

MINUTES
February 12, 2020

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:

Michael Pantalone
Stephen Plevins
John Casadia
Sandy Velez
Samuel Fiocchi
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

Vineland Board of Education – located on the southerly side of Landis Avenue between Coney Avenue and West Avenue, Block 3602, Lot 8, Project No. 20-00008. Capital improvements review for parking lot site improvements to an existing school administration building.

Mr. Headley explained that this is a Capital Improvement Project review for recommendations only. The entrance will remain the same, and the off shoot will be used by buses. There are some variances for side yard buffer, side yard setback, and impervious lot coverage. There are some also some waivers for driveway maximum width, end island width, and presence of divider strips. Staff wants landscaping and curbing end islands. They are waivers for parking space length without a tree island break and basin fence height. They will be improving traffic circulation.

Vineland Ventures – located on the easterly side of Delsea Drive between Landis Avenue and Park Avenue, Block 2802, Lot 1, Project No. 20-00001. Preliminary/final major site plan approval to construct site improvements to an existing shopping center which includes an existing building to be converted into indoor self-storage and an existing dance studio.
remainder lot.

Mr. Headley explained that this building is the old Shop Rite Supermarket on Delsea Drive. The applicant went before the board about 3 months ago, and they were approved with stipulations. There are no variances associated with this application, but there are a few waivers being requested. The waivers are for driveway width minimum and parking space depth. They will be adding street shade trees along the frontage, and adding 3 trees in the rear. There will be landscaping. The signage was already previously approved. The rear basin has a maintenance plan, and they will be in contact with City staff.

Wawa Vineland City – located on the southwesterly corner of Landis Avenue and S. Mill Road, Block 3402, Lots 15 and 16, Project No. 20-00002. Preliminary/final major site plan approval to construct a 5,585 square foot retail store (Wawa) with fuel sales along with associated site improvements.

Mr. Headley explained that there are some variances associated with this application. There are variances for front buffer, and a variety for signage. There are two separate entrance to this site. There is a small Wawa sign on the canopy and on both sides. Staff believes that there are too many signs for this project. There is a waiver for parking space row length. Stormwater management basin front setback because it is close to Mill Road. Staff is requesting sidewalk along Landis Avenue and along Mill Road. They will provide bike spaces and street shade trees. They will also provide fencing and screening. The access on Landis Avenue should be limited to a right turn only.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 28, 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.

MINUTES –

Approval of minutes from the January 8, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Abstain
Robert Odorizzi: Abstain
David Acosta: Yes
David Manders: Yes

Approval of minutes from the January 22, 2020 special board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
Stephen Plevins: Abstain
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Abstain
Robert Odorizzi: Yes
David Acosta : Yes
David Manders: Abstain

RESOLUTIONS –

Approval of resolutions from the January 8, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6372

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6373

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6374

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6375

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Abstain

Resolution #6376

Michael Pantalone: Abstain
Stephen Plevins: Yes

John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6377

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6378

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6379

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PROJECT CAPITAL REVIEW

Vineland Board of Education – located on the southerly side of Landis Avenue between Coney Avenue and West Avenue, Block 3602, Lot 8, Project No. 20-00008. Capital improvements review for parking lot site improvements to an existing school administration building.

The applicant was represented by Robert DeSanto, Esq. This is a Capital Improvement Project review for comments. The staff reports were received yesterday, so they are not able to address some of the items.

Mr. Paul Farinaccio, Facilities Director, testified that this is an opportunity for cost savings. There are multiple bus yards, and they are centralizing the area between Coney Avenue and Landis Avenue for school buses. Everything will be done on site, and there will also be a space for Gittone Stadium.

Matthew Baldino, Professional Engineer, testified on behalf of the Vineland Board of Education. With regards to the Planning Report, Comment 7, they will provide four. Comment 8b, waiver for trees. Comment 14b, they will relocate some handicap parking spaces. With regards to the Engineering Report, they will comply with items 2-5, and 8. Item 12, the stop will be provided at one way.

Mr. Casadia stated that the Environmental Commission has concerns with the impervious coverage and no landscaping.

Ms. Hicks indicated that the project will be in conformity with the Master Plan.

Mr. DeSanto indicated that the applicant would take the comments into consideration.

PUBLIC HEARING

Vineland Ventures – located on the easterly side of Delsea Drive between Landis Avenue and Park Avenue, Block 2802, Lot 1, Project No. 20-00001. Preliminary/final major site plan approval to construct site improvements to an existing shopping center which includes an existing building to be converted into indoor self-storage and an existing dance studio.

The applicant was represented by Brian Lozuke, Esq. The property is located within the Plaza Commercial District of the Center City Redevelopment Plan. The applicant received a Planning Board approval Resolution #6361 making recommendations to City Council. City Council adopted an amendment to for an indoor self-storage facility. The applicant is proposing to convert the former ShopRite Supermarket into a 75,000 square foot indoor self-storage facility. There is also the possibility of an additional 75,000 square feet of expansion. The building has been vacant for approximately 6 years. Six parking spaces will be made in that area and it will be landscaped.

Richard Monteforte, Chief Financial Officer, testified on behalf of the applicant. The applicant is Storage Box Central. The building will be indoor self-storage, and it will be climate controlled. There will be a keypad access for customers. There will be no outdoor storage on-site. There will be two façade signs on the building that will meet the standards. Loading and unloading will occur at the rear of the building. The former ShopRite entrance which faces the parking lot will be for van loading and unloading. There will be no tractor trailers using this facility. The hours will be from 7:00am to until 7:00pm. There will be 3 employees, two full -time and one part-time.

As Exhibit A-1 he introduced the site plan and as Exhibit A-2 an interior sketch of the building. There will be up to 600 self-storage units with the smallest being a small locker type storage. The sign along Delsea Drive will be illuminated. The facility will have security including security cameras. There will be no after-hours access to the building. The site is approximately 8 acres which will permit future development. The applicant agreed to comply with the requirement of two bicycle parking spaces.

Jerome H. Irick, Professional Engineer, testified on behalf of the applicant. There is an existing stormwater management basin that will be repaired as required. All silt will be removed, and other maintenance will be performed. With regards to the Planning report, the applicant is seeking waivers for the width of the driveway of 58 feet whereas 25 feet is permitted. A waiver for parking space depth of 18 feet whereas 19 feet is required. The applicant will provide 5, but not along the frontage. Comment 15, the applicant is also requesting waivers for perfected plan detail. The applicant will comply with (e), (f), (g), and (q). The applicant is seeking a waiver for the plans be revised to provide landscaping per the original site plan.

Ryan R. Headley, indicated that the applicant must show proof that they can use the connecting access. If they do not provide an easement, they are required to put up a barrier and meet with staff.

Kathleen Hicks, Supervising Planner, wanted to know about the applicant's agreement to repair or replace the asphalt in the parking area. The applicant agreed to comply within 5 years and post bond for that work.

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

Roll Call:

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

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

Roll Call:

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

Wawa Vineland City – located on the southwesterly corner of Landis Avenue and S. Mill Road, Block 3402, Lots 15 and 16, Project No. 20-00002. Preliminary/final major site plan approval to construct a 5,585 square foot retail store (Wawa) with fuel sales along with associated site improvements.

The applicant was represented by Tyler Prime, Esq. The entire site is approximately 4.38 acres. The applicant is seeking preliminary and final major site plan approval for a Wawa retail store with fuel facilities. The use as proposed is permitted, but the applicant is seeking some variances. The applicant's professionals met with the City's Staff. The City's Planning Staff requested that all traffic along Landis Avenue be right in and right out only, and the applicant will agree to this. The Planning Staff also requested that the sign at the rear of the building be reduced in size, so it will be reduced to 9 square feet.

Matthew Sharro, Professional Engineer, has worked on Wawa stores for approximately 5 years. Exhibit A-1, aerial photograph of the site. The site is approximately 4.4 acres. On lot 15 there is an existing residence and on lot 16 a former ice cream shop. South of the site is residential to the west is vacant land. To the east is a gas station and a mini mart. Exhibit A-2, close up of the aerial photograph. Exhibit A-3 an aerial overlay showing the proposed Wawa facility. Exhibit A-4 a site plan colored rendering. Landis Avenue will be right-in and right-out only with signage directing traffic. There will be two full-service driveway openings along Mill Road. The perimeter parking will be 10 feet by 20 feet exceeding the ordinance requirement. There are 42 parking spaces required and 70 will be provided with parking around the perimeter of the building. Bicycle parking will be provided. Applicant will provide sidewalks along Mill Road and Landis Avenue. The applicant is seeking a variance for front buffer of 10 feet whereas minimum of 25 feet is required. Exhibit A-5, elevations of the building and the floor plan showing both the front and rear entrances. There is parking in the rear of the building. This site will not allow truck parking. Front façade has a tower element about 35' in height. Exhibit A-6, depiction of the fuel canopy and trash enclosure. There will be 8 fuel dispensing sites for 16 fuel points. The remote trash enclosure is located at the southwest corner of the site. There will also be a trash compactor and an area for recyclables and a shed for maintenance equipment. Exhibit A-4, lighting on the site will be high efficiency LED lighting and meet the ordinance requirements. There will be landscaping plantings in the rear. Evergreens at the rear of the site to provide screening to the residential lots. The applicant will provide 8 trees along the roadways frontage and will provide 8 more on the site. The stormwater basin will have fencing and landscaping. The applicant will comply with all of the comments of the City's Engineer. Regarding the Planning Report, paragraph 6, there will be 2 additional free-standing signs along S. Mill Road which were not permitted. Two signs are directional signs and are small at 6.25 square feet for the face area. There is a sign variance for the total sign face area for the wall signs on the canopy. The signs total 87.63 square feet whereas no signs are permitted. This sign will have "dimmable" lighting. There is a sign variance for the rear entrance to the building. All of the canopy's signs are 9 square feet.

Justin Taylor, Traffic Engineer, testified on behalf of the applicant. He did a traffic study and there will be minimal impact to traffic. The signage limiting Landis Avenue to right-in and right-out only will make the traffic situation better. The site is designed for delivery vehicles and will not permit large truck parking. The application exceeds the parking requirements of the ordinance.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. There is a front buffer variance of 10 feet, and most of the variance are at 16 feet. There is a total of 765 feet frontage along Landis Avenue and Mill Road and 40 feet has non-conforming buffer. It is a de minimis variance. There are several sign variances. The two free standing signs on Landis Avenue and Mill Road are conforming with each has a sign face area of 106 square feet whereas 125 feet are permitted. Each sign is shorter than the maximum height permitted in the ordinance. Exhibit A-5, elevations of the building. The wall sign on the north elevation of Landis Avenue side could be 200 square feet due to the wall size of 2,000 square feet, and the applicant is only proposing 67 square feet. The Mill Road side of the building could have a wall sign, and no sign is proposed. The rear sign has been reduced to 9 square feet. The applicant has left about 324 square feet of wall signage unused. The sign variances for directional signs on Mill Road are needed to direct traffic to the proper entrances on Mill Road. There are variances requested for the canopy sign over the fuel dispensing area. The Landis Avenue side which is not permitted. There will be only 2 spanner signs under the canopy, and most current Wawa's have at least 8 spanner signs. They are approximately 7.5 square feet which is less than 1% of the entire area of the canopy. There is a variance for sign setback from the front property line of Landis Avenue of 7.9 feet whereas 10 feet is required. This is proposed in order to avoid a large tree which Wawa would like to save. The applicant will comply with the sign distance from the intersection to the driveways on Mill Road. Exhibit A-7, depicts the signs. The directional signs are 49 inches to the top. The applicant will reduce that height to 43 inches high along the Mill Road frontage.

Jeanne Brown, member of the public, stated that she had concerns with the southern driveway and where her house is located. She will be pulling out of her driveway towards the Wawa driveway. She would like for them to relocate it.

Justin Taylor, the applicant's Traffic Engineer stated that Wawa tried to locate this drive between Ms. Brown's driveway and southern neighbors' driveway.

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

Roll Call:

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

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

Roll Call:

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

Amendment to the Land Use Ordinance- Active Adult Zones AA-1 and AA-2.

On January 22, 2020 the Planning Board adopted Resolution No. 6381, which recommending that City Council adopted “An Ordinance of the City of Vineland Amending Chapter 425 Entitled “Land Use” of the City of Vineland to Create AA-1 Active Adult Zone and AA-2 Active Adult Zone”. There were several typographical errors and also had an error as to permitted density. The resolution has been corrected and is before the board for approval.

The Chairman entertained a motion to approve the amended approval. Mr. Catalana so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6384. Mr. Catalana so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
David Manders: Yes

Redevelopment Plan Amendment- Laury Heating, 516 E. Wood Street, Block 3018, Lot 15.

The applicant is requesting an amendment to the Redevelopment Plan to utilize the site for a contractor`s yard. The former building was a doctor`s office that was demolished. The lot is currently vacant. The lot is proposed to be developed for Laury Heating. The Planning Staff had no objection to the request. The staff determined that there is a need for site plan approval for this lot and the other five Laury lots on Plum Street and Wood Street.

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

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes

David Catalana: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6385. Mr. Catalana so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Christine Scarpa: Yes
Stephen Plevins: Yes
David Catalana: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 9:45 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary