

PLANNING BOARD MINUTES

June 8, 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
Doug Menz
Robert Odorizzi
David Acosta
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
Ryan Headley, Supervising Engineer/Planner
Alena Broshchan, Planning Board Substitute Secretary

PRE-MEETING

Dooley & Hoff Properties LLC / Hammer Rentals – located on the northwest corner of Elmwood Avenue and E. Landis Avenue, Block 3112, Lots 16 & 17, Tax Map Sheet #31, Project No. PBA-22-00017. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

Mr. Headley explained that the applicant was previously denied for a duplex lot. They are now proposing a single family dwelling lot. The lots are all conforming but there are some existing non-conformances for lot frontage, lot widths and side yards. There are also a few minor items to be fixed on the perfected plan.

Michael Wargo Resubdivision – located on the southerly side of Old Farm Drive, Block 3301, Lots 63, 64 & 65, Tax Map Sheet #33, Project No. PBA-22-00015. Resubdivision approval to convey a portion of one (1) lot to two (2) other lots.

Mr. Headley explained that this lot is awkwardly shaped. He came to an agreement to add a portion to his neighbor's lot to clean up the lines. There are two variances for lot area. The new created lots are just under an acre without sewer. There are some existing non-conformances for lot frontage, lot width, front yard setback and side yard setback.

City of Vineland Parking Lot – located on the easterly side of south Seventh Street, Block 4003, Lots 23, Tax Map Sheet #40, Project No. PBA-22-00021. Minor site plan approval to construct a parking lot along with associated site plan improvements.

Mr. Headley explained that this is currently a vacant lot and it does not have a lot of utilities by itself. There was some interest by the neighboring property. They have residential units on the upper level and a business on the lower level. That property is having parking issues with only street parking available for them. This is a tight lot but there is enough space for nine parking spaces and a trash enclosure. There are some variances for side yard setback, side buffer and rear buffer.

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 May 11, 2022 board meeting.

The Chairman made a motion to approve the minutes.

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

RESOLUTIONS

Approval of resolutions from the May 11, 2022 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6507

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

Resolution #6508

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

Resolution #6509

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

Resolution #6510

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

DEVELOPMENT PLAN

Dooley & Hoff Properties LLC / Hammer Rentals – located on the northwest corner of Elmwood Avenue and E. Landis Avenue, Block 3112, Lots 16 & 17, Tax Map Sheet #31, Project No. PBA-22-00017. Minor subdivision approval to create one (1) new lot with two (2) remainder lots.

The applicant was represented by Michael J. Gruccio, Esq. The application is for a conforming minor subdivision to create one new lot. The applicant submitted an application for a duplex lot in February 2022 and it was denied. This application is amended to develop the lot for a single family home with no variances. The applicant will comply with all requirements in both Planning and Engineering reports.

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

Roll Call:

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

PUBLIC HEARING

City of Vineland Parking Lot – located on the easterly side of south Seventh Street, Block 4003, Lots 23, Tax Map Sheet #40, Project No. PBA-22-00021. Minor site plan approval to construct a parking lot along with associated site plan improvements.

The applicant was represented by Alan Geibner, Esq. The City is seeking a minor site plan approval to construct a parking lot along with associated site plan improvements on the east side of south Seventh Street. The lot will provide parking for residents on Landis Avenue. The variances are required due to the shape and small size of the lot. There will be a gate that will be accessed controlled. There will also be a trash enclosure for the residential tenants. There are variances for side yard setback, side buffer and rear buffer.

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

Roll Call:

Michael Pantalone: Yes
Stephen Plevins: Yes
John Casadia: Yes
Sandy Velez: 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, Ms. Velez seconded.

Roll Call:

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

SPECIAL BUSINESS

Richard Cheli – conceptual review for Block 4602, Lots 14 & 34.

Mr. Cheli requested a conceptual meeting and will return for a formal meeting. He purchased a farm and it is currently being used by a vegetable farmer. The farmer's house was built on the property line. The house driveway is located on the farm property lot 14. The horse buildings are also located on each lots 14 and 34. He would like to move the property lot frontage to 300'. The depth to 382'to fix the driveway problem. Irrigation manes run in each direction which limits him to those dimensions. He would also like to create two additional lots from lot 14. The frontage will need a bulk variance for one of the lots.

Ms. Hicks clarified that the proposed new lot frontage would be 262.5' vs. 300' required. Lot area 100,275 square feet vs. 250,000 square feet required. The issue is taking away active productive farmland. He wants a consistent rear property line for the existing horse farm and the new lots.

Mr. Cheli explained that there are 80 acres and this is one piece.

The board had no concerns with the proposed variances.

Vice-Chairman entertained a motion to approve Resolution #6509. Mr. Casadia so moved, Mr. Odorizzi seconded.

Roll Call:

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

David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 7:02 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary