

PLANNING BOARD MINUTES

July 14, 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:

Doug Menz
John Casadia
Stephen Plevins
Robert Odorizzi
Michael Pantalone
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
Yasmin Ricketts, Planning Board Secretary

PRE-MEETING

PhilCorr LLC Amended – located on the southerly side of Almond Road between N.J.S.H Route 55 and Mill Road, Block 2604, Lots 1 & 2.01, Tax Map Sheet #26, Project No. 21-00055.

Amended preliminary/final major site plan approval to construct additional site improvements and parking to an existing industrial facility.

Mr. Headley explained that the application went before the board in March for parking improvements. They now have to change the parking spaces to make them slightly angled. They also have a staging area. There are no variances associated with this application but there are a few waivers. There are technical in nature because they were previously approved. There is also a waiver for plan sheet size. There is not much of a change for the stormwater basin.

Newcomb Redevelopment – located between Howard Street and South State Street, Block 4206, Lot 1.04 & 1.05, Tax Map Sheet #42, Project No. 21-00049. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that this project has been a work in progress for several years. This portion is the middle section of the site. Hospital has been demolished and there is a parking garage to the right. The north is vacant but it has an approval for senior housing. The EMS lot is along Howard Street. The lot line is going through the middle of the building and that is frowned upon. The lot line will be moved to the west. There will be a distance of 20 feet from the building to the new lot line. There are a few variances associated with this application for lot area, lot depth, rear yard and impervious lot coverage. There are also some existing non-conformities. There are waivers for all of item 10 in the Planning Report. Staff has no issues with those waivers.

Mongelluzzo Minor Subdivision – located on the northerly side of Ascher Road between Cornucopia Avenue and Deerberry Road, Block 7401, Lot 64, Tax Map Sheet #74, Project No. 21-00053. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this is a simple subdivision with two variances for lot area. They are proposing a lot line down the middle of the lot. It will split it almost into equal area. They are in the W-6 zone and that is why there is a variance for lot area. Additionally, there are some perfected plan items that need to be addressed.

Prime Construction – located on the westerly side of North Orchard Road between Venus Drive and Oak Road, Block 2103, Lots 9, 10, 11 & 12, Tax Map Sheet #21.01, Project No. 21-00054. Minor subdivision approval to create three (3) new lots with four (4) remainder lots.

Mr. Headley explained that there are currently three lots. There are all along Orchard Road. They are proposing to reconfigure the lots to increase the area and make them slightly larger. The fourth lot will be subdivided into four separate lots. There are variances for area, frontage, width and depth. Sewer is not currently available for this area. Septic requires a minimum of one acre and frontage of minimum 160 feet. If there was sewer, most of these variances go away. The city has a street for future development. Staff is requesting to have that right of way dedicated.

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 June 9, 2021 board meeting.
The Chairman made a motion to approve the minutes.

Doug Menz: Yes
John Casadia: Abstain
Stephen Plevins: Abstain
Robert Odorizzi: Abstain
Michael Pantalone: Abstain
David Acosta: Yes
David Manders: Yes

RESOLUTIONS –

Approval of resolutions from the June 9, 2021 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6454

Doug Menz: Yes
John Casadia: Abstain
Stephen Plevins: Abstain
Robert Odorizzi: Abstain
Michael Pantalone: Abstain
David Acosta: Yes
David Manders: Yes

Resolution #6455

Doug Menz: Yes
John Casadia: Abstain
Stephen Plevins: Abstain
Robert Odorizzi: Abstain
Michael Pantalone: Abstain
David Acosta: Yes
David Manders: Yes

Resolution #6456

Doug Menz: Yes
John Casadia: Abstain
Stephen Plevins: Abstain
Robert Odorizzi: Abstain
Michael Pantalone: Abstain
David Acosta: Yes
David Manders: Yes

DEVELOPMENT PLANS

PhilCorr LLC Amended – located on the southerly side of Almond Road between N.J.S.H Route 55 and Mill Road, Block 2604, Lots 1 & 2.01, Tax Map Sheet #26, Project No. 21-00055. Amended preliminary/final major site plan approval to construct additional site improvements and parking to an existing industrial facility.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking an amendment to a site plan that was approved in March of this year. They discovered that the plan that was approved was not efficient for the business. They are requesting to change the design for additional tractor trailer and cab parking. They decided to angle the parking spaces. One parking space will be eliminated and there will be 16 spaces instead of 17 spaces. The tractor trailer parking spaces have also been shifted. They added a parking area for their yard mules, and shifted spaces to the right to line them up evenly. The waivers that were previously approved are being requested again. The applicant agrees with the Planning and Engineering reports.

Ms. Hicks noted that as this is an amended plan the original approval dates will apply.

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

PUBLIC HEARING

Prime Construction – located on the westerly side of North Orchard Road between Venus Drive and Oak Road, Block 2103, Lots 9, 10, 11 & 12, Tax Map Sheet #21.01, Project No. 21-00054.

Minor subdivision approval to create three (3) new lots with four (4) remainder lots.

The applicant was represented by Michael Fralinger, Esq. Exhibit A, copy of the minor subdivision/redivision plan. Lots 9, 10, & 11 are the smaller lots having frontage of 80,5 feet and a depth of 140 feet each. They are proposing to divide lot 12 into 4 lots. A portion of Lot 12 will be added to Lots 9, 10, & 11. This is a non-sewer area and if there were sewer they would be conforming. The smaller lots are larger than the majority of the lots in the area. The Planning Staff has requested the applicant dedicate a 25-foot right-of-way to the City of Vineland for future development. The applicant agrees with the remainder of the Planning and Engineering reports.

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Acosta: Abstain
David Manders: Yes

Newcomb Redevelopment – located between Howard Street and South State Street, Block 4206, Lot 1.04 & 1.05, Tax Map Sheet #42, Project No. 21-00049. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Alan Giebner, Esq. Currently, the EMS building extends over the lot lines by approximately 50 feet. The applicant is seeking several bulk variances for lot area (lot 1.04) 26,083 square feet whereas 50,000 square feet is required. Lot depth (lot 1.04) of 184.66 feet whereas 250 feet are required. Lot depth (lot 1.05) 162.85 feet whereas 250 feet are required. Rear yard (lot 1.04) 20 feet whereas 40 feet are required. Impervious lot coverage (lot 1.04) 61% whereas 50% maximum allowed. The applicant is also seeking all of the waivers for omitted subdivision plan detail in the Planning Report.

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes

David Acosta: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

Mongelluzzo Minor Subdivision – located on the northerly side of Ascher Road between Cornucopia Avenue and Deerberry Road, Block 7401, Lot 64, Tax Map Sheet #74, Project No. 21-00053. Minor subdivision approval to create one (1) new lot with one remainder lot.

Jacqueline Mongelluzzo testified on her own behalf. Her home is located on 9.51 acres and proposing to divide it into 2 lots. Each lot will be 4.77 acres. One lot will contain her home and the other lot will be vacant for future development.

Mr. Headley explained that she is requesting bulk variance for lot size for each lot. Each lot is 207,804 square feet whereas a minimum of 250,000 square feet is required. Staff has no objection to the bulk variances as both lots are large.

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Acosta: Yes
David Manders: Yes

Redevelopment Amendment – 115 S. Sixth Street, Block 4007, Lot 22.

The applicant was represented by Dale Taylor, Esq. This property is in a residential area. There were two apartments on the second floor and a church on the first floor. The applicants entered an agreement of sale in February 2020. They rented out the two upper units, and couldn't find anyone to rent the bottom units. They are commercial spaces. The entire area is residential, and they are requesting to convert the lower level into two apartments. The site can accommodate five cars.

Ms. Hickes noted that five cars could not fit in the rear of the property. There may be enough room for four parking spaces. The biggest problem are the store front windows and they have to be removed. This lot grossly deficient, and the lot is not adequate for a single family home. Staff is advocating a site plan for the site. The property needs improvement. There is street parking available and senior center is located next door. She is not certain that parking is permitted overnight in their parking lot.

The Chairman entertained a motion to make a recommendation to City Council to deny the request. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

Doug Menz: Yes

John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6462. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Manders: Yes

Redevelopment Amendment – 700 E. Wood Street, Block 3016, Lot 22.

Ms. Hicks explained that the last use was a professional office and a single family home before that. It was conditioned upon site plan approval and site improvements were never done. The structure still has a residential character. Staff agreed but the zoning officer did not agree, because he is concerned with the historic nature of the building. Staff is happy that it was going to be occupied.

Shalayna Williams and Stephen Danielson testified on their own behalf. They will be living in the house. They would like to slowly make repairs to the exterior and interior of the house.

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6463. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Manders: Yes

Extension Request- Vineland Construction – 60 W. Landis Avenue, Block 2802, Lot 13.

A final major site plan approval was granted on July 12, 2017. The first extension was granted on August 9, 2020. The second extension was granted on August 9, 2021. They are now returning for a third and final extension. This final extension will expire on August 9, 2022.

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

Roll Call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Doug Menz: Yes
John Casadia: Yes
Stephen Plevins: Yes
Robert Odorizzi: Yes
Michael Pantalone: Yes
David Manders: Yes

TIME: 8:06 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary