

SPECIAL PLANNING BOARD MINUTES

December 22, 2022

The meeting of the Planning Board was called to order by Vice-Chairman Mr. Michael Pantalone at 6:30 PM in the Second Floor Council Chambers of City Hall. Present were:

Stephen Plevins
Sandy Velez
Samuel Fiocchi
Robert Odorizzi
Michael Pantalone

Also present were:

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

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 20, 2022 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.

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 35.2.

Ms. Hicks explained that this request went before the board previously in November. Unfortunately, it did not make Council Council's meeting, so the process has to be re-done. NEP is refining the boundary between industrial use and golf course area. They are adding more land to the golf course side.

The property-in-question to be re-zoned from I-3 Industrial to A-5 Agricultural is a portion of Block 7503/Lot 33.1. The properties-in-question to be re-zoned from I-B Industrial-Business to W-5 Woodlands are portions of Block 7503/Lots 6.1 and 35.2.

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

Roll Call:

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

The Vice- Chairman entertained a motion to approve Resolution #6542. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

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

Rowan Medicine Vineland –located on the westerly side of College Drive between Sherman Avenue and Delsea Drive, Block 6002, Lot 2, Project No. PBA-22-00047. Review of Capital Project to construct a one-story medical office building along with associated site plan improvements.

Mr. Headley explained that the applicant requests a capital projects review to construct a one-story medical office building with other site improvements at the Rowan College. This medical office building project is being done in conjunction with Cumberland County Improvement Authority. The board's comments are recommendation for this Capital Improvement project.

Parking space row length without a tree island break (20 and 25 space rows provided vs. 12 space row maximum permitted). Presence of a stormwater management basin drive. Street shade trees (0 trees provided vs. 8 trees required at 1 per 50 feet of frontage).Parking area shade trees (0 trees provided vs. 8 trees required at 1 per 12

parking spaces). Fencing and screening around the perimeter of the proposed stormwater management basin. (The proposed stormwater basin in the northern area of the site is greater than 2 feet in depth and fencing and screening would be required). All landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers.

The project overall conforms with the City's Master Plan. It will be on the south side of the college, closer to CCTech.

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

Roll Call:

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

The Vice- Chairman entertained a motion to approve Resolution #6543. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:

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

ADJOURNMENT

The Vice- Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 6:42 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary