

## SPECIAL PLANNING BOARD MINUTES

May 26, 2022

The pre-meeting of the Planning Board was called to order by Vice Chairman Mr. Michael Pantalone at 6:00 PM in the Second Floor Council Chambers of City Hall.

Present were:

Stephen Plevins  
Sandy Velez  
Samuel Fiocchi  
Doug Menz  
Robert Odorizzi  
Michael Pantalone

Also present were:

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

### PRE-MEETING

Laury Office Expansion – located on the easterly side of North East Boulevard between Wood Street and Plum Street, Block 3018, Lots 1 2 & 15, Tax Map Sheet #30, Project No. PBA-22-00004. Preliminary/final major site plan approval to construct a 7,000 square foot two-story office building expansion and associated site plan improvements.

Mr. Headley explained that Laury recently purchased a lot from the City. As part of that agreement the applicant agreement to apply with a site plan for the office and parking expansion. This will be good because they need additional parking. There are some variances required in item 6 for side buffer, impervious lot coverage, no parking in the front and in the roadway. There is a waiver for parking space row length without a tree island break. There is also a waiver for driveway opening design. There are 10 existing or proposed shade trees vs. 13 trees required. For parking area shade trees, there are 2 trees provided vs. 5 trees required. There will be screening along residential use. There are no parking requirement in the zone. They are providing 59 parking spaces.

Levari Brothers Realty – Office – located on the southwesterly of Almond Road and N. Mill Road, Block 2604, Lot 14, Tax Map Sheet #26, Project No. PA-22-00013. Preliminary/final major site plan approval to construct a 6,293 square foot office building along with associated site plan improvements, which will function as an administrative office for an existing cold storage facility on-site.

Mr. Headley explained that this site is located on Mill Road. They have an existing freezer facility and recently received an approval for an expansion. The applicant is now proposing to construct administrative offices at the corner of Mill Road and Almond Road. It is part of the existing freezer storage site. There is one variance requirement for impervious coverage of 69.04% whereas 65% is allowed. Additionally, there are waivers for stormwater management basin access drive. They are asking for a waiver for fence height around the basin. There are some street shade trees required. They are providing 15 trees whereas 21 trees are required. A stone access drive is being proposed temporarily. The trash enclosure should be completely screened. In the Engineering report, there are some storm water management items and parking lot signage that need to be addressed

NEP Real Estate of Vineland NJ Urban Renewal, LLC – located southerly side of Sheridan Avenue east of Lincoln Avenue, Block 7503 Lots 7 & 35.02, Tax Map Sheet #75, Project No. PBA-22-00016. Resubdivision approval to convey a portion of one lot to another lot.

Mr. Headley explained that this application is located on south Lincoln Avenue. It is a straight forward application. They are acquiring the rear of the property which fronts Sheridan Avenue. There is one variance for lot frontage, 0 feet whereas 250 feet required.

### 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.

### RESOLUTIONS

Approval of resolutions from the May 11, 2022 board meeting.

The Chairman made a motion to approve the resolutions.

Resolution #6508

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

PUBLIC HEARING

Laury Office Expansion – located on the easterly side of North East Boulevard between Wood Street and Plum Street, Block 3018, Lots 1 2 & 15, Tax Map Sheet #30, Project No. PBA-22-00004. Preliminary/final major site plan approval to construct a 7,000 square foot two-story office building expansion and associated site plan improvements.

The applicant was represented by Rocco Tedesco, Esq. The applicant has operated from this location since 1945. In July of 2001, they entered in agreement of sale of the adjacent lot to expand their building. The City approved it for redevelopment, and the proposed expansion was part of the redevelopment project. The site currently has 17 parking spaces and 59 parking spaces are being provided. They city wanted to eliminate the on street parking. In the Planning report, item 6 lists the variances being requested. They are justified because this redevelopment project was approved by the governing body. The applicant is requesting bulk variances for side buffer of 14 feet whereas 25 feet required. Impervious lot coverage of 86 % whereas a maximum 65 % permitted. Waivers are requested for parking space row length without a tree island break for 19 space row whereas 12 space row maximum permitted. Waivers are requested for 10 street shade trees and 13 are required and 2 parking area shade trees and 5 required. Screening materials along residential zone will be provided. They will provide either through a privacy slatted chain link fence or a solid vinyl fence. Slats will be replaced around the existing screening around the dumpster. All other requirements in the Engineering report are acceptable.

Ted Laury, owner, indicated that there is no room on the site to relocate the dumper. The dumpster is currently close to the building.

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

Roll Call:

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

Levari Brothers Realty – Office – located on the southwesterly of Almond Road and N. Mill Road, Block 2604, Lot 14, Tax Map Sheet #26, Project No. PA-22-00013. Preliminary/final major site plan approval to construct a 6,293 square foot office building along with associated site plan improvements, which will function as an administrative office for an existing cold storage facility on-site.

The applicant was represented by Michael Fralinger, Esq. The applicant has First Choice Freezers and M & O Freezers. Over the last eight years, Mr. Levari has been able to construct approximately 700,000-800,000 square feet. He does not have a dedicated office. It will be a one story office building, landscaped and fully irrigated. It is just about 6,300 square feet and built in an “L” shape. There is one variance associated with the application for impervious lot coverage of 69.04% whereas 65% is allowed. There are two new stormwater management basins associated with this project. There are waivers being requested for stormwater management basin access drive. The basins are shallow and will and is maybe 2 feet deep. They are requesting a waiver for the basin drive and no fence around the basin. They are requesting a waiver for street shade trees, 15 street shade trees whereas 21 shade trees are required. There is an existing county sight triangle easement and they cannot place the trees in that area. The waiver for a stone surfaced access drive is temporary. This drive leads to future office space for customers.

Until the office space is built, Mr. Levari will use the stone drive for his vehicle. The stone drive will be removed within 5 years of approval. There is no refuse station because the building is only for the office. As for the Engineering report, item 6, waiver is requested from street and yard inlet grates having elevations not less than the required one foot freeboard elevation of the stormwater basins. Item 8, additional signage, the site is wide open and signage is not necessary. They will agree to install a “Yield” sign at the driveway on Mill Road.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant.

Ms. Hicks indicated that there is an issue with fencing the basins because there is a school in the area.

Mr. Nardelli explained that the piping will not allow them to make the basins shallower.

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

Roll Call:

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

NEP Real Estate of Vineland NJ Urban Renewal, LLC – located southerly side of Sheridan Avenue east of Lincoln Avenue, Block 7503 Lots 7 & 35.02, Tax Map Sheet #75, Project No. PBA-22-00016. Resubdivision approval to convey a portion of one lot to another lot.

The applicant was represented by Michael Fralinger, Esq. The applicant is increasing the size of lot 35.02. It was created with 0’ frontage and accessed by an easement that leads to Lincoln Avenue. The applicant is the contract purchaser of lot 7. There is one variance associated with this application for impervious lot coverage 0 feet whereas 250 feet is required. There are waivers from omitted subdivision detail. Showing all water boundaries. Noting current use of properties within 200 feet. Showing all wetlands and wetlands transition areas, with NJDEP approval number. The applicant will comply with all other requirements of the Planning and Engineering reports.

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

Roll Call:

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

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

Roll Call:

Samuel Fiocchi: Yes  
Stephen Plevins: Yes  
Doug Menz: Yes  
Sandy Velez: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Samuel Fiocchi: Yes

Stephen Plevins: Yes

Doug Menz: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

TIME: 7:27 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary