that the business does not expand further. They should have specifics on the landscaping. They should also have specific information on the operation of their business.

Del Rey Farms, LLC- Located on the southerly side of Vine Road between Main Road and Brewster Road, Block 1910, Lots 3 and 4, Project #16-00047. Preliminary/final major site plan approval to construct a 22,384 square foot building addition to an existing 12,000 square foot truck terminal building and to convert the entire floor area (34,384 square feet) to a food processing use.

Mr. Hawk explained that the property goes back on an angle. Milbridge Farms are the operators. There is a large expansion being proposed in the rear. There is an "L" shaped basin in the front. There will be some clearance of tress and street trees will be added. They will be four trees short of the requirement. There is a concrete pad adjacent to the addition. The stone area is not a permitted surface. There are waivers for rear yard setbacks and the basin.

Arthur & Stephanie Baruffi- Located on the northwesterly corner of Dante Avenue and Whispering Woods Way, Block 5208, Lot 1, Project #16-00053. Minor subdivision approval to create one new lot with one remainder lot.

Mr. Hawk explained that this location is at Dante Avenue and Whispering Woods Way. This request was approved ten years ago and they did not record it in time. They are seeing a new approval.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 12, 2015 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.

Roll Call:

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

MINUTES – Approval of minutes from the August 10, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

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

RESOLUTIONS- Approval of resolutions from the August 10, 2016 board meeting.

The Chairman made a motion to approve the minutes.

Roll Call:

#6177

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

#6178

Michael Pantalone: Yes
Maria Perez: Yes
John Casadia: Yes
Sandy Velez: Abstain

Ryan Headley: Abstain
 Christine Scarpa: Yes
 David Manders: Yes

#6179
 Michael Pantalone: Yes
 Maria Perez: Yes
 John Casadia: Yes
 Sandy Velez: Abstain
 Ryan Headley: Abstain
 Christine Scarpa: Yes
 David Manders: Yes

Leonard & Calamity Singleton- Located on the northerly side of Old Lake Road opposite of Columbia Avenue, Block 105, Lot 14, Project #16-00030. Minor site plan approval to establish a small landscape contractor’s yard that consists of a 657 square foot office trailer, two storage trailers consisting of 320 square feet each (8’ by 40’ each) all part of a total developed area, devoted to the small contractor’s yard use, of 4,990 square feet.

The applicant was represented by Matthew Robinson, Esq. The applicants operate Clear Property Solutions. It is a landscaping and property maintenance company. There are a total of four employees including the applicants. The largest vehicle used is equivalent to a Ford F550. Employees receives their assignments and do not return until the end of the day. The applicants did not know that they were operating their business illegally and are now seeking the approval for a small contractor yard. The hours of operation are sun up to sun down. There will be no storage of any materials such as mulch, stone, shrubs or trees. They will park their business vehicles in the approved parking spaces and no work will be done on site. They are seeking a waiver for the driveway width. They have two work trucks and there is not a lot of traffic on site. The applicant will comply with all the comments in the Planning Report and Engineering Report.

Calamity Singelton, Owner, testified on her own behalf. She confirmed that there are three Ford F-150 trucks on site. One is a personal vehicle and the other two are for the business.

Mr. Hawk explained that based on the testimony and nature of the business, a concrete driveway and curb along Old Lake Road are not required. There are no objections to granting a waiver for the stone surface driveway. There should be a paved driveway apron at Old Lake Road extending ten feet to prevent stone and gravel from entering the road. He has no objection to the installation of a motion active light.

Ms. Singleton agreed to plant Leyland Cypress trees around the perimeter of the contractor’s yard.

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

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

Del Rey Farms, LLC- Located on the southerly side of Vine Road between Main Road and Brewster Road, Block 1910, Lots 3 and 4, Project #16-00047. Preliminary/final major site plan approval to construct a 22,384 square foot building addition to an existing 12,000 square foot truck terminal building and to convert the entire floor area (34,384 square feet) to a food processing use.

The applicant was represented by Michael Fralinger, Esq. The site is the former Millbridge Farms in Vine Road. The building is a 12,000 square foot cold packing storage facility. Del Rey Avocado, Inc. will be using the building. They have a lease for this site for twenty years. The Vineland site is the base for their east coast operations and they want to increase east coast presence. Avocados will be delivered from Mexico, California and South America. The avocados will be bagged and ripened for distribution. Exhibit A-1, five Google aerial photographs of the site. There is currently a U-shaped drive. Trucks utilize the western part of the driveway and the surface is hard packed stone. They would like to pave the drive aisle with a fifty foot driveway entrance for trucks with a thirty foot radius. The thirty foot radius is required as a result of the location of an existing fire hydrant and utility pole. Currently, there are 5-10 tractor trailers per day. There will be approximately fifteen trucks with the expansion. The expansion will provide more storage and space for the operation. They will be adding fourteen parking spaces and it will be more than adequate with four employees. A waiver is being requested to use the stone truck parking and maneuver area. The gravel drive on the east side would be eliminated and grass will be planted. The storage trailer on the east side will be removed.

Robert Lucy, Managing Member of Del Rey Farms, testified on behalf of the applicant. There will be no food processing on site. The avocados will be delivered, bagged and shipped out. There is a small amount of truck traffic because each shipment has large loads. They have been at this location for twenty to twenty-five years. They want to expand because there has been a demand for avocados. Hours of operation will be from 8AM until 5PM daily.

Mr. Fralinger went over the Planning Report. The site plan will be revised to reflect items requested in paragraph 2. The variance in 6(a) will be eliminated. They are seeking waivers in paragraph 7(a) through 7(d). Paragraph 8(a), the applicant will plant 12 shade trees. The applicant will landscape and screen the basin along the frontage of Vine Road. A waiver is being requested for the stone maneuver area and waiver for full frontage concrete curb. The applicant is seeking a waiver for plan size.

Gregory Simmons, Professional Engineer, testified on behalf of the applicant. The stormwater basin design is based on the high water table. The basin will be updated to meet New Jersey's regulations. The drainage on the site will improve and there will be less water discharge. The applicant is seeking a waiver for the basin. The 1 foot freeboard is calculated based on the 100 year storm and there must be 1 foot freeboard above that elevation. The Engineering Report references a plug at the basin discharge. This is for an emergency drain of the basin. Paragraph 4, the discharge from the basin into the roadside ditch. There is a 12 inch pipe for that purpose. Paragraph 11, full frontage curbing. Curbing will limit water flow. Without the curb, water is going to the basin and the inlet and then discharge. Paragraph 16, there are not levelers at the loading docks.

Mr. Myers indicated that he was satisfied with the stormwater management basin.

The applicant agreed to install approximately thirty-five feet of concrete curb along Vine Road frontage between the two drive openings.

Ms. Hicks indicated that the ordinance requires asphalt paving for truck maneuvering areas. There is no objection to the screening on the west side. She also inquired about the dumpster.

Mr. Fralinger indicated that the dumpster would be removed and replaced with an enclosed compactor.

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

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

Arthur & Stephanie Baruffi- Located on the northwesterly corner of Dante Avenue and Whispering Woods Way, Block 5208, Lot 1, Project #16-00053. Minor subdivision approval to create one new lot with one remainder lot.

Mr. DiDomenico explained that the applicant could not attend the meeting. This type of request was previously done in committee meetings with the professionals. There are no variances and both are compliant. There are no issues.

Mr. Hawk explained that that is a sight triangle comment and it will be part of the deed.

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

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.
Roll call:

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

TIME: 9:28 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary