

MINUTES  
April 12, 2017

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:

Maria Perez  
Stephen Plevins  
Michael Pantalone  
Sandy Velez  
John Casadia  
Gary Stanker  
David Acosta  
David Manders

Also present were:

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

Eephta, LLC- Located on the northwest corner of Delsea Drive and Sherman Avenue, Block 6101, Lot 25, Project #17-00009. Preliminary/final major site plan approval to build an addition to the existing commercial building and use same as a combined 2-story liquor store, bar/restaurant and banquet hall. The proposed building would contain 26,293 square feet (11,620 square foot first floor/10,458 square foot second floor/2,215 square foot second floor outside terrace/2,000 square foot basement).

Ms. Hicks explained that this site is on the corner of Sherman Avenue and Delsea Drive. They are proposing a building addition and an addition to the second floor. The biggest issues are the variances and waivers. 404 square feet is allowed for the front yard setbacks and they are requesting 1,009 square feet. Paragraph #8, property has gross violations on the site. They have expanded to the north and west without approvals. The paragraph has existing conditions and what are legitimate conditions. There has not been any enforcement on that issue for years. Their demo plan is proposing removal of all existing site work. There are islands and they are seeking a waiver for parking stalls per island. They are proposing extensively more landscaping than the ordinance requires. Entrances are located on Sherman Avenue and Delsea Drive. The basin extends into the front yard area and it is not fenced. The basin is 3 feet deep. The property next to it is wooded.

Mr. Myers explained the drainage process and how it tied to the County inlet.

Investigation to be made by the Planning Board to determine whether the area consisting of Block 2801, Lots 5, 9, 10, and 11 is in need of redevelopment. Adoption of Vineland Construction Redevelopment Study Area Map and basis for the Investigation Statement.

Ms. Hicks explained that the statement had to be adopted. There is a special meeting for Thursday, April 27, 2017 at 6:45PM.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 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.

ROLL CALL-

Maria Perez  
Stephen Plevins  
Michael Pantalone  
Sandy Velez  
John Casadia  
Gary Stanker  
David Acosta  
David Manders

MINUTES – Approval of minutes from the March 8, 2017 board meeting.  
The Chairman made a motion to approve the minutes.

Roll call:

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS – Approval of minutes from the March 8, 2017 board meeting.  
The Chairman made a motion to approve the minutes.

#6202:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6203:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6204:

Maria Perez: Abstain

Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6205:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6206:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6207:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6208:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

#6209:

Maria Perez: Abstain  
Stephen Plevins: Yes  
Michael Pantalone: Yes

Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

OPEN PUBLIC HEARING

Maria Perez: Yes  
Stephen Plevins: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
John Casadia: Yes  
Gary Stanker: Yes  
David Acosta: Yes  
David Manders: Yes

PUBLIC HEARING -

Eephta, LLC- Located on the northwest corner of Delsea Drive and Sherman Avenue, Block 6101, Lot 25, Project #17-00009. Preliminary/final major site plan approval to build an addition to the existing commercial building and use same as a combined 2-story liquor store, bar/restaurant and banquet hall. The proposed building would contain 26,293 square feet (11,620 square foot first floor/10,458 square foot second floor/2,215 square foot second floor outside terrace/2,000 square foot basement).

The applicant was represented by Stephen Nehmad, Esq. The property is located on the corner of Sherman Avenue and Delsea Drive. The applicant is seeking a site plan approval and there are bulk variances associated with this application. Impervious coverage on this site is at almost 100%. The other three corners are developed. This is a permitted use and they are introducing an entire new site plan. They will be enhancing the building and adding over 500 plantings. Impervious coverage on the site will be reduced. They are trying to adaptively reuse the existing building. They are introducing store water management on the site to reduce off. A site plan approval cannot be denied because of offsite traffic. They will demonstrate that access will be safe. As for parking, the site has been studied for the proposed uses. They are committed to having a professional management parking company for special events. They will be able to stack parking in the rear to control parking.

William Gilmore, Professional Civil Engineer, testified on behalf of the applicant. Exhibit A-1, survey of the property. Exhibit A-2, photograph of existing conditions. There is paving right up to the curb. Site is 95% impervious coverage. Exhibit A-3, aerial. Concrete has cracks and paving goes up to curb line. The site is non-conforming. There are two access points. No real circulation on the site. Drive isles are not delineated. There is no landscaping. There are no basins. Exhibit A-4, landscaping plan. They have relocated the driveway on Sherman Avenue away from the traffic intersection. Storm water management on the west side. There are 94 parking spaces whereas 119 parking spaces are required. They have a conditional approval with the County. They are going to require an easement. They have been in contact with NJDOT for Delsea Drive. They may move the access on Delsea Drive to line up with the McDonalds across the street. Exhibit A-6, rendering with relocated driveway on Delsea Drive if required by NJDOT. The site plan will remain the same with the exception of the driveway. Impervious coverage will be reduced to 65% from 95%. As for the storm water management, it is designed for a 2 year storm and will lessen runoff. The landscaping will be irrigated. They are adding a total of 503 plants, shrubs and trees. They want a clean and attractive site. They have two separate ADA sections and an elevator. They will be removing all of the concrete and stone. It will look like a brand new site. They are seeking

a variance for front yard setback. They are not getting any closer to the roadway. They are continuing the footprint of the existing building. The front yard landscape buffer is the area north of Delsea Drive. There is no landscaping there today. A site requires 119 parking spaces. The Engineering Department would like them to lose 3 spaces near the access. Applicant will hire a parking service for special events to control parking. They can meet the parking requirements when they stack cars during a large event. Exhibit A-7, rendering demonstrating how they can stack cars. There will be a separate area for the restaurant and liquor store. As for two way driveway width, proposing 35' whereas 34' is required to enhance safety. Maximum driveway width, proposing 18' whereas 17' is required. Basin access is 10' whereas 12' required. Parking space width, proposing 9' whereas 9.5' is required. Parking tree islands, exceeding the number of spaces per row. Providing landscaping around the basin because it is shallow. Waiver for part of the basin in the front yard. As for bicycle parking, there are many areas that it can be placed. They are proposing to not cover the bicycle parking.

John Peterson, Architect, testified on behalf of the applicant. He designed the interior and exterior of the building. Exhibit A-8, first floor layout. Liquor store, restaurant, bar, kitchen space, entrance to banquet hall. There will be interconnectivity between the spaces. Exhibit A-9, second floor layout. Plan will be developed over time. Exhibit A-11, floor plans. Second floor has the main banquet room. They wanted an elegant facility. Tables accommodate 8 people per table. The plans are based on 200 people. Building code may ask to design for a higher occupancy. Exhibit A-10, elevations of proposed building. There will be a lot of life to the building as it is being used. At night, it will be well lit. There will be an outside terrace. The mechanicals will be on the roof. The building will be done in phases.

Mr. Singh, Contract Purchaser, testified on his own behalf. He would like to have a high end bar and restaurant with table games. It will be a family style restaurant. The liquor store will be more of a wine store and have the best wines in the world. He would like a banquet hall with a small dance floor. Catering will done outside and brought in for events.

Mr. Manders had questions about the square footage of each section.

Mr. Peterson explained that the banquet hall will be 4500 square feet, restaurant 3600 square feet, first floor terrace 700 square feet.

Mr. Nehmad explained that the allowed occupancy can be deed recorded.

Deanna Drumm, Traffic Engineer, testified on behalf of the applicant. Did a traffic study and parking study. Maximum peak will be at 90 spaces for 1 to 2 hour time frame. That does not account for valet or stack parking. Looked at different locations in Vineland. They varied in sizes and locations. Peak parking for liquor stores was 12 spaces from 5-7PM. The liquor stores are a lower parking intensity. The different uses will have different time frames. They have to balance parking requirements and parking demand. The 90 parking spaces are for the banquets. Many people are from out of town and staying at hotels and they are using a hotel shuttle or taking an UBER. A valet plan is common for banquet halls. NJDOT has asked them to move the Delsea Drive access back. It will be a better plan. Moving the building back will be a detriment to the circulation. It is a corner property and access will be difficult. The access points will have to be moved closer to the intersection. It will be a detriment to the site.

Tiffany CuvIELLO, Professional Planner, testified on behalf of the applicant. The property is 1.3 acres and located in the B-3 zone. The use is permitted in the B-3 district. A community member will be investing into the City. The variances that are being requested are minor. They are trying to rehab the existing building. They are looking to reduce the lot coverage by 28%. They are providing over 500 plantings. They are providing storm water management. They are creating an improvement to the property. The other corners are developed. This is a vibrant plan for the intersection and creates life. They are willing

to incorporate a deed restriction so the board is comfortable with what they are approving. Everything that they are proposing is permitted. This is an appropriate location for the use. The use peaks at different times than the other uses in the area.

Mr. Nehmad would like to continue until the next available meeting.

Mr. DiDomenico stated that there would be no additional notice.

SPECIAL BUSINESS -

Investigation to be made by the Planning Board to determine whether the area consisting of Block 2801, Lots 5, 9, 10, and 11 is in need of redevelopment. Adoption of Vineland Construction Redevelopment Study Area Map and basis for the Investigation Statement.

The Chairman entertained a motion to approve the map and investigation statement. Mr. Pantalone so moved, Ms. Velez seconded.

- Sandy Velez: Yes
- John Casadia: Yes
- Gary Stanker: Yes
- Maria Perez: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

- Sandy Velez: Yes
- John Casadia: Yes
- Gary Stanker: Yes
- Maria Perez: Yes
- Stephen Plevins: Yes
- Michael Pantalone: Yes
- David Acosta: Yes
- David Manders: Yes

TIME: 10:37 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary