

PLANNING BOARD MINUTES

December 14, 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
David Catalana
Michael Pantalone
Robert Odorizzi
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

Tyson Vineland Resilience Major Site Plan – located on the southerly side of Forest Grove Road between Mill Road and Delsea Drive, Block 604, Lot 3, Tax Map Sheet #6, Project No. PBA-22-00043. Preliminary/final major site plan approval, to construct a pre-engineered metal building (PEMB), refrigeration equipment, and other site improvements to an existing industrial facility.

Ryan- appeared for waste water management facility previously. Now back for another mechanical improvement. Pre-engineered metal building, piping and new equipment. Replacing pads. No variance or waivers. Some plan submission waivers. Exception with plan size. Applicant agrees to comply.

Eatem Foods – located on the southerly side of Gallagher Drive between Mill Road and Delsea Drive, Block 314, Lots 3 & 4, Tax Map Sheet #3, Project No. PBA-22-00014. Preliminary/final major site plan approval to construct additional mechanical equipment for an existing industrial facility along with associated site plan improvements.

Ryan-

Located on Gallagher Drive. Similar to Tyson. 2 separate lots with existing basin. Basin will be pushed back. Adding parking and small maintenance access connection. There are some variances along Gallagher drive. Parking? Side buffer stone on east side and also asphalt and stone on the west side. Creates a zero buffer5 b and c. Waivers for connection between the 2 lots. Connection for 2way traffic. Its for maintenance vehicles and will add a chain bollard. The rear pking space row length. Storm water maintenance drive 0 vs. 10'. Side setback? 35? Additionally waiver for bike spaces and will provide. Waivers for shade trees and parking trees. Stone will be removed. Temp there for staging for equipment and materials another 3-6 months. Perfected plan items. Some requests for storm water and will provide on the perfected plan. Not currently looking at an all-inclusive deed. Provide cross access easements as part of the approval.

Sherwood Forest Homes Master Plan of Streets Amendment – located on the southerly side of Almond Road between Orchard Road and Quigley Avenue, Block 2704, Lots 13 and 14, Tax Map Sheet #27, Project No. PBA-22-00042. The applicant requests a revision to the Master Plan of Street Extensions map that would eliminate the extension of New Peach Street to Orchard Road.

Ryan- there was an approved subdivision and it has expired. They are coming back in with another subdivision. New peach going out to Orchard. They are requesting a portion to orchard be removed and make a cul-de-sac.

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 November 9, 2022 board meeting.
The Chairman made a motion to approve the minutes.

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the November 9, 2022 board meeting.

The Chairman made a motion to approve the resolutions.

Resolution #6540

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

Resolution #6541

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

DEVELOPMENT PLAN

Tyson Vineland Resilience Major Site Plan – located on the southerly side of Forest Grove Road between Mill Road and Delsea Drive, Block 604, Lot 3, Tax Map Sheet #6, Project No. PBA-22-00043. Preliminary/final major site plan approval, to construct a pre-engineered metal building (PEMB), refrigeration equipment, and other site improvements to an existing industrial facility.

The applicant was represented by Michael Gruccio, Esq. This is an existing food production facility. This development has a favorable history in terms of prior approvals by the Planning Board. There is an approval from February 2018, approving the same type of upgrades. The approval was to allow the construction to ventilation upgrades and a fruit condenser. In May 2016, the board approved a site plan to allow the construction of additional parking and truck maneuvering areas. Planning Report, dated December 5, 2022, item 10(b-u), waivers have been granted in past approvals. The applicant is now seeking an approval to construct a 30 'x 42' pre-engineered manufactured building, total of 12,060 square feet. They are also proposing additional refrigeration equipment 21'x 38', total of 798'.

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

Roll Call:

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

PUBLIC HEARING

Eatem Foods – located on the southerly side of Gallagher Drive between Mill Road and Delsea Drive, Block 314, Lots 3 & 4, Tax Map Sheet #3, Project No. PBA-22-00014. Preliminary/final major site plan approval to construct additional mechanical equipment for an existing industrial facility along with associated site plan improvements.

The applicant was represented by Glen Pantel, Esq. Landis Sewerage Authority has asked Eatem Foods install a sewer pre-treatment facility for lot 3. The Landis Sewerage Authority has supplied a letter of support, because this project will bring the facility into compliance. In the Planning Report, Dated November 29, 2022, variance in item 5(a), front buffer, lot 4 (10 feet provided vs. 15 feet required). Item 6(a), Two-way driveway width (9 feet provided vs. 24 feet required). The asphalt connection between Lots 3 and 4 appears to be a driveway with insufficient width. The Applicant shall either improve this driveway (with appropriate access easements in place) to a standard width or remove the asphalt area. The applicant is proposing to increase it to 12 feet. Item 10, gravel area is a staging area for lot 3 and will be removed within six months. Item 16(a), trash enclosure will service both lots 3 and 4. It is an existing condition that works well for the site. Item 19(e), the applicant will agree to cross easements for parking between the two sites.

Ms. Hicks noted that these two lots are intimately tied and suggested an all-inclusive deed. That would eliminate some relief being sought.

Richard Garrison, Facilities Manager, testified on behalf of the applicant. They are requesting an approval for improvements and waste water management. The company purchased in the year 2015. They are working with the Landis Sewerage Authority to address violations. These improvements will address their issues, and they will not harm the environment. Since February of 2022, the property has tanks holding the waste and taken out for disposal.

Carlos Bastos, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, colored rendering of site plan dated December 14, 2022. The facility has existing parking on three sides. The north side is

undeveloped with plantings. There is an existing basin that services the lot. They are situating a concrete pad to place the components of the system on the south end of the site. The current basin was relocated 40 feet south. There is about a 6% increase of impervious coverage on site, so that basin was slightly modified. In the Planning Report, item 6(c), stormwater management basin access drive width (0 feet provided vs. 10 feet required). There is currently a gravel access drive for maintenance for the basin. The applicant also added additional 16 new parking spaces on the north end of the site, and a one way drive access drive. One major improvement is the connection of existing lot 3 sewerage line and the connection to the waste water treatment. The asphalt to the west will be mostly replaced. Bicycle parking will be provided a rack at the southeast corner of the building, and another bicycle rack at the sidewalk near the entrance. Trash facilities are located on lot 4. They are not providing a break in parking for tree planting. They would like the trees away from south side for future repairs or replacements. The storm water facilities will be in compliance with new NJDEP standards. Access between lots 3 and 4 will have a bollard to control access between the two.

David Flemming, Landscape and Lighting Engineer, testified on behalf of the applicant. Exhibit A-2, landscape and lighting plan with coloring. The applicant placed five shade trees on the northern parking lot on lot 4. They are also adding two additional shade trees in that northern lot. Additionally, there is a strip of arborvitae behind the building. The plan shows lighting on lot 4. The lighting conforms with the landscape ordinance. The proposed street shade trees along Gallagher Drive is in compliance. He is not aware of proposed irrigation.

Mr. Pantel indicated that the applicant will provide irrigation and will consolidate the lots.

Rick Riccardi, Professional Planner, testified on behalf of the applicant. The proposed uses are permitted in the zone. In the Planning Report, item 5(a), front buffer along Gallagher Drive, lot 4 (10 feet provided vs. 15 feet required). The area has the same site characteristics. The vegetation in the front is not high quality. The landscape plan will offset what is being displaced. The application satisfies the positive criteria. The overflow of parking promotes safety because of free flow of traffic. The water quality discharge will be improved so public safety and welfare. Waste management system complies with NJDEP standards and it further enhances public health safety and welfare. About 80% of open woodlands will be retained so this satisfies light, air and open space. All the uses in the area are of the same use.

Mr. Pantel submitted Exhibit A-3, letter from Landis Sewerage Authority in favor of application.

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

Roll Call:

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

Sherwood Forest Homes Master Plan of Streets Amendment – located on the southerly side of Almond Road between Orchard Road and Quigley Avenue, Block 2704, Lots 13 and 14, Tax Map Sheet #27, Project No. PBA-22-00042. The applicant requests a revision to the Master Plan of Street Extensions map that would eliminate the extension of New Peach Street to Orchard Road.

Applicant was represented by Michael Guccio, Esq. The applicant received an approval in the year 2016, and it has expired despite all provided extensions.

The applicant has to return with a new application in compliance with new NJDEP stormwater regulations. As a pre-cursor for that, they are applying for a revision of the master plan of streets. The plan reflects the proposed layout of the subdivision. When the applicant returns, the houses will be in similar format. The plan shows a street extension extending in a westerly direction that adheres to the westerly property line. The configuration of the street represents an extension of Peach Street in a westerly direction to the westerly property line of lot 13. The Master Plan of Streets shows the extension New Peach Street in a further westerly direction across lots 2 and 3 to connect with North Orchard Road. The applicant is proposing to eliminate the street extension from the westerly edge of lot 13 across lots 2 and 3 to achieve a connection with North Orchard Road. The existing Master Plan of Streets promotes the substantial production of additional traffic in a residential development.

Timothy W. Trust, Member of the public and owner of lot 13, wanted to know if the road would have curbs and sidewalks. He indicated that curbs and sidewalks do not exist along Almond Road. Currently, there is a problem with illegal street bikes speeding, so speed bumps should be considered. A road that will not benefit anyone should not be created.

Ms. Hicks explained that the Master Plan of Streets should be eliminating the hatch portion around towards New Peach. She is basing this with a conversation with the owner. The applicant would eventually have to return to eliminate it.

The City of Vineland owns that extension. It is part of the substation.

Mr. Gruccio explained that the applicant will eliminate it and put in a curb.

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

Roll Call:

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

NOMINATING COMMITTEE FOR 2023- Robert Odorizzi and Doug Menz

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Doug Menz: Yes
David Catalana: Yes
Michael Pantalone: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 8:12 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary