

PLANNING BOARD MINUTES

February 10, 2021

PRE-MEETING CONFERENCE

A pre-meeting conference 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
John Casadia
Samuel Fiocchi
Douglas Menz
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

PRE-MEETING

Grant Avenue Resubdivision – located on the southerly side of Grant Avenue between Main Road and Allegheny Avenue, Block 6701, Lots 14, 15, 16, 17, 18 & 19, Tax Map Sheet #67, Project No. 21-0005. Resubdivision approval to convey all or portions of five (5) lots to each other to create five (5) reconfigured lots.

Ryan explained that over time there have been cross use of these properties. The homes were built closer to the property lines. There are some existing homes and a farm. The lot lines are being moved and the farm and homes will have their own lots. There is a lot frontage variance for lot 14.01. There are variances for lot area, lot frontage, side yard setback, impervious lot coverage, and size of an accessory structure for lot 16.01. There are variances for lot area, lot frontage, side yard setback, impervious coverage for lot 17.01. There are variances for side yard setback, and impervious lot coverage for lot 18.01. A variance for size of accessory shed for lot 19.01.

NEP Real Estate of Vineland – located on the westerly side of Hance Bridge Road between Sheridan Avenue and Whitaker Avenue, Block 7503, Lots 19 & 35.02, Tax Map Sheet #75, Project No. 21-00003. Resubdivision approval to convey a portion of two (2) lot to each other and create two (2) reconfigured lots.

Ryan explained that this is the back end of the Northeast Precast site. This portion of the site is zoned W-5. This application is reconfiguring two (2) lots. There are 2 variances associated with this resubdivision. There is a variance for lot frontage for lot 35.02. There is also a variance for lot depth for lot 19.01.

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.

MINUTES –

Approval of minutes from the January 13, 2020 board meeting.
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the January 13, 2020 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6424

Michael Pantalone: Yes

John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6425

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6426

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6427

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6428

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6429

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6430

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Resolution #6431

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Abstain

Resolution #6432

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes

David Acosta: Yes
David Manders: Abstain

Resolution #6433

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

NEP Real Estate of Vineland – located on the westerly side of Hance Bridge Road between Sheridan Avenue and Whitaker Avenue, Block 7503, Lots 19 & 35.02, Tax Map Sheet #75, Project No. 21-00003. Resubdivision approval to convey a portion of two (2) lot to each other and create two (2) reconfigured lots.

The applicant was represented by Michael Fralinger, Esq. Mr. Manders recused himself from this application.

The applicant is reconfiguring to the lot lines between both oddly shaped lots. Lot 19 is approximately 40.7 acres in size, and lot 35.02 is approximately 42.79 acres in size. Lot 19 is in the A-5 zone, and lot 35.02 in the W-5 zone.

The back portion of the lot 19 property is being conveyed to lot 35.02. A small triangular piece of lot 35.02 being conveyed to lot 19.01. The lot 19 will become a little more regular in shape. The lots will conform to the A-5 and W-5 bulk standards with some exceptions. Lot 35.02 has no road frontage. That lot was created by way of an application to the Planning Board with no frontage. Lots 19.01 requires a variance for lot depth of 628 feet whereas a minimum of 660 feet is required for a farm use.

Richard Raimondi- called in and has no problems with this project. Only concern is noise from the shooting range. Ryan explained that this app is not associated with the gun range.

Rose Sias- called in with comments. Also concerned with gun range.

The applicant agrees with all the other comments of the report of Ryan R. Headley and agrees with all comments of the City Engineer's report.

Members of the public testified as follows:

Richard Raimondi indicated he has no objection to this project and that the applicant should “go ahead with it”. He questioned the future use which includes a shooting range, and he has a concern with noise.

Rose Sias simply indicated that she is “keeping any eye on this project” as her property touches these lots.

Kathleen Hicks, PP, Principal Supervising Planner of the City of Vineland noted that the shooting range was approved by a way of an amendment to the redevelopment plan however, that proposal is not before the Board this evening.

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

Roll Call:

John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

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

Roll Call:

John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
Michael Pantalone: Yes

Grant Avenue Resubdivision – located on the southerly side of Grant Avenue between Main Road and Allegheny Avenue, Block 6701, Lots 14, 15, 16, 17, 18 & 19, Tax Map Sheet #67, Project No. 21-0005. Resubdivision approval to convey all or portions of five (5) lots to each other to create five (5) reconfigured lots.

Represented by Rocco Tedesco, Esq. Adjust lot lines between 6 existing lots. No new development proposed. It is simply an adjustment of lot lines. This property is 38 acres. Owned by Pete and Lou Galetto. To rear of home is a one story masonry building. No reduction in size. Building to the rear are used as accessory to residential? The only structure that is changes in use is part of the chicken coop? Part will be accessory use to residential lot? The remaining coop that is on lot 18.1 will be accessory to the farm use. Solicitor determined that the application be forwarded to the ZB.

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

Roll Call:

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes
John Casadia: Yes
Douglas Menz: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

TIME: 7:37 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary