

MINUTES
May 9, 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:

Stephen Plevins
Sandy Velez
Michael Pantalone
Christine Scarpa
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

Cortes Minor Subdivision- Located on the southerly side of West Chestnut Avenue between South West Boulevard and Third Street Terrace, Block 4808, Lot 7, Project #18-00021. Minor subdivision approval to create three (3) new lots with one remainder lot.

Mr. Headley explained that there are no variances or waivers associated with this application. There is currently a single family home. There are creating three additional lots to construct duplexes for the new lots. Duplexes are permitted in the zone.

South Jersey Paper Products Building Expansion- Located on the westerly side of Industrial Way to the west of Demarco Drive, Block 1003, Lot 10, Project #18-00023. Preliminary/final major site plan approval to construct a 60,000 square foot warehouse addition over two phases along with associated site improvements to an existing industrial operation.

Mr. Headley explained that this site is located in the industrial park near Lucca Freezer. This is a two phase expansion with no variances. There are some waivers being requested for bicycle parking, shrubbery and signage.

BDGS Resubdivision- Located on the southeasterly corner of West Forest Grove Road and North Mill Road and the westerly side of Freddy Lane, Block 604, Lots 1, 2 and 3.1, Project #18-00028. Resubdivision approval to convey portions of two lots to three other lots.

Mr. Headley explained that this site is located on West Forest Grove Road. They are changing the lot configuration. The lot with the building will increase in size. The remainder lot will be for the future Pero Farms on Lot 1.01.

BDGS- Pero Farms- Located on the easterly side of North Mill Road between Forest Grove Road and Garden Road, Block 604, Lots 1 and 2, Project #18-00027. Preliminary/final major site plan approval to construct a 126,100 square foot industrial use building along with associated site and parking improvements.

Mr. Headley explained that they will have access on North Mill Road. There will be docks and parking for trailers. Parking for employees will be located in the center. They have a variance for impervious lot coverage of 50% whereas 57.5% is required. There are waivers for the location of the loading docks, driveway, basin, tree survey and front entrance oriented to a street.

Newcomb Senior Apartments- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 and 1.02, Project #18-00026. Preliminary major site plan approval to construct two (2) 4-story low and moderate income senior garden apartment buildings. Each building will consist of a total gross floor area of approximately 59,200 square feet (14,800 square feet per floor) with a total of seventy (70) 1-bedroom units.

Mr. Headley explained that there is a previous redevelopment amendment and minor subdivision. Half of the building has been demolished. The application is for lot 1.01 and 1.02. They previously had two “L” shaped buildings. They are trying to maximize the parking so they are reconfiguring the buildings and pushing them closer to the street. They are proposing 4-story buildings. Shadow diagrams have been provided. There are variances for side buffer, onsite parking and impervious lot coverage. There are waivers for end isle width, parking space row length without a tree break and landscaping.

Redevelopment Plan Amendment- 46 N. West Avenue, Block 2802, Lot 4.

Ms. Hicks explained that located on the site are two industrial buildings. The applicant is seeking to amend the redevelopment plan to permit a 3,200 square foot warehouse addition to the southwestern building. Staff does not have objections to this request.

Extension Request- Forest Glen Major Subdivision, Block 2704, Lots 13, 14 and 33.

Mr. Headley explained that the applicant applied for a one year extension from September 14, 2018 until September 14, 2019 for a major subdivision approval. This is the first request.

Fratelli Holdings- Amendment to Resolution #5816

Ms. Hicks explained that the applicant was granted a preliminary and final major site plan approval. The conditions of the approval require a redivision approval, recording deeds and elimination of requirements for cross easements. The retail use will be constructed on one lot and the self-storage facility will be on the other lot. A redivision will not be required.

Vineland Delsea Drive, LLC- Amendment to Resolution #6273

Ms. Hicks explained that the board previously granted a major site plan approval, final for Phase 2. The approval is for a single Phase 2. They are requesting to construct Phase 2 in two phases (2A and 2B). Phase 2A to be for Reymour and Flanigan Furniture and Phase 2B to address the remaining 9,439’ of the existing building.

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

Stephen Plevins: Yes
Sandy Velez: Yes

Michael Pantalone: Yes
Christine Scarpa: Yes
David Acosta: Yes
David Manders: Yes

MINUTES – Approval of minutes from the April 11, 2018 board meeting.

The Chairman made a motion to approve the minutes.

Roll call:

Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Abstain
David Manders: Yes

RESOLUTIONS – Approval of resolutions from the April 11, 2018 board meeting.

The Chairman made a motion to approve the minutes.

#6277:

Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Abstain
David Manders: Yes

#6278:

Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Abstain
David Manders: Yes

#6279:

Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
Christine Scarpa: Abstain
David Acosta: Abstain
David Manders: Yes

Cortes Minor Subdivision- Located on the southerly side of West Chestnut Avenue between South West Boulevard and Third Street, Block 4808, Lot 7, Project #18-00021. Minor subdivision approval to create three (3) new lots with one remainder lot.

Yolanda and Juan Cortes testified on their own behalf.

Mr. Headley explained that the applicant has a property on Chestnut Avenue with an existing home. They would like to subdivide one (1) lot into four (4) lots. All the lots are compliant and do not require variances. The proposed lot 7.01 will contain 34,500 square feet with frontage of 115 feet on West Chestnut Avenue. The proposed lot 7.02 will contain 34,500 square feet with frontage of 115 feet on West Chestnut Avenue. The proposed lot 7.04 will contain 34,500 square feet with frontage of 115 feet

on West Chestnut Avenue. The proposed lot 7.03 (remainder lot) will contain 36,300 square feet with frontage of 121 feet along West Chestnut Avenue.

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

Sandy Velez: Yes
Michael Pantalone: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

South Jersey Paper Products Building Expansion- Located on the westerly side of Industrial Way to the west of Demarco Drive, Block 1003, Lot 10, Project #18-00023. Preliminary/final major site plan approval to construct a 60,000 square foot warehouse addition over two phases along with associated site improvements to an existing industrial operation.

The applicant was represented by Rocco Tedesco, Esq. The application is for an expansion of an existing building plus additional parking to be constructed in two (2) phases. South Jersey Paper Products has been a wholesale supplier in Vineland for many years. In the Planning Report, there are waivers in paragraph 6. End island widths of 7' whereas 10' required. Stormwater management basin side setback of 14.7' whereas a minimum of 20' are required. The applicant will provide two (2) bicycle parking spaces as per the ordinance. Paragraph 8a, the applicant will provide 5 parking area shade trees. The applicant is seeking a waiver as noted in paragraph 8b. They will not provide shrubbery. Paragraph 9, they will remove two (2) existing signs on the site. There will be one (1) freestanding sign and two (2) directional signs and all signs will be in compliance with the ordinance. The applicant will post surety with the newly enacted State Law. In the Engineering Report, comment 3, the applicant will widen the width of the emergency overflow to 7.5'. Comments 5 and 6, the vehicles utilizing the 15' wide drive and the 14.3' wide concrete loading ramp will be small vehicles. The applicant agrees to comply with the remainder of the report.

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

Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Acosta: Yes
Michael Pantalone: Yes

BDGS Resubdivision- Located on the southeasterly corner of West Forest Grove Road and North Mill Road and the westerly side of Freddy Lane, Block 604, Lots 1, 2 and 3.1, Project #18-00028. Resubdivision approval to convey portions of two lots to three other lots.

The applicant was represented by Rocco Tedesco, Esq. They are reconfiguring two (2) lots into three (3) lots. Lot one (1) has an existing 24.318 acres. An 11.911 acre portion of lot one (1) will be conveyed to proposed lot two (2). A 4.023 acre portion of existing lot two (2) will be conveyed to lot one (1). The proposed new lot will be 715,702 square feet with frontage of 620.31' on North Mill Road. Lot two (2) has an existing area of 9.871 acres. The proposed enlarged lot two (2) will be 722,655 square feet with frontage of 548.34' on North Mill Road and 1,200.22' on West Forest Grove Road. Lot three (3) has an existing area of 8.144 acres. The proposed enlarged lot 3.1 will contain an area of 405,710 square feet with frontage on Freddy Lane.

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

Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Acosta: Yes
Michael Pantalone: Yes

BDGS- Pero Farms- Located on the easterly side of North Mill Road between Forest Grove Road and Garden Road, Block 604, Lots 1 and 2, Project #18-00027. Preliminary/final major site plan approval to construct a 126,100 square foot industrial use building along with associated site and parking improvements.

The applicant was represented by Rocco Tedesco, Esq. The applicant submitted as Exhibit A-1 elevations of the building. The applicant is proposing a 126,100 square foot industrial building to be utilized by Pero Farms as a produce processing facility. Pero Farms is currently located in Florida and would be opening this facility in Vineland. In the Planning Report, paragraph 6, variance for impervious lot coverage of 57.5% whereas a maximum of 50% is permitted. They are requesting a variance for a wall sign which will not exceed 100 square feet to be located on the south elevation of the building. The sign will not be oriented to a street. Paragraph 7, loading docks are located in the front yards and they are required to be located within the side or rear yards. The applicant will provide a berm with vegetative buffering which will help shield the loading docks from the front yard view. Paragraph 8, waiver for driveway width for a two-way drive of 18' whereas a minimum of 24' required. Paragraph 8b, driveway widths for two way drives of 63' and 45' whereas a maximum 34' permitted. The applicant is seeking waivers for parking space row length without a tree island break. Waiver for the storm water management basin. Front yard setback of 44' whereas a minimum 60' required. Side yard setback of 20' whereas a minimum 35' required. A rear setback of 20.7' whereas a minimum 35' required. Waiver for storm water management basin in the front yard which is not permitted and basin in front yard without a curvilinear edge. A waiver from providing fencing around the basin. The applicant is seeking a waiver from submission of a tree survey. A waiver from the requirement to have the building front entrance oriented to a public street. A 6' high chain link fence will be provided around the entire site.

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

Stephen Plevins: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Acosta: Yes
Michael Pantalone: Yes

Newcomb Senior Apartments- Located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 and 1.02, Project #18-00026. Preliminary major

site plan approval to construct two (2) 4-story low and moderate income senior garden apartment buildings. Each building will consist of a total gross floor area of approximately 59,200 square feet (14,800 square feet per floor) with a total of seventy (70) 1-bedroom units.

The applicant was represented by Charles Gabage, Esq. The board previously amended the redevelopment district to permit 4- story buildings. Senior and affordable housing is inherently beneficial. The applicant is seeking waivers and variances.

Hans Lampart testified on his own behalf. Each building will have 70 units for a total of 140 units. The prior approval provided 21 or 22 parking spaces and is was not sufficient. The previous approval had L-shaped buildings faced out and it restricted parking. The 4th floor is needed to increase parking for the site. Development must work around the burial site and will incorporate portions of the former hospital. This will be for preliminary approval.

Sean Torpey, Professional Engineer, testified on behalf of the applicant. The waivers are being requested to increase the parking. Affordable housing requires .9 to 1.7 cars per unit. Seniors require .5 cars per unit. The 120 parking spaces will be sufficient. The Newcomb burial site will be incorporated into the plan.

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

Michael Pantalione: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

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

Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalione: Yes
David Acosta: Yes
David Manders: Yes

Redevelopment Plan Amendment- 46 N. West Avenue, Block 2802, Lot 4.

Ms. Hicks explained that located on the site are two industrial buildings. The applicant is seeking to amend the redevelopment plan to permit a 3,200 square foot warehouse addition to the southwestern building. Staff does not have objections to this request.

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

Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalione: Yes
Christine Scarpa: Yes
David Manders: Yes

The Chairman entertained top approve Resolution #6288. Mr. Pantalione so moved, Ms. Velez seconded.

Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalione: Yes
Christine Scarpa: Yes
David Manders: Yes

Extension Request- Forest Glen Major Subdivision, Block 2704, Lots 13, 14 and 33.

The applicant applied for a one year extension from September 14, 2018 until September 14, 2019 for a major subdivision approval. This is the first request.

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

Sandy Velez: Yes
Michael Pantalione: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Acosta: Yes
David Manders: Yes

Fratelli Holdings- Amendment to Resolution #5816

Ms. Hicks explained that the applicant was granted a preliminary and final major site plan approval. The conditions of the approval require a redivision approval, recording deeds and elimination of requirements for cross easements. The retail use will be constructed on one lot and the self-storage facility will be on the other lot. A redivision will not be required.

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

Michael Pantalione: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

The Chairman entertained top approve Resolution #6282. Mr. Pantalione so moved, Ms. Velez seconded.

Michael Pantalione: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
David Acosta: Yes
David Manders: Yes

Vineland Delsea Drive, LLC- Amendment to Resolution #6273

Ms. Hicks explained that the board previously granted a major site plan approval, final for Phase 2. The approval is for a single Phase 2. They are requesting to construct Phase 2 in two phases (2A and 2B).

Phase 2A to be for Reymour and Flanigan Furniture and Phase 2B to address the remaining 9,439' of the existing building.

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

Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

The Chairman entertained top approve Resolution #6281. Mr. Pantalone so moved, Ms. Velez seconded.

Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Christine Scarpa: Yes
Stephen Plevins: Yes
Sandy Velez: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

TIME: 9:14 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary