

MINUTES
October 10, 2018

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:

Sandy Velez
John Casadia
Keith Salerno
Stephen Plevins
David Acosta
David Manders

Also present were:

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

Vineland Construction- Schmidt Baking- Located on the westerly side of North West Avenue between Wood Street and Park Avenue, Block 2802, Lot 4, Project #18-00071. Preliminary/final major site plan approval to construct a 3,213 square foot building addition with associated site improvements to an existing building currently being used by the Schmidt Baking Company.

Mr. Headley explained that this project is located on the west side of North West Avenue. There are a mixed of different tenants in the area. One is Schmidt Baking and they have a masonry building used for their operation. They are looking to expand this building. They are also installing some pavement and a gate. There are no variances but there is one waiver for an entrance that is 21' and recommending that they widen to 24' for two way traffic. This application is a little bigger than a minor site plan so asking for waivers from the major site plan check list. Staff does not have an issue with this. The property does have a conservation easement.

Grove Lane Minor Subdivision (Re-Approval)- Located on the westerly corner of Grove Lane south of Forest Grove Road, Block 803, Lot 3, Project #18-00077. Minor subdivision approval to create 2 new lots with one remainder lot.

This is an application that was approved previously. The deeds were not filed in time so they need a new approval to file the deeds.

Redevelopment Plan Amendment- 739 E. Wood Street, Block 3021, Lot 7.

Ms. Headly explained that this is a carryover from last month. The applicant brought in a sketch showing parking spaces as requested by the board. They needed to show that there was room for eight parking spaces for both properties. The applicant will discuss it at the meeting.

Mr. DiDomenico stated that a resolution was prepared and it will be voted on.

DGM Properties, LLC- Brown Major Subdivision- Amendment to a previously approved resolution.

Mr. Headley explained that this is a previously approved major subdivision. The original approval required them to slightly widen Brown Road. They are asking for relief from that condition. The City Engineer has checked the road and it is in good shape. If they widen the road 5', it would be a significant expense for the applicant. Some utility poles would have to be moved back a few feet. Staff does not see any issues with amending this approval.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 9, 2017 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-

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

MINUTES –

Approval of minutes from the September 12, 2018 board meeting.
The Chairman made a motion to approve the minutes.

Roll call:

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

Vineland Construction- Schmidt Baking- Located on the westerly side of North West Avenue between Wood Street and Park Avenue, Block 2802, Lot 4, Project #18-00071. Preliminary/final major site plan approval to construct a 3,213 square foot building addition with associated site improvements to an existing building currently being used by the Schmidt Baking Company.

The applicant was represented by Damien DeDuca, Esq. Exhibit A-1, aerial photograph of the area with buildings A through E. Building E contains Schmidt Baking which is the largest independent bakery in the United States. Their headquarters is in Baltimore, MD. The lot in question is over 11 acres. The applicant is proposing to construct an addition to an existing warehouse facility of just over 3,200 square feet. Paving will also be added to the site. Schmidt Baking bakes the bread in Baltimore. The bread is then transported to Vineland by tractor trailer to a warehouse then distributed by small trucks. The use is low intensity. There are small trucks that make deliveries from the site once a day. The application is slightly larger than a minor site plan.

Timothy France, Vice President of Real Estate Operations, testified on behalf of the applicant. There are four employees at this site. Deliveries of bread are made by a 53' tractor trailer. The bread is then delivered from the site by a 16' owner/operator truck. They currently have fourteen truck operators. They leave the site between 4am and 6am. Most of the operators do not return to the site until the following morning. There are some operators that park their trucks on site overnight. Parking is more than adequate for the site. The warehouse operates Monday through Saturday and is closed on Sunday.

A Conservation Easement was granted to NJDEP in exchange for a Stream Encroachment Permit. This area will not be disturbed.

Kevin Dixon, Professional Engineer, testified on behalf of the applicant. He prepared the plan and is familiar with the site. He submitted Exhibit A-2, aerial of the site plan. The site is 11.4 acres with five buildings. Building E is the subject of this application is located at southwest corner of the property and is the smallest building on the site. The applicant is proposing a 3,213 square foot addition together with loading bays along the site. The addition will be located on the pavement area. They are also proposing a 1,813 square foot L-shaped paved area. The City Land Use Ordinance requires one parking space per 5,000 square feet for a warehouse. Less than two parking spaces are required. There is adequate parking for the site. The property will be ADA compliant. The applicant agrees to the comments in the Planning and Engineering Reports. They will repair pavement on site as required and that will satisfy comment nine in the Engineering Report.

Mr. Meyers and Mr. Headley have no objection to the waiver for omitted plan details requested by the applicant. The application submitted is slightly larger than a minor site plan.

The Chairman entertained to approve the request. Mr. Casadia so moved, Mr. Salerno seconded.

Sandy Velez: Yes
John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

Grove Lane Minor Subdivision (Re-Approval)- Located on the westerly corner of Grove Lane south of Forest Grove Road, Block 803, Lot 3, Project #18-00077. Minor subdivision approval to create 2 new lots with one remainder lot.

Ms. Hicks explained that this is the third re-approval for this minor subdivision. It is creating two industrial lot plus a third lot where three is an existing access easement to an abutting school. The City is giving that portion to the Board of Education. The deeds were not recorded within the 190 days required.

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

John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Manders: Yes

The Chairman entertained to approve Resolution #6309. Ms. Velez so moved, Mr. Salerno seconded.

John Casadia: Yes
Keith Salerno: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Manders: Yes

Redevelopment Plan Amendment- 739 E. Wood Street, Block 3021, Lot 7.

Ms. Dacia Hibbert testified on her own behalf. This was carried over from last month. She submitted a sketch showing the eight parking spaces that is required.

Mr. Headly indicated that the sketch shows the eight parking spaces. The applicant should provide a cross easement for the two properties.

Staff is recommending a site plan if it is approved.

Mr. DiDomenico asked the applicant if she would be willing to provide a cross easement and parking easement for the two properties.

Ms. Hibbert agreed to provide a cross access and parking easement.

The Chairman entertained to make a recommendation to City Council. Ms. Velez so moved, Mr. Salerno seconded.

Keith Salerno: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
David Manders: Yes

The Chairman entertained to approve Resolution #6310. Mr. Salerno so moved, Ms. Velez seconded.

Keith Salerno: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
David Manders: Yes

DGM Properties, LLC- Brown Major Subdivision- Amendment to a previously approved resolution.

The applicant was represented by Michael Gruccio, Esq. The applicant seeks to amend the final major subdivision to eliminate the requirement to improve the five feet dedicated to the City. Two exhibits were submitted. The first was a tax map of the area and second was an aerial of the site. There is an approval from 2005 granting a six lot major subdivision. The lot consisted of approximately 30 acres. The lots are known as Lots 9.1 through 9.6, Block 104. Brown Road was an improved and serviceable road way. Per the resolution, the applicant dedicated a five foot strip of land to the City for the possible widening of Brown Road. The applicant is now seeking to eliminate that requirement along with any requirements to improve the five foot strip. Should the applicant be required to pave the five foot section fronting on the applicant's property, Verizon has indicated that 10 poles would have to be relocated. Verizon has quoted a fee of \$87,100 to move the poles. There are currently no plans to change Brown Road. The road ends just over the Cumberland County Boarder into Gloucester County. Widening the road will not make sense and it is not necessary.

The Chairman entertained to approve the request. Mr. Casadia so moved, Mr. Salerno seconded.

Keith Salerno: Yes
Stephen Plevins: Yes
Sandy Velez: Abstain
John Casadia: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Keith Salerno: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
John Casadia: Yes
David Acosta: Yes
David Manders: Yes

TIME: 8:30 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary