

PLANNING BOARD MINUTES

May 12, 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
Stephen Plevins
Sandy Velez
David Catalana
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

Vineland Fire Station No. 2 Accessory Garage – located on the northerly side of Sherman Avenue between Main Road and Lincoln Avenue, Block 6801, Lot 70, Tax Map Sheet #68, Project No. 21-00041. Minor site plan approval to construct a 2,080 square foot (40' x 52') garage/multi-use building as an accessory to an existing fire station.

Mr. Headley explained that he prepared the plan on behalf of the city. The fire department is looking to add additional storage space for the storage of an old fire truck and equipment. The building will have a few second story windows for training purposes. There are no variances or design waivers associated with this application. There are some submission waivers for outbound and topographic survey and omitted plan details. Staff has no objections with the granting of these waivers.

Main's Meat Market – located on the westerly side of N. Main Road between Oak Road and Wheat Road, Block 1801, Lot 74, Tax Map Sheet #18, Project No. 21-00038. Preliminary/final major site plan approval for a 160 square foot addition to an existing retail building along with associated site plan improvements.

Mr. Headley explained that the applicant is currently located in the shopping center on Magnolia Road and Main Road. They are relocating to north Main Road and they are in the process of rehabilitating the building.

They will be planting some green space. There are a few variances for side yard setback, front buffer, side buffer and impervious lot coverage. There are sign setback, height, and distance from an intersection variances for the existing sign on northeast corner. There are a couple waivers for driveway width and driveway opening design. There is a waiver for parking space width, 9' whereas 9.5' are required. There are waivers in item 10 in the Planning report and submission waivers. Staff supports the waivers being requested.

Dollar General #22917 Minor Subdivision – located on the northeasterly corner of the intersection of Main Road and Wheat Road, Block 1403, Lot 5, Tax Map Sheet #14, Project No. 21-00025. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this property is on the northeast corner of Main Road and Wheat Road. The applicant carved the corner piece for the Dollar General and remainder will be farm. There are two variances associated with this application. There are variances for lot frontage and width for the farm use. There are some submission waivers and they will be addressed. The Dollar General section will be entirely in the B-2 zone.

Dollar General #22917 Site Plan – located on the northeasterly corner of the intersection of Wheat Road and Main Road, Block 1403, Lot 5, Tax Map Sheet #14, Project No. 21-00024. Preliminary/final major site plan approval to construct a 10,813.44 square foot retail store (Dollar General) along with associated site plan improvements.

Mr. Headley explained that there is a variance for onsite parking space amount. There are some variances regarding the signage. There are two wall face signs located along Main Road and Wheat Road. There is a freestanding sign at the entrance and there are variances for sign face area, sign height and sign distance from an intersection of driveways or drive isles.

There are several waivers from design standards driveway width, parking space row length and the stormwater management basin. They are providing shade trees but not all along the street. They will be addressing some comments from the Engineering report.

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 April 14, 2021 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS –

Approval of resolutions from the April 14, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6442

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

Resolution #6443

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

Resolution #6444

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

Resolution #6445

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

DEVELOPMENT PLAN

Vineland Fire Station No. 2 Accessory Garage – located on the northerly side of Sherman Avenue between Main Road and Lincoln Avenue, Block 6801, Lot 70, Tax Map Sheet #68, Project No. 21-00041. Minor site plan approval to construct a 2,080 square foot (40’ x 52’) garage/multi-use building as an accessory to an existing fire station.

Mr. Headley explained that the City of Vineland Fire Department needs additional storage and training space for Fire Station No.2. They will be storing an old fire truck and equipment. There are no variances or design waivers associated with this application. There is a submission waiver for outbound and topographic survey information. The City Staff has no objection to the application or any waivers requested.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6449. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

PUBLIC HEARING

Main’s Meat Market – located on the westerly side of N. Main Road between Oak Road and Wheat Road, Block 1801, Lot 74, Tax Map Sheet #18, Project No. 21-00038. Preliminary/final major site plan approval for a 160 square foot addition to an existing retail building along with associated site plan improvements.

The applicant was represented by Michael J. Gruccio, Esq. The applicant is relocating 1370 S. Main Road to 1370 N. Main Road. There is a Planning Board Resolution 4280 dated August 1997 for Randazzo’s Bar approving the existing conditions. The applicant is seeking variances for side yard setback on the south side of 16.88 feet whereas a minimum of 20 feet is required. Front buffer of 0 feet whereas a minimum of 25 feet is required. Side buffer on the south side of 1 foot whereas a minimum of 5 feet is required. Impervious lot coverage of 50.4% whereas a maximum of 50% is permitted. The applicant is also seeking sign variances. Sign set back from the front property line of 1.5 feet whereas a minimum of 10 feet and sign set back from the side property line of 2 feet whereas 30 feet are required. The sign is existing. The applicant is seeking design waivers for driveway width for two-way drive of 22 feet and 22.5 feet whereas a

minimum of 24 feet is required; driveway opening setback from extended property line of 3 feet and 4 feet whereas a minimum of 5 feet is required and driveway opening design for a flared connection to the curb line whereas a radial connection is required. These waivers are existing. The applicant is also seeking a waiver for parking space width of 9 feet whereas 9.5 feet is required. The applicant cannot will provide 9 hairpin markings if they cannot meet the 9.5 feet.

The applicant will repair the front parking spaces by adding a 2inch layer of FABC on the existing pavement. The applicant is eliminating one parking space to accommodate the trash area on the northside.

The applicant is seeking a waiver for an outbound and topographic survey more than 18 months old. The survey that was submitted is dated 2007 and was prepared by Bill Reale and it depicts current conditions. The applicant is seeking a waiver from the 6-inch concrete driveway apron. The County is not requiring any access improvements. The applicant will be dedicating the standard right-of-way easement to the County.

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

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: 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:

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

Dollar General #22917 Minor Subdivision – located on the northeasterly corner of the intersection of Main Road and Wheat Road, Block 1403, Lot 5, Tax Map Sheet #14, Project No. 21-00025. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Sarah Werner, Esq. The applicant is proposing to create one new lot with one remainder lot. The property is located is split zoned in A-5 and B-2. The new created lot will be entirely within the B-2 zone.

James Mellett, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, rendering of the subdivision plan aerial. The applicant is proposing to create one new lot with one remainder lot. The remainder lot is to remain in its current use. The property line is in between the business and agricultural zones. The store will be in the B-2 zone. They are seeking two variances for the remainder farm lot. Lot frontage of 273 feet along Wheat Road whereas 330 feet is required. Lot width of 273 feet whereas 330 feet is required.

Tiffany Morrissey, Professional Planner, testified on behalf of the applicant. The variances are being requested for the remainder lot. The new lot line follows the zone line between the A-5 and B-2 zones. This proposal is a perfect use of the land of the split zone. The minor subdivision eliminates the split zone issue with regard to any future development. She sees no substantial negatives with regard to the granting of the bulk variances. She sees no substantial detriment to the public nor substantial detriment to the City's Land Use Ordinance and Zoning Plan.

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

John Casadia: Yes
David Catalana: Yes
Samuel Fiocchi: Yes
Michael Pantalone: Yes
Stephen Plevins: Yes
Christine Scarpa: 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:

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

Dollar General #22917 Site Plan – located on the northeasterly corner of the intersection of Wheat Road and Main Road, Block 1403, Lot 5, Tax Map Sheet #14, Project No. 21-00024. Preliminary/final major site plan approval to construct a 10,813.44 square foot retail store (Dollar General) along with associated site plan improvements.

The applicant was represented by Sarah Werner, Esq. The application is seeking major site plan approval both preliminary and final for a 10,813.44 square foot Dollar General retail store. Based on the approved minor subdivision, the site is entirely within the B-3 zone. They are now solely seeking bulk variances and design waivers for the Dollar General site. The applicant has submitted revised plans reflecting changes requested by the City's Planning Staff. The applicant will comply with the free-standing sign height of 20 feet. They will comply with providing a stormwater management basin access drive of 10 feet wide. They will comply partially with the pedestrian access on Wheat Road. The applicant will provide two bicycle parking spaces. They will provide a 4 foot split rail fence with black mesh backing around the basin, so this is a partial waiver. The applicant will provide a total of 18 trees on site.

James Mellett, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, a color rendering of the site plan. There will be one access point from N. Main Road, and no access from Wheat Road. The access point on N. Main Road will be a right out only. There will be two basins located in the front along Main Road and there will be an onsite septic system. There is a variance for 35 parking spaces whereas 55 spaces are required. Sign variances are also being requested. Sign distance from the intersection of driveways or drive aisles of 1 foot whereas 10 feet is required. There is a design waiver for driveway width max to allow a wider area for loading purposes. A waiver for parking space row length without a tree island break. They are proposing 15 whereas 12 are required. The applicant will provide a basin access drive. There will be 10 street shade trees along the frontage of Wheat Road and Main Road. There will be a total of 18 trees on the entire site. The roll-tainers will be stored inside the store or stored within the trash enclosure area.

Matthew Seckler, Traffic Engineer, testified on behalf of the applicant. He performed traffic counts prior to the COVID pandemic. Traffic flow was under general conditions. Approximately 10,000 vehicles a day pass this site along Main Road and 8,000 a day pass this site along Wheat Road. Based on the traffic counts, the proposed amount of parking spaces is adequate. The applicant is proposing 34 onsite parking spaces and lost a space with enhanced islands. He performed counts at existing Dollar General stores and three located in Vineland. There is a detriment to having too much parking because it reduces greenery. Statewide the maximum count for Dollar Generals is 27 parking spaces. Deliveries will occur while the store is open and they are scheduled. Smaller box trucks may deliver to the store. There will be one tractor trailer delivery once a week by Dollar General truck for about forty minutes. The applicant is seeking a waiver for a 36-foot-wide two-way driveway whereas 34 feet is permitted. There is also a large

drive aisle of 34 feet again, to accommodate trucks. This will alert drivers to the entrance on N. Main Road.

Tiffany Morrissey, Professional Planner, testified on behalf of the applicant. Exhibit A-6, building elevations and the entrance. Exhibit A-3, rear elevations on Wheat Road. Exhibit A-4, elevation on Main Road. They are proposing to use natural earth tone colors with awnings on the windows. The property is located in the B-2 zone. They are requesting three variances and a few waivers. A parking variance of 34 parking spaces whereas 55 parking spaces are required. Sign face area for the free-standing sign of 97.2 square feet whereas 75 square feet is required. Location of sign from intersection of driveways or drive aisles of 1 foot whereas a 10 feet is required. The basins are shallow and located within the front yard. They are proposing a 4-foot split rail fence with black mesh backing around the basin together with vegetative screening. The variances satisfy C2 criteria that is the benefits of the bulk variances outweighs the detriments. Reducing the parking enhances greenery onsite reducing paving. The store will create a desirable visual environment. She sees no substantial impairment of the City's Land Use Ordinance or Zoning Plan and no substantial detriment to the public.

Mr. Maillet indicated that the data provided by the applicant shows that the applicant is providing more parking spaces than required.

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

- John Casadia: Yes
- David Catalana: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Christine Scarpa: 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:

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

Woodcrest Fields- Request to amend Resolution 4991.

Ms. Hicks explained that Resolution No. 4991 required that the stormwater management basin fence be 6 foot high with screening slats. They are requesting a waiver for the slats. Staff has no objections to the waiver.

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

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

Land Use Ordinance Amendments-

a) Chickens-

Ms. Hicks explained that the Zoning Committee reviewed this request and made recommendations to the Planning Board. A maximum of six (6) chickens on any one lot. No roosters shall be permitted to be kept as pets. All chickens must be confined in coops and/or pens. Coops and/or pens shall be a minimum of 25' from all side and rear property lines. No coops or pens shall be permitted in the front yard of any lot. A lot shall be a minimum of ¼ acre (10,890 square feet).

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6447. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

b) Signage-

Mr. Headley explained that the Zoning Committee is making a recommendation to make some changes to the signage section with regards to digital signage. He revised the definition and included some standards for digital signage. Some of the changes include illumination levels, animation and flashing.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6446. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

Robert Odorizzi: Yes
David Manders: Yes

c) Marijuana-

Ms. Hicks explained that the Zoning Committee reviewed this request and made recommendations to the Planning Board. There is a 240 page legislation and she tried to abstract what is relevant to municipality. The City has 180 days to do something because it invalidated any prohibition that the municipality had. If something is not adopted, 5 of the 6 licenses will be allowed in every industrial zone. Retailers will be allowed in every commercial zone. The wordage is now cannabis and not marijuana. Medical are deemed eligible to the licenses. You can ban all facilities, limit the number hours of operation, and manner. The five licenses are more industrial and it is being recommended that it be allowed in industrial zones. Recommending to add another medical facility and allowing a total of two. In total there will be a maximum of six retailers. Recommending setting a distance from school zones. The drug zone will still be applicable for illegal use. The board decided on 1k feet from schools and 500 feet from other places. It will be difficult to obtain a license but ultimately the state makes those decisions. An ordinance has to be in place to regulate it.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6448. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 10:12 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary