

SPECIAL MEETING MINUTES

October 23, 2019

A Special Planning Board meeting was called to order by Chairman Mr. David Manders at 7:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Stephen Plevins  
Michael Pantalone  
David Acosta  
Mayor Fanucci  
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor  
Kathleen Hicks, Supervising Planner  
David Maillet, Supervising Engineer  
Yasmin Ricketts, Planning Board Secretary

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on October 12, 2019 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.

Open the Public Hearing

Roll call:

Stephen Plevins  
Michael Pantalone  
David Acosta  
Mayor Fanucci  
David Manders

Rovagnati Meats Minor Subdivision – located on the northerly side of Oak Road between Route 55 and North Mill Road, Block 1003, Lots 14, 14.1, Project No. 19-00070. Minor subdivision approval to create two (2) new lots with one remainder lot from two (2) existing lots.

The applicant was represented by Louis Magazzu, Esq. The applicant will be purchasing proposed Lot 14 from the City of Vineland Industrial Commission.

Lot 14 will contain a net area of 25.76 acres, with frontage of 1,147.78 feet on Oak Road and a net depth of 970 feet. Lot 14.1 will contain a net area of 4,186,247 square feet (96.103 acres<sup>±</sup>), with frontage of 1,016.58 feet along North Mill Road and 500 feet along Oak Road. There are no variances nor waivers associated with this application. The applicant is an Italian meat processing company which will be constructing a food processing plant on proposed Lot 14. They will comply with requirements of the Planning and Engineering reports.

Lois Kelley, Professional Planner, testified on behalf of the applicant. The subdivision is to divide the land from the total parcel into a 25 acres site. It will be the remainder lot and one new lot. The applicant is expecting to receive a wetlands permit for future development. They would like to start Phase one without that condition.

Mr. DiDomenico indicated that there are no variances.

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

Roll Call:

Stephen Plevins: Yes  
Michael Pantalone: Yes  
David Acosta: Yes  
Mayor Fanucci: Yes  
David Manders: Yes

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

Roll Call:

Stephen Plevins: Yes  
Michael Pantalone: Yes

David Acosta: Yes  
Mayor Fanucci: Yes  
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6362. Mr. Pantalone so moved, Mayor Fanucci seconded.

Roll Call:

Michael Pantalone: Yes  
Stephen Plevins: Yes  
David Acosta: Yes  
Mayor Fanucci: Yes  
David Manders: Yes

Rovagnati Meats Site Plan – located on the north side of W. Oak Road west of N. Mill Road, Block 1003, Lots 14, 14.1, Project No. 19-00069. Preliminary/final major site plan approval to construct a 44,757 square foot food processing facility (manufacturing and office space) and associated site improvements.

The applicant was represented by Louis Magazzu, Esq. The applicant was granted minor subdivision approval. The applicant is proposing to construct a 64,000 square foot food processing facility on this lot and is an Italian meat processing company. The applicant is seeking variances and waivers associated with this application.

Lois Kelley, Professional Planner, testified on behalf of the applicant. The applicant would like to build a facility in the United States. They wanted to build in Vineland because of the culture and they felt it represents them. They plan to build this facility in phase one and would build the site out into four phases. They want to build additional square footage to produce more. Daily operation will be Monday through Friday. There are 8 hours per day production and 4 hours of cleaning. They do not plan on 24 hour work shifts or weekend work hours. There will be 10-24 employees in the phase 1. There will be two trucks per day, and no retail will be open to the public. The expansion will be on the left of the facility. There is 310' before trucks can get into a fenced in yard. There are four docks as indicated on the plan but two will be used. Trash will be stored in the rear. Meats are stored refrigerated until distributed. Lighting will be throughout the facility. The USDA will have a representative on site during operation. The equipment is large and is installed under and above. When all phases are complete, there will be no more than 60 employees and 10-15 trucks. There is lighting in the front entrance and some in the rear in the parking lot.

Ted Wilkinson, Professional Engineer, testified on behalf of the applicant. The principal building was to be 44,757 square feet. Originally, but the applicant now seeks approval of 64,000 square feet including manufacturing and office space. The applicant has revised the plan to show two driveways. The area of the rear of the building will be fenced in with an 8-foot fence as required by USDA. The Fire Department will have access. By the end of Phase 4 there will be one large building. The two front basins are each 4 feet deep. There will be a 48-inch high fence with black fabric together with mature shade trees along the frontage. The applicant seeks a waiver for a 48 inch fence whereas 6 feet is required. There will also be landscaping along the front of the proposed basins. The rear basin is 9 feet and will be surrounded by a 6-foot-high chain link fence. The applicant seeks a waiver for no shrubbery around the fence. USDA requires all trees close to the building to be removed. The applicant received a conditional approval from the county. The applicant requests a condition to allow construction without DEP approval for wetlands. The city previously had an approval but it expired. The applicant will provide two bicycle racks. A traffic study will be submitted to the Engineering for review.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. He reviewed the applicant's site plan and minor subdivision. The applicant is seeking a bulk variance for the principal building of 43 feet 11 inches whereas the maximum of 40 feet is permitted. There is a specialized equipment that require the height. This is a minor deviation from the 40' maximum permitted. This property is located within an industrial zone and is an industrial building. There is no substantial detriment to the public good nor to the City's Land Use Ordinance by granting the variance. This is a more efficient use of land due to smaller footprint with a higher building. Due to the large setback there will be no shadow on any nearby buildings. The application satisfies special reasons (NJSA 40: 55D-2A) regarding to public health. It also satisfies special reason M of the statute. The city is in need of more industrial space and it is utilizing less space. The property is not out of character with the

neighborhood. This building will have less impact than M & O Freezers located next door. It will fit in nicely as an industrial neighbor. The master plan permits the use.

Donald Cromley, member of the public, neighbor living across the street, expressed concerns with traffic and trucks parking along the road. He is also concerned with the noise from the refrigeration. Children walk up the road when they get off the school bus and there should be a sidewalk.

Lisa Fleming, a member of the Environmental Commission testified regarding the Environmental Commission calculation of tree replacement.

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

Roll Call:

Michael Pantalone: Yes

Stephen Plevins: Yes

David Acosta: Yes

Mayor Fanucci: Yes

David Manders: Yes

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

Roll Call:

Stephen Plevins: Yes

Michael Pantalone: Yes

David Acosta: Yes

Mayor Fanucci: Yes

David Manders: Yes

The Chairman entertained a motion to approve Resolution #6363. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

Stephen Plevins: Yes

Michael Pantalone: Yes

David Acosta: Yes

Mayor Fanucci: Yes

David Manders: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Stephen Plevins

Michael Pantalone

David Acosta

Mayor Fanucci

David Manders

TIME: 8:54 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary