

PLANNING BOARD MINUTES

February 9, 2022

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
John Casadia
Sandy Velez
Samuel Fiocchi
David Catalana
Doug Menz
Christine Scarpa
Robert Odorizzi
David Acosta
David Manders

Also present were:

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

PRE-MEETING

Garden Greens – located on the easterly side N. Mill Road between Weymouth Road and Gallagher Drive, Block 303, Lot 56, Tax Map Sheet #66, Project No. PBA-22-00002. Preliminary and final major site plan approval to convert an existing industrial facility to a cannabis cultivation facility.

Mr. Headley explained that the existing Dandrea Produce is proposing to convert it to a cannabis cultivation facility. They have to obtain state and municipal approval. It is an allowable use but there is some buffer relief that is required. The buffers are different from existing industrial use and the cannabis use. They are requesting variances for front buffer, side buffer, rear buffer and impervious lot coverage. The impervious lot coverage is being decreased but it is still above the 65% allowed. They are relocating a smaller sign in the right of way just for identification. There is a waiver for parking space length without a tree island break.

Benedetto Subdivision – located on the northerly side of Trento Avenue between Cornucopia Avenue and Union Road, Block 6604, Lot 34, Tax Map Sheet #66, Project No. PBA-21-00013. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that this is farmland and they are subdividing off a lot to build a home. The A-6 agricultural zone has more stringent lot area and frontage standards. They have variances for lot area, lot frontage, lot depth and lot width. They are conforming to a typical residential zone with no sewer. There is a pocket of wetlands in this area.

Legacy Auto Lines – located on the easterly side of S. Delsea Drive between Foster Avenue and Elmer Road, Block 5701, Lot 56, Tax Map Sheet #57, Project No. PBA-21-00014. Preliminary/final major site plan approval to construct a used auto sales dealership along with associated site improvements.

Mr. Headley explained that this is a former used auto sales dealership. Over the years it has turned slightly into disarray. They are proposing to put down some asphalt and some curbing. They are severely limited by the wetlands buffer. There is one variance for front buffer. It is a common buffer on Delsea Drive for car dealerships. Staff does not have an issue with that variance. There are some design waivers for driveway opening. It currently exist and they are not proposing to change it. A waiver for parking space depth for vehicle display spaces. Additionally, parking space row length without a tree island break. They will provide parking area shade trees and shrubbery. They are not proposing sidewalk because the immediate surrounding area does not have sidewalks.

Dooley & Hoff / Hammer Rentals Minor Subdivision – located on the northwest corner of Elmwood Avenue and E. Landis Avenue, Block 3112, Lots 16 & 17, Tax Map Sheet #31, Project No. PBA-21-00008. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

Mr. Headley explained that this lot is in the northwest corner of Landis Avenue and Elmwood Avenue. There are two lots fronting on Landis Avenue. They are narrow lots. They are combining the rear lots and creating an additional duplex lot located on Elmwood Avenue. The new lot is a conforming lot. However, it does create some variances on the existing lots for area, frontage, width and impervious lot coverage.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 18, 2021 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 12, 2022 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS

Approval of resolutions from the January 12, 2022 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6484

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

Resolution #6485

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

Resolution #6486

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

Resolution #6487

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

Resolution #6488

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

Resolution #6489

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

Resolution #6490

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

PUBLIC HEARLING

Garden Greens – located on the easterly side N. Mill Road between Weymouth Road and Gallagher Drive, Block 303, Lot 56, Tax Map Sheet #66, Project No. PBA-22-00002. Preliminary and final major site plan approval to convert an existing industrial facility to a cannabis cultivation facility.

The applicant was represented by Michael Fralinger, Esq. This site is located in the industrial park, and it is the site of Dandrea Produce. The applicant is seeking preliminary and final site plan approval for a cannabis cultivation facility. This property is located in the I-1 zone and it is a permitted use. It is a developed site and was developed approximately 12 years ago. They have been in the area for 104 years in the fruits and vegetables industry. They are proposing an indoor grow facility. The buffer standards for a cannabis facility are different than the industrial zone standards. The buffer standards in the industrial zone are 5'. The cannabis use in the industrial zone is 25' off the side. This site is well developed and maintained. On the southerly side, they

currently have about 20-21 dock doors. The traffic will be a less intense than the previous use. The plan shows 2 dock doors that will be used for incoming shipments. One dock door will be used for shipment. The demolition plan shows pavement being removed. There are two accesses off of Mill Road. It has a parking field out front and loading docks on the southerly side. They are going to leave an area of pavement between the building and parking lot for future expansion of the building. There is variance relief for the buffer. The northerly side, 6' of pavement is being removed. At the rear of the property, southerly side, is the location of the stormwater management basin. Most of that meets the buffer requirements, but they are taking up some pavement on the southerly side. For the front buffer, they are providing 30' low landscaped vegetated area to fall into technical compliance. The entire facility will be fenced 8' high. They are requesting a sign variance for an identification sign placed 5' inside the property line whereas 10' is required. There are some waivers because it is already a fully developed site. Impervious coverage is being reduced to 70%. It still remains a variance because 65% is required.

Keith Smith, Professional Engineer/Planner, testified on behalf of the applicant. The buffer variances are due to the cannabis requirements. He reviewed and explained the variances and waivers in the Planning and Engineering reports.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6491. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

Benedetto Subdivision – located on the northerly side of Trento Avenue between Cornucopia Avenue and Union Road, Block 6604, Lot 34, Tax Map Sheet #66, Project No. PBA-21-00013. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Michael Gruccio, Esq. The applicant is proposing to build a home on the proposed lot, and the remainder lot will continue to be farmed. Exhibit A-1, tax map sheet of existing Block 6604. The new lot will meet the ordinance standards for a single family home with no public sewer. The applicants seek a waiver for omitted plan detail, the north arrow not oriented to the top or right of all sheets. The applicant will comply with the remainder of the Planning Report and Engineering Report.

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

Roll Call:

John Casadia: Yes
Samuel Fiocchi: Yes
Stephen Plevins: Yes
Doug Menz: Yes
Christine Scarpa: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Michael Pantalione: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Manders: Yes

Legacy Auto Lines – located on the easterly side of S. Delsea Drive between Foster Avenue and Elmer Road, Block 5701, Lot 56, Tax Map Sheet #57, Project No. PBA-21-00014. Preliminary/final major site plan approval to construct a used auto sales dealership along with associated site improvements.

The applicant was represented by Michael J. Gruccio, Esq. The applicant will comply with all the comments in the Engineering Report. The applicant is seeking a variance in item 5, of the Planning Report for a front buffer of 20' whereas 25' is required. There is no buffer, and this is an improvement to the site. It is situated on a split zone, and all development and business is located in the B-3 zone. The rear of the site is in the R-5 zone. The NJDEP has granted approval for the wetlands in the rear, and that report will be forwarded. The applicant is requesting to keep the two driveway openings with flared connections. They are also requesting parking space depth of 18'. Four parking area shade trees will be provided, and screening material will be provided from residential uses. A waiver from sidewalk is requested because is no connecting sidewalk.

William P. Gilmore, Professional Engineer, testified on behalf of the applicant. The majority of the site is impervious, and this plan maximizes greenery in the front yard. The location of the building on site and the drive isles limits the front buffer to 20' and 24'. Only .85 acres is developable because of wetlands. The curbs will divert water to the east. The flared drive openings are needed for truck delivery and for trash trucks. There is a waiver for parking spaces of 18 feet long for vehicle display spaces. The applicant is proposing to plant 4 parking area shade trees. There is a waiver from sidewalk because there are no sidewalks on either side of the site. A waiver is requested from showing all structures within 150 feet on a perfected plan. All vehicle repairs will be performed off site, because this site will be for vehicle display and sales only.

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

Roll Call:

Michael Pantalione: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Michael Pantalione: Yes
Sandy Velez: Yes
Samuel Fiocchi: Yes
Doug Menz: Yes
Robert Odorizzi: Yes
David Manders: Yes

Dooley & Hoff / Hammer Rentals Minor Subdivision – located on the northwest corner of Elmwood Avenue and E. Landis Avenue, Block 3112, Lots 16 & 17, Tax Map Sheet #31, Project No. PBA-21-00008. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

The applicant was represented by Michael J. Gruccio, Esq. The applicant, Dooley & Hoff owns lot 17. Hammer Rentals, LLC owns lot 16. Both lots currently have duplexes. Lot 17 has a frontage of 80' on Landis Avenue with a depth of 350'. Lot 16 has frontage of 87.8' on Landis Avenue and frontage of 351.77' on Elmwood Avenue. A new building lot would have frontage of 130' on Elmwood Avenue with a net area of 20,198 square feet. This development is in the R-P zone which allows development for two family structures. They would like another two family structure on the parcel sought be subdivided. Lot 17 will be reduced to 18,490 square feet. The lot area standard for a two family dwelling is 19,500 square feet. Lot 17 would be 94.8 % of the minimum lot size for a duplex lot. Lot 16 would be reduced to 19,471 square feet. Lot 16 would have 86.5 % of the lot area required for a duplex which is 22,500 square feet for a corner lot. The current lots are long and narrow. Lot 16 is 37 % larger than required and lot 17 is 44 % larger than required by ordinance. It is more favorable to have 3 almost conforming lots as opposed to 2 non-conforming lots. Exhibit A-1, tax map sheet 31 which shows many smaller lots. The variances are justified by the lot sizes and configuration of the lots. Two family dwellings are a permitted use. The applicant will comply with all of the requirements of the Planning and Engineering reports.

Mr. Headley suggested making the new lot conforming for a single family home as opposed to a duplex. Lots 16 and 17 will then be conforming.

Beth White, Esq., represented neighbors Robert Scarpa and James Marone. She lives near the neighborhood and is familiar with the area. The ordinance states the R-P zone is not to have over- development. This is over-development at its definition. They are seeking to add another structure and there is no general need for it. They are seeking to create an income generating property. Long and narrow lots are common in this area. These are substantial and well maintained older homes in this neighborhood. There is a certain historic flavor to this neighborhood that can be seen in both the architecture and the way the properties are maintained. The applicant has shown no hardship, no unique circumstances affecting these lots nor have they shown any special reason to grant the variances.

Robert Scarpa, testified against the application. He lives at 3 Northwood Drive to the rear of lots 16 and 17. He has lived there about one year. There are primality single family no multi- family homes in the area. He presented photos of the area. The applicant`s homes are more than 100 years old. It does not better the City. It changes the character of the neighborhood. Approval will only increase non- conformity in the neighborhood. He submitted photos, exhibits Scarpa 1 and 2.

James Marone lives at the corner of E. Landis and Northwood Drive. He has lived there 11 years. His home was built in 1865. His concern is that Elmwood Avenue is all single family homes and a duplex does not fit in.

Linda Cavaleiro lives at the first house on Elmwood next to this lot. She agrees with the statements of Beth White, Esq. and Robert Scarpa. She has lived here 20 years and has concerns with traffic and noise. A duplex should not be here.

Donna Hill, member of the public, has lived her entire life in Vineland. She objects to the application. She bought a home on Landis Avenue 5 years ago to restore.

Francis Barse lives on Glenn Terrace. He wants to keep the neighborhood to remain the same. There is a big difference between a duplex on Landis Avenue and a duplex on Elmwood. There is a reason for the minimum lot size requirements and the Planning Board should abide by these requirements.

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

Roll Call:

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

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

Roll Call:

John Casadia: No
Samuel Fiocchi: Yes
Michael Pantalone: No
Stephen Plevins: No

Doug Menz: No
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: No

Extension Request- Newcomb Redevelopment Resubdivision – located between Howard Street and S. State Street, Block 4216, Lots 1.04 & 1.05.

The applicant requests an extension of the approval for a period of 180 days from date of adoption of the resolution on August 11, 2021. City Council must adopt an ordinance to accept land for a portion of lot 1.05. This has delayed recording of the deeds

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

Roll Call:

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

Land Use Ordinance Amendment- Truck Terminals

Amend Chapter 425-270 word usage.

Replace the definition of “truck terminal” with:

Any facility where a business, service or industry involving the maintenance, servicing, or repair of commercial vehicles or the central dispatching of company owned vehicles is conducted or rendered. For purposes of this chapter, rental of truck parking spaces shall not be considered a truck terminal.

Replace the definition of “parking lot” with:

Any public or private land designed and used for parking motor vehicles (limited to Class 1, 2 or 3 motor vehicles in the FHWA’s 13 Vehicle Category Classification Chart, as shown in the definition of “vehicle class” in Chapter 425-74) which is intended to be a permitted use within a zoning district.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6492. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes

Sandy Velez: Yes

Samuel Fiocchi: Yes

Doug Menz: Yes

Robert Odorizzi: Yes

David Manders: Yes

TIME: 9:42 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary