

PLANNING BOARD MINUTES

December 8, 2021

The pre-meeting of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Council Chambers of City Hall. Present were:

Michael Pantalone
Doug Menz
Sandy Velez
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 19, 2020 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.

RESOLUTIONS –

Approval of resolutions from the November 10, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6474

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6475

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6476

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

Resolution #6477

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

Resolution #6478

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

Resolution #6479

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLAN

UGSI Chemical Feed Minor Subdivision – located on the southwesterly corner of West Garden Road and North Mill Road, Block 1005, Lot 5, Tax Map Sheet #10, Project No. PBA-21-00004. Minor subdivision to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Stephen Barse, Esq. The application is for a minor subdivision that will result in two conforming lots. The applicant intends to sell the created lot to the neighbor. They will comply with all requirements in both the Planning and Engineering reports.

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

Roll Call:

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARLING

Pedersen Minor Subdivision – located on the southerly side of E. Oak Road between Becker Drive and Chapel Drive, Block 2502, Lots 11, 12 & 28, Tax Map Sheet #25, Project No. PBA-21-00002. Resubdivision approval to convey a portion of one (1) lot to two (2) other lots.

The applicant was represented by Michael P. Fralinger, Esq. The applicant is seeking a resubdivision approval to convey a portion of one lot to two other lots. Exhibit A-1, colored rendering of the plan. Lot 12 is developed with a single family dwelling. The properties are in the R-3 zone. The variances are due to the fact that there is no public sewer along E. Oak Road. The zone requires 160 feet of road frontage 43,560 square feet of area. Lot 11 will be enlarged and lot 12 will be reduced in size. Both lots will have frontage along Oak Road. Lot 28 is getting the balance of lot 12. Lot 28 is located on Scarpa Drive which has public sewer. It has a pre-existing frontage deficiency of 87 feet whereas 90 feet is required. Lot 12 is developed and it is not impacted by the changes. Lot 12 has a pre-existing shed which has a side yard setback of 1.7 feet. This requires a variance. The applicant is also seeking waivers from perfected plan detail. Waiver from showing the north arrow oriented on all sheets toward the top or to the right. A waiver from showing all structures within 150 feet of the lot to be subdivided. The applicant will comply with all of the remainder of Planning report. As to the City Engineer's report, the applicant will comply with all except requests a waiver for #4.

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

Roll Call:

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Newcomb Senior Apartments – Amendment to Resolution #6339 to move certain planning clearance items to clearance at time of Certificate of Occupancy.

Mr. Headley explained that applicant requested to remove three conditions from Resolution #6465 that are required prior to the issuance of a certificate of occupancy. Proof of recorded cross easements (In a form as approved by the Board Solicitor) for access, stormwater drainage and/or parking. Proof of recorded easements to allow public use of existing and proposed sidewalk along public streets that are located within private property. Proof of recorded sidewalk easement being granted to the City of Vineland (The applicant shall secure the applicable approvals for the easement in accordance with the policy, procedures and/or ordinances of the City prior to recording the required easement). The planning staff had no objection to these revisions.

Mr. Hans Lampart stated that the easements have been submitted to the City.

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

Roll Call:

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6480. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Extension Request – Sherwood Forest Homes, LLC – Quigley Avenue, Block 2704, Lots 13, 14 & 33

A final major subdivision approval was granted on September 14, 2016. The first and second extensions were granted on September 14, 2020. They are now returning for a third and final extension. This final extension will expire on December 5, 2022.

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

Roll Call:

Michael Pantalone: Yes
Doug Menz: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Selection of Zoning Committee for 2022 Appointments-

1. Sandy Velez
2. Doug Menz
3. David Catalana

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes

Doug Menz: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

David Acosta: Yes

David Manders: Yes

TIME: 7:11 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary