

PLANNING BOARD MINUTES

November 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:

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

Also present were:

Nathan Van Embden, Planning Board Solicitor
Kathleen Hicks, Supervising Planner
Ryan Headley, Board Planner/Engineer
Yasmin Ricketts, Planning Board Secretary

PRE-MEETING

Alicea Master Plan of Streets Amendment – located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72 Project No. PBA-22-00038. The applicant requests a revision to the Master Plan of Street Extensions map that would extend the existing cul-de-sacs of Cliffside Drive and Heritage Drive approximately 5 feet to create legal frontage for Lot 93 (shown as lot 49 on the Master Plan of Streets).

Mr. Headley explained that there are currently two temporary cul-de-sacs off of a development that has been built. This area was originally supposed to tie into the U-shaped road but there is now a school. We do not foresee the school going anywhere anytime soon. It renders this development undevelopable. Finishing off the cul-de-sacs there will be the best use for that site under current regulations.

Alicea Minor Subdivision – located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72 Project No. PBA-22-00039. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this is a result from the Master Plan of Streets amendment. There is currently one lot and they are proposing one new additional lot. One lot will have frontage on Heritage Drive. The other lot will have frontage on Cliffside Drive and Lincoln Avenue. There are some variances associated with this application. Lot frontage, proposed lot 93.01, South Lincoln Avenue (167.29 feet provided vs. 200 feet required). Lot frontage, proposed lot 93.02, Heritage Drive (114.7 feet provided vs. 200 feet required). Lot frontage, proposed lot 93.01, Cliffside Drive (114.7 feet provided vs. 200 feet required). Lot depth, proposed lot 93.01, Cliffside Drive (162± feet provided vs. 250 feet required). Lot depth, proposed lot 93.02 (159± feet provided vs. 250 feet required). These lots are in the R-6 zone and they are similar to the R-3 standards. They are big lots for the area but small for the zone. The applicant is going to ask for a waiver from showing wetlands on the site. They will come into play during construction of a single family home. The building department will evaluate at the time of permitting.

NEP Real Estate of Vineland NJ Urban Renewal, LLC – Request zone change from I-3 to A-5 for portion of Block 7503 Lot 33.1 and from I-B to W-5 for portions of Block 7503 Lots 6.1 and 35.1.

Ms. Hicks explained that the applicant is placing the zone lines in accordance with what existing and proposed uses will be. The I-B zone and I-3 zone will contain the existing and proposed industrial balance. The golf course will be located in the W-5 and A-5 zones where permitted.

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 October 27, 2022 board meeting.
The Chairman made a motion to approve the minutes.

Doug Menz: Yes
Stephen Plevins: Yes
David Catalana: Abstain
John Casadia: Yes
Michael Pantalone: Yes

Robert Odorizzi: Abstain
David Acosta: Abstain
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the October 27, 2022 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6535

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

Resolution #6536

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

Resolution #6537

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

2023 MEETING SCHEDULE

The Chairman made a motion to approve the 2023 schedule.

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

PUBLIC HEARING

Alicea Master Plan of Streets Amendment – located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72 Project No. PBA-22-00038. The applicant requests a revision to the Master Plan of Street Extensions map that would extend the existing cul-de-sacs of Cliffside Drive and Heritage Drive approximately 5 feet to create legal frontage for Lot 93 (shown as lot 49 on the Master Plan of Streets).

David Scheidegg, Professional Engineer, testified on behalf of the applicant. This parcel in this application is old lot 49. The cul-de-sacs come up to the property line on the south side. There is a middle school on the north side. There are driveways constructed but not in accordance with city standards. They are not within right of ways and there is no connection to the property line. They are requesting an amendment to not push those roads through to

the northern property line. There will be no future connection. If they construct those cul-de-sacs, they would have to remove the cul-de-sacs in front of the existing houses. Furthermore, improvements could be a burden on the municipality down the line. Any further impervious coverage will require stormwater management.

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

Roll Call:

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

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

Roll Call:

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

Alicea Minor Subdivision – located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72 Project No. PBA-22-00039. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

David Scheidegg, Professional Engineer, testified on behalf of the applicant. This lot is 4.9 acres in size and goes back approximately 1,281 feet. It is a narrow and long lot that is currently vacant. The R-6 zone requires 80,000 square foot (1.87 acres) lots. The applicant is proposing to subdivide this lot in half. Lot 9.01 will be 2.47 acres and lot 93.02 will be 2.44 acres. They are in excess in size for the R-6 zone. Mr. Alicea lives in the adjacent parcel. These lots will be for his two sons. Each proposed house will be at the end of the cul-de-sacs. There are variances associated with this application. Lot frontage, proposed lot 93.01, South Lincoln Avenue (167.29 feet provided vs. 200 feet required). Lot frontage, proposed lot 93.02, Heritage Drive (114.7 feet provided vs. 200 feet required). Lot frontage, proposed lot 93.01, Cliffside Drive (114.7 feet provided vs. 200 feet required). Lot depth, proposed lot 93.01, Cliffside Drive (162± feet provided vs. 250 feet required). Lot depth, proposed lot 93.02 (159± feet provided vs. 250 feet required). The applicant would like a waiver for showing any wetlands and wetlands transition areas on the subdivision plan. There is no proposal for a third lot.

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

Roll Call:

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

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

Roll Call:

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

SPECIAL BUSINESS

NEP Real Estate of Vineland NJ Urban Renewal, LLC – Request zone change from I-3 to A-5 for portion of Block 7503 Lot 33.1 and from I-B to W-5 for portions of Block 7503 Lots 6.1 and 35.1.

Ms. Hicks explained that this is a request for rezoning that reflects the redivision that was approved last month. The applicant is placing the zone lines in accordance with what existing and proposed uses will be. The I-B zone and I-3 zone will contain the existing and proposed industrial balance. The golf course will be located in

the W-5 and A-5 zones where permitted. Maps were provided by the applicant's attorney, Michael Fralinger, Esq.

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

Roll Call:

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

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 7:01 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary