

## PLANNING BOARD MINUTES

March 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  
Samuel Fiocchi  
David Catalana  
Doug Menz  
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

601 N. Mill Road Subdivision – located on the easterly side of N. Mill Road between Almond Road and Oak Road, Block 2101, Lot 69, Tax Map Sheet #21, Project No. PBA-21-00003. Minor subdivision approval to create one (1) new lot with one remainder lot.

Mr. Headley explained that it is a straight forward application. There are no variances and the applicant has agreed to tie into public sewer.

518 West Butler Avenue Subdivision – located near the northeasterly corner of Butler Avenue and Delsea Drive, Block 7002, Lots 43 & 45, Tax Map Sheet #70, Project No. PBA-22-00001. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that this is the northeast corner of Butler Avenue and Delsea Drive. They are asking to take the rear portion of Tractor Supply which is currently unused and add to another lot along Butler Avenue. There are no lot variances.

Amended Hutton Vld LLC (Modwash Express Car Wash) – located on the easterly side of South Delsea Drive between Landis Avenue and W. Montrose Street, Block 3601, Lot 16.1 (formerly Lots 5, 6, 15 & 16), Tax Map Sheet #36, Project No. PBA-22-00005. Amended preliminary/final major site plan approval to construct a 4,600 square foot car wash (Modwash Express) along with associated site plan improvements.

Mr. Headley explained that the board granted an approval. There are currently under construction, and need minor changes to make more efficient. They added four employee spaces and relocated them. That triggered an impervious lot coverage variance of 50.5% whereas 50% is permitted. Additionally they are requesting a waiver for parking space depth of 18' whereas 19' is permitted.

KDC Real Estate Holdings LLC – located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 15.01, Tax Map Sheet #11, Project No. PBA-22-00006. Preliminary/final major site plan approval to construct a 9,370 square foot expansion to an existing cold storage and repacking facility along with associated site plan improvements.

Mr. Headley explained that originally they had a turnaround trash collection section. They have outgrown their space and reconfiguring the area. There is a variance for side yard setback of 27.83' whereas 35' is required. There is a waiver for access basin drive. They are proposing a 6" DGA. Additionally, there is a waiver for providing trees along the northern side. There are also a couple of waivers for perfected plan items.

A. Pagnini Farms – located on the southerly side of Dante Avenue between Lincoln Avenue and Brookfield Street, Block 6402, Lots 3 & 4, Tax Map Sheet #64, Project No. PBA-22-00010. Resubdivision approval to convey portions of two (2) lots to two (2) other lots.

Mr. Headley explained that there is one variance for frontage. This exceeds the standard for a farm use. There are some wetlands on the site. Additionally, there are some perfected plan items. There are requesting waivers for items in 8 and 9.

Ford Harris Family Home – located on the southerly side of Mays Landing Road between Sherman Avenue and Pennsylvania Avenue, Block 7801, Lots 10 & 11, Tax Map Sheet #78, Project No. PBA-22-00011. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that this is the Pampered Pup Resort on Mays Landing Road. There are three lots under the same ownership. There a kennel, single family home, and the front has horse pastures. The home lot is long and skinny. There are giving the other lot some frontage for a single family home. It still does not meet the requirements for a W-6 zone.

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 February 9, 2022 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
- Doug Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

RESOLUTIONS

Approval of resolutions from the February 9, 2022 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6494

- John Casadia: Yes
- David Catalana: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Doug Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

Resolution #6495

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

Resolution #6496

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

DEVELOPMENT PLANS

601 N. Mill Road Subdivision – located on the easterly side of N. Mill Road between Almond Road and Oak Road, Block 2101, Lot 69, Tax Map Sheet #21, Project No. PBA-21-00003. Minor subdivision approval to create one (1) new lot with one remainder lot.

The applicant was represented by Jeff Medio, Esq. The minor subdivision will be creating one new lot. They will post bond for the connection of both lots to public sewer. The applicant will comply with the requirements in the Planning and Engineering reports.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Doug Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

518 West Butler Avenue Subdivision – located near the northeasterly corner of Butler Avenue and Delsea Drive, Block 7002, Lots 43 & 45, Tax Map Sheet #70, Project No. PBA-22-00001. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Jeff Medio, Esq. This application has no variances and it is for a resubdivision. 128,959 square foot of lot 45 will be added to lot 43. The applicant will comply with the requirements in the Planning and Engineering reports.

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

Roll Call:

- John Casadia: Yes
- David Catalana: Yes
- Samuel Fiocchi: Yes
- Michael Pantalone: Yes
- Stephen Plevins: Yes
- Doug Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

PUBLIC HEARLING

Amended Hutton Vld LLC (Modwash Express Car Wash) – located on the easterly side of South Delsea Drive between Landis Avenue and W. Montrose Street, Block 3601, Lot 16.1 (formerly Lots 5, 6, 15 & 16), Tax Map Sheet #36, Project No. PBA-22-00005. Amended preliminary/final major site plan approval to construct a 4,600 square foot car wash (Modwash Express) along with associated site plan improvements.

The applicant was represented by Christopher Berr, Esq. They are seeking an amended major site plan approval both preliminary and final for a previously approved major site plan for a car wash in June 2020. The project is under construction and almost improvements are almost complete. They are now requesting to make some minor changes. They are requesting to add 4 employee parking spaces at the southeast side of the lot. They revised the plan and thought it could be done administratively. The applicant is requesting a waiver for the parking spaces to be 18 feet long and 19 feet is required. The applicant will satisfy the impervious lot coverage, so that variance will be eliminated. They are seeking a waiver from showing all structures within 150 feet on the perfected plan. They will comply with the remainder requirements in the Planning and Engineering reports.

William Gilmore, Professional Engineer, testified on behalf of the applicant. Four parking spaces were added to the approved plan. There are some changes where the vacuum poles and concrete pads are located. The impervious lot coverage will be reduced. The changes will prevent conflict with employee parking. A waiver is requested from showing all structures within 150 feet.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Robert Odorizzi: 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:

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

KDC Real Estate Holdings LLC – located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 15.01, Tax Map Sheet #11, Project No. PBA-22-00006. Preliminary/final major site plan approval to construct a 9,370 square foot expansion to an existing cold storage and repacking facility along with associated site plan improvements.

The applicant was represented by Michael Fralinger, Esq. Previous approvals have been constructed for the cold storage repack facility. Business at this facility has increased and the applicant needs more space. They are requesting a small expansion to the 168,000 square foot facility. There are plans for a future expansion. The applicant is under contract to purchase adjacent lot. There is a variance for a side yard setback of 27.83 feet and 35 feet is required, and it will be eliminated for the future expansion. There are waivers for a DGA surfaced basin access drive, and partially screened refuse station. They are needed because of plans for a future expansion.

Stephen Filippone, Professional Engineer, testified on behalf of the applicant. A side yard setback is requested in an area of future expansion. The area is an entirely asphalt area, so there will be no impact to the impervious lot coverage. They are requesting a temporary waiver for the basin access drive. There is an agreement of sale with the adjoining property. The basin was recently certified. A waiver is requested from full screening of the refuse station. There is asphalt there now. There will be a six foot high vinyl fence and landscaping will be provided. Waivers from perfected plan detail items #12 a,b,d,e,f,g,h,and i from the Planning report are requested. Truck turning movements will be shown on the perfected plan.

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

Roll Call:

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

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

David Acosta: Yes  
David Manders: Yes

A. Pagnini Farms – located on the southerly side of Dante Avenue between Lincoln Avenue and Brookfield Street, Block 6402, Lots 3 & 4, Tax Map Sheet #64, Project No. PBA-22-00010. Resubdivision approval to convey portions of two (2) lots to two (2) other lots.

The applicant was represented by Michael Fralinger, Esq. The minor subdivision will separate the residential use from the farm use. Both of the lots meet the zone standards. There is a technical variance for the farm lot for frontage on Date Avenue. There is a waiver to eliminate the dirt farm road because of common ownership. There are waivers for omitted plan detail for items 9 b, c, d and e in the Planning report. The applicant will comply with all the requirements in the Engineering report.

Melissa Niles, member of the public, she resides across the street and wanted to know about the big structure built across the street by the farmer. The Board Solicitor advised that notice was not required per The Right to Farm Act.

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

Roll Call:

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

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

Ford Harris Family Home – located on the southerly side of Mays Landing Road between Sherman Avenue and Pennsylvania Avenue, Block 7801, Lots 10 & 11, Tax Map Sheet #78, Project No. PBA-22-00011. Resubdivision approval to convey a portion of one lot to another lot.

Danielle Ford Harris testified on behalf of the applicant. She will be constructing an addition to her existing house. The Pampered Pup business driveway goes through one of the lots so an easement should be filed in case of sale of a lot. She agreed to file a cross-easement with her deeds.

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

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Robert Odorizzi: 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:

John Casadia: Yes  
David Catalana: Yes

Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Redevelopment Plan Amendment- 116 W. Almond Street, Block 3901, Lot 9.

The applicant is requesting an amendment to the redevelopment plan to permit use of the site for equipment rental, repair, and warehousing. There is a need for parking for special needs school transportation. The property is surrounded by residential properties in the R-1 zone and the proposed use is not permitted. The buildings are maintained other than the fence. Staff does not object to the proposal, but they recommend restrictions to protect the residential neighbors. Hours of operation will be Monday- Friday from 7AM to 6PM, reduced hours on Saturdays and closed on Sundays.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6498. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

Land Use Ordinance Amendment- Cannabis

This matter was referred by City Council to amend Section 425-383 Zoning, location, and other restrictions. Replace Sections 425-383 E and F. Two cannabis retailers having a State license shall be permitted within the City. Five cannabis cultivators, five cannabis manufacturers, five cannabis wholesalers, and five cannabis distributors shall be permitted within the City. The Zoning Schedule, Sheet 2, Conditional Use Specific Standards was updated to reflect the changes.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6497. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes

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

Request for Zone Change-

The applicant was represented by Michael Fralinger, Esq. He submitted a request on behalf of NEP Real Estate of Vineland NJ Urban Renewal, LLC to have land re-zoned.

Properties-in-question to be re-zoned I-B Industrial-Business are Block 7503/Lots 1.01, part of 3.01, part of 4.01, part of 5.01, 6, 6.1, part of 7, part of 13, part of 35, 47 and 48.01.

Small portion of Block 7503/Lot 19.01, that was subject to an earlier subdivision of the property, should be re-zoned A-5 Agricultural.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6499. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

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

TIME: 7:49 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary