

MINUTES
March 14, 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:

Maria Perez
Stephen Plevins
John Casadia
Keith Salerno
Gary Stanker
Sandy Velez
Michael Pantalone
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

Walmart Modifications- Located on the northerly side of West Landis Avenue between Delsea Drive and Orchard Road, Block 2707, Lot 5, Project #18-00006. Minor site plan approval to construct an online grocery pickup parking area along with associated signage to an existing Walmart store.

Mr. Headley explained that the Walmart is on West Landis Avenue. They are proposing improvements to the back corner for an online grocery pickup service. There will be six parking spaces and alterations done to the building. An additional sign will be added to the façade and various directional signs. They are requesting a waiver for parking area shade trees. They are also proposing additional lighting so we want more information. Traffic in the rear of the building is prohibited. Bollards are being recommended for the parking stalls.

Vineland Municipal Electric Utility- Located at the southeasterly corner of Park Avenue and West Avenue, Block 2901, Lot 1, Project #18-00005. Preliminary/final major site plan approval to construct a new 30' x 100' storage building with two (2) 20' x 100' overhang canopies along the front and rear sides, a 30' x 250' solar panel array configuration, and reconfigure an existing parking area including construction of an additional parking expansion.

Mr. Headley explained that they are proposing to make modifications to the parking field. They are currently angled. They are adding pavement and re-striping for more stalls. They are installing solar panels along Park Avenue. The garage will be demolished and a new garage will be constructed. There are several variances being requested. Building line setback, front buffer, parking and impervious lot coverage.

PhilCorr, LLC- Located on the southerly side of Almond Road between State Highway Route 55 and North Mil Road, Block 2604, Lots 2 and 3, Project #18-00007. Preliminary/final major site plan approval to construct a 23,500 square foot building expansion and a paved 35 space truck/trailer parking area, with a new access drive off of Almond Road.

Mr. Headley explained that the project is located on Almond Road. They are proposing an expansion to the building and a truck parking area. They are also proposing an additional driveway for internal use. They have contracted a company that works solely for them. They are anticipating 35 trailer spots. They are parked, filled and removed. They property also have a rail way. There are several variances being requested. Impervious lot coverage, side buffer and signage. Waivers for truck parking, screening along residential use and trees along the western part of the property.

Chemglass Realty Major Site Plan Located on the westerly side of North Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lot 2, Project #18-00008. Preliminary/final major site plan approval to construct a 78,750 square foot industrial use building along with associated parking and site improvements to an existing industrial operation.

Mr. Headley explained that this project is on North Mill Road. The lot extends to a wooded area. They are proposing a new building on the lot. It will be almost the same size as the current building. There is one variance for impervious lot coverage of 57% whereas 50% is permitted.

Land Use Ordinance Amendment- Guarantees Required; Surety; Release

Kathleen Hicks, Supervising Planner, explained that Municipal Land Use law was revised by the State Assembly, State Senate and signed by the Governor. The change to the MLUL are to NJSA 40:55D-53, mandated certain performance and maintenance guarantees for site improvements. The new NJSA 40:55D-53 requires specific language in the local Land Use ordinance in order for surety requirements to be effective. Proposed changes were made to bring the MLUL up to date.

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-

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

MINUTES – Approval of minutes from the February 14, 2017 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

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

David Manders: Yes

Walmart Modifications- Located on the northerly side of West Landis Avenue between Delsea Drive and Orchard Road, Block 2707, Lot 5, Project #18-00006. Minor site plan approval to construct an online grocery pickup parking area along with associated signage to an existing Walmart store.

The applicant was represented by Stephen Nehmad, Esq. They are seeking an approval to construct an online pickup parking area with signage. Customers will place their grocery orders online, and they will arrive at a designated time to retrieve their order. Mr. Nehmad had his professionals sworn in. Stephanie Mulhern, Professional Engineer, Jeff Feliciano, Store Manager and Perry Petrillo, Licensed Architect.

Perry Petrillo, Licensed Architect, testified on behalf of the applicant. He has work with Walmart for many years, and he is familiar with their online grocery operation. He has prepared approximately 100 plans. The program is offered by other retailers and Walmart would like to join them. Customers would order four hours prior to pick up and select a pickup time. They will use their app and advise the store of their arrival. A Walmart representative will then deliver their order to the customer's car. This program is limited to groceries only. Exhibits A1 through A-4 were introduced into evidence. A-1, aerial photograph. A-2, Site plan dated January 10, 2018. A-3, Page C-03 of the site plan dated January 10, 2018 site plan and demolition plan. A-4, building elevations dated November 24, 2017. There will be six 12' wide parking spaces designated pickup spaces on the west side of the existing store. There is currently a compactor in that location that will be removed. There is a compactor in the rear of the store and it will be sufficient for the store. There are masonry walls that will be removed. Additional light fixtures will be installed for added security. A new door with a vision panel will be added to the building. Customers will not have access to this door. Hours for the online program will be 8:00 a.m. until 8:00 p.m. There will be signs at every entry point of the site directing customers to the pickup area. The location of the pickup area is configured upon the store operations.

The Chairman entertained a motion to approve the request. Mr. Pantalone so moved, Mr. Salerno seconded.

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

Vineland Municipal Electric Utility- Located at the southeasterly corner of Park Avenue and West Avenue, Block 2901, Lot 1, Project #18-00005. Preliminary/final major site plan approval to construct a new 30' x 100' storage building with two (2) 20' x 100' overhang canopies along the front and rear sides, a 30' x 250' solar panel array configuration, and reconfigure an existing parking area including construction of an additional parking expansion.

The applicant was represented by Michael Benson, Esq. There are some modifications to the existing layout. A dilapidated storage building will be demolished and replaced with a new larger building, 30' x 100'. There will be canopies located along Park Avenue. The canopies measuring 30' x 250' will have solar panels on the top and space for parking vehicles and equipment under. The solar panels will provide electric service to the main administrative building and the garage area. The plan reconfigures the parking lot which is currently very difficult to negotiate. There will be 59 parking spaces. The

applicant needs variances for building line setback from Park Avenue of 70' whereas a minimum of 100' required from the centerline. Front buffer of 0 feet whereas 25' required. One-site parking of 59 spaces whereas a minimum of 63 spaces required. Impervious lot coverage of 90% whereas a maximum 80% permitted.

Tom Dunmore, Supervising Engineer for Vineland Municipal Electric Utility, testified on behalf of the applicant. The benefit of the project is that it replaces a rundown storage building on site and solar energy will be produced on the site. Additionally, the parking area will be improved.

The Chairman entertained a motion to close the public hearing. Mr. Pantalone so moved, Mr. Stanker seconded.

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

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

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

PhilCorr, LLC- Located on the southerly side of Almond Road between State Highway Route 55 and North Mil Road, Block 2604, Lots 2 and 3, Project #18-00007. Preliminary/final major site plan approval to construct a 23,500 square foot building expansion and a paved 35 space truck/trailer parking area, with a new access drive off of Almond Road.

The applicant was represented by Michael Fralinger, Esq. The total acreage of the site is 14 ¾ acres. The expansion will be 23,500 square feet to an existing building.

Kenneth Mello, General Manager of PhilCorr, testified on behalf of the applicant. PhilCorr manufactures corrugated paper. About 50% of the stock is received by truck and 50% by rail delivery. There are three door for rail delivery. Paper stock goes in on the east side of the building, processed and picked up on the west side of the building. The operation is 24 hours per day and 6 days a week. The machines are maintained on Sunday. With the expansion, the applicant will install a new larger more efficient machine. By adding a new exit drive, it will provide a circular flow of traffic.

Mr. Fralinger went over the variances that were being requested. Impervious lot coverage, 61% is a very de minimis increase over 60% permitted. Side buffer of 25' whereas 10' provided was previously a 10' requirement. The residential lot being buffered has a lot of trees and there is little impact. Wall sign

face area greater than 10% of the front wall whereas a maximum 10% permitted. The sign is directing trucks delivering raw material.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. He admitted Exhibit A-1, an aerial photograph of the site. Truck trailers are shown on the west side along Almond Road. The applicant agrees to install large concrete wheel stops and that area will be for tractor parking only. The City Engineer as to the exact size of the concrete stops.

Curtis Davis, member of the public, mother lives on lot 1 located on the west side. He requested additional buffer around his mother's property. There is also an issue of the truck trailers backing in and knocking down the existing evergreens. He also explained that the fire hydrants are tested and his mother's property becomes flooded.

Bob Wozunk, member of the public, owns a rental property directly across from PhilCorr. He believes that two driveways are dangerous. He is also concerned with septic damage.

The Chairman entertained a motion to close the public hearing. Ms. Velez so moved, Mr. Salerno seconded.

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

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

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

Chemglass Realty Major Site Plan Located on the westerly side of North Mill Road between Gallagher Drive and Weymouth Road, Block 302, Lot 2, Project #18-00008. Preliminary/final major site plan approval to construct a 78,750 square foot industrial use building along with associated parking and site improvements to an existing industrial operation.

The applicant was represented by Michael Fralinger, Esq. Chemglass operates from 81,000 square foot building on site. The proposal is to build another building of 78,750 square feet on the same lot. The site is approximately 14.9 acres. The applicant is seeking a variance for impervious lot coverage of 57% whereas a maximum 50% is permitted.

David Surdam, Vice President of Chemglass, testified on behalf of the applicant. Chemglass is a family operation. The company manufactures scientific glassware and a machine shop. They operate one shift from 7:00 a.m. until 4:15 p.m.

The Chairman entertained a motion to close the public hearing. Mr. Plevins so moved, Mr. Salerno seconded.

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

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

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

Land Use Ordinance Amendment- Guarantees Required; Surety; Release

Kathleen Hicks, Supervising Planner, explained that Municipal Land Use law was revised by the State Assembly, State Senate and signed by the Governor. The change to the MLUL are to NJSA 40:55D-53, mandated certain performance and maintenance guarantees for site improvements. The new NJSA 40:55D-53 requires specific language in the local Land Use ordinance in order for surety requirements to be effective. Proposed changes were made to bring the MLUL up to date.

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

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Maria Perez: Yes
Stephen Plevins: Yes
John Casadia: Yes
Keith Salerno: Yes
Gary Stanker: Yes
Sandy Velez: Yes

Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

TIME: 9:44 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary