

PLANNING BOARD MINUTES

December 13, 2023

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
Sandy Velez
Doug Menz
Thomas Tobolski
Robert Odorizzi
David Manders

Also present were:

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

PRE-MEETING

Dean Minor Subdivision – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 54, Tax Map Sheet #47, Project No. PBA-23-00044. Minor subdivision approval to create three (3) new lots with one (1) remainder lot.

Mr. Headley explained that this property has frontage on Hickory and Walnut Road. It is currently one lot and they are equally dividing it into four lots. There is an existing home situated in the corner, and there are three parcels being created. There are no variances associated with the application.

Great Start Learning Academy – located on the westerly side of Delsea Drive between Garden Road and Wheat Road, Block 1101, Lot 39, Tax Map Sheet #11, Project No. PBA-23-00046. Preliminary/final major site plan approval for renovations to an existing child care center along with site improvements.

Mr. Headley explained that this property is located on the west side of Delsea Drive. It is an existing day care and a former home. The applicant is proposing expanding the daycare and revamping the drop off area. There are two variances associated with this project for the northerly and southerly side buffers. There are also a few non-conformances and additional waivers. The house is being renovated for daycare use.

Orchard Estates - located on the westerly side of Orchard Road between Walnut Road and Chestnut Road, Block 4703, Lots 22 and 23, Tax Map Sheet #47, Project No. PBA-23-00048. Preliminary major subdivision approval to configure two (2) existing lots into sixteen (16) lots thereby creating fourteen (14) new lots. Fourteen (14) of the lots would be available for the construction of a single-family dwelling and two (2) lots are proposed for stormwater management.

Mr. Headley explained that this is an extension of Mayor Street and extension of Brittingham Street. There are four homes that will front on Orchard Road. The extension of Mayor Street goes into a cul-de-sac that can be expanded in the future. There are basin lots. There are some variances but a majority of them are lot frontage of the basin lots. There is a variance for lot frontage on the corner lot because it is slightly deficient. There are some waivers for basins because more space is required for them. This is the first major subdivision since new storm water regulations went into place. There are several basins that are required. There are six shallow basins that are designed to discharge to the larger basin. The applicant provided a recreation area with a sidewalk. It is awkwardly placed, and a recreation area is not necessary for this size of development.

Landis Plaza Entrance Sign –located on the northerly side of Landis Avenue between West Avenue and Second Street, Block 2917, Lot 1, Tax Map Sheet #29, Project No. PBA-23-00050. Minor site plan approval to construct a 170 square foot freestanding sign to an existing commercial building.

Mr. Headley explained that this project is located on the corner of Landis Avenue and West Avenue. There are several businesses in the area. No freestanding signage is permitted on Landis Avenue in the redevelopment zone. The applicant is proposing a sign in an existing island. There are some existing freestanding signs in the area that are similar to what is being proposed.

Vineland Chestnut Ave Dunkin– located on the southeasterly corner of Chestnut Avenue and Seventh Street, Block 4903, Lot 1, Tax Map Sheet #49, Project No. PBA-23-00054. Minor site plan approval, to construct an additional 96 square foot trash enclosure (12 feet by 8 feet) to an existing fast food restaurant (Dunkin).

Mr. Headley explained that this is the southeast corner of Seventh Street and Chestnut Avenue. There is a buffer variance because they are proposing a second trash enclosure for recyclables. There is a side yard setback variance of 2 feet whereas 25 feet required. There is also an impervious lot coverage variance. This is a minor application.

Highland Development Master Plan of Streets Amendment - located on the westerly side of Chapel Drive between Oak Road and Scarpa Drive, Block 2502, Lots 7 through 28, Tax Map Sheet #25, Project No. PBA-23-00057. Revision to the Master Plan of Street Extensions map that would eliminate several extensions and cul-de-sacs off of Chapel Drive and create a “D” shape road that would connect to the existing Alps Place and Chapel Drive via “T” intersection.

Mr. Headley explained the street layout that was provided by the applicant. A different layout was provided to address the neighbor’s comments. The main concern is to ensure emergency services are efficiently provided. The applicant is the owner of lots 15-23.

Highland Development Scarpa Minor Subdivision- located on the westerly side of Chapel Drive between Oak Road and Scarpa Drive, Block 2502, Lots 15, and 18-23, Tax Map Sheet #25, Project No. PBA-23-00056. Minor subdivision approval to create three (3) new lots with seven (7) remainder lots.

Mr. Headley explained that there are shallower lots in the rear. This deepens those lots to a more conforming standard, and it also changes cuts for future right of way. There is one variance for lot frontage, 50 feet whereas 90 feet required. It does have a secondary access off of Oak Road that is compliant.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 10, 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.

MINUTES

Approval of minutes from the November 8, 2023 board meeting.
The Chairman made a motion to approve the minutes.

- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Abstain
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Approval of minutes from the November 30, 2023 special meeting.
The Chairman made a motion to approve the minutes.

- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

RESOLUTIONS

Approval of resolutions from the November 8, 2023 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6608

- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Abstain
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Approval of resolutions from the November 30, 2023 board meeting.
The Chairman made a motion to approve the resolutions.

Resolution #6609

- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Yes

Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

DEVELOPMENT PLAN

Dean Minor Subdivision – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 54, Tax Map Sheet #47, Project No. PBA-23-00044. Minor subdivision approval to create three (3) new lots with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. The property contains 2.8 acres and it is located in the R-3 zone. The proposal is to create four parcels to each accommodate a single family dwelling. There is an existing home located on one of the proposed lots. Proposed remainder lot 54.01 (p/o former Lot 54) will contain a net area of 31,383 square feet (0.72± acres), with frontage of 99 feet on Walnut Road and a net depth of 317 feet. Proposed new lot 54.02 will contain a net area of 31,383 square feet (0.72± acres), with frontage of 99 feet on Walnut Road and a net depth of 317 feet. Proposed new lot 54.03 will contain a net area of 31,383 square feet (0.72± acres), with frontage of 99 feet on Hickory Drive and a net depth of 317 feet. Proposed new lot 54.04 will contain a net area of 31,383 square feet (0.72± acres), with frontage of 99 feet along Hickory Drive and a net depth of 317 feet. There are no variances associated with this application. The applicant accepts all comments in the Planning and Engineering reports. The applicant will remove a concrete foundation that straddles the new proposed lot line as a condition of approval. There is a 10 foot wide sewer easement that will be included in the deeds.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

PUBLIC HEARING

Great Start Learning Academy – located on the westerly side of Delsea Drive between Garden Road and Wheat Road, Block 1101, Lot 39, Tax Map Sheet #11, Project No. PBA-23-00046. Preliminary/final major site plan approval for renovations to an existing child care center along with site improvements.

The applicant was represented by Robert DeSanto, Esq.

The proposed use is permitted in the zone.

Veronica Floyd, representative of the applicant, appeared on behalf of the applicant.

William Gilmore, Professional Engineer, testified on behalf of the applicant. He referred to a colored rendering of the property. The applicant is renovating an existing dwelling to a day care facility with improvements to traffic flow. The traffic flow was revised to enter into the right side and proceed to the assigned building. It is an improvement to the site. There is a variance for the porch of the existing dwelling of 50.6 feet from property line. Planning Report, item 5a, variance for side buffer, northerly side (3 feet provided vs. 25 feet required from a residential use). It is required for the looping area to add for stacking of vehicles. A trash enclosure is also being added. Item 5b, side buffer, southerly side (3 feet provided vs. 5 feet required). This is proposed to provide a handicap ramp for the building. Item 6a, existing non-conformances, lot frontage (100 feet provided vs. 150 feet required). Item 6b, building line setback, from the centerline of a minor arterial street (83.6 feet provided vs. 100 feet required). Item 6c, side yard setback (7.2 feet provided vs. 20 feet required). Item 7a, waivers for end island width (4 feet provided vs. 10 feet required). Item 7b, end parking space back-up aisle width (0 feet provided vs. 5 feet required). These are existing conditions and they are trying to maintain the required parking space amount. Item 8, driveway opening design: Flared connections to the curb line exist. Vehicular access to and from the site utilizing either driveway would function safer with radial openings. The radial openings shall be designed to accommodate the largest vehicle that would frequent the site. Item 9a, driveway opening setback from extended property line (3 feet provided vs. 5 feet required). Item 9b, driveway opening design (flared connection to curb line provided vs. radial connection to curb line required). The applicant would like to maintain that design to improve the traffic flow. Item 10a, waiver for building front entrance is not oriented towards the street. Item 10b, waiver for sidewalks are not proposed along the street frontage of the site. Sidewalks do not exist on abutting properties, therefore sidewalks are not required unless the Board finds that by reason of the particular conditions of the site, its location or surroundings, sidewalks are required to protect the public safety. Item 10a, waiver for building front entrance is not oriented towards the street.

Ed Posito, member of the public, wanted to know if the first curb was curved. He has had issues with cars cutting through his driveway. He currently has cones to keep them off of his property. He is requesting curbing or fencing.

The applicant agreed to provide a solid six foot vinyl fence from the trash enclosure to the paving steps.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Landis Plaza Entrance Sign –located on the northerly side of Landis Avenue between West Avenue and Second Street, Block 2917, Lot 1, Tax Map Sheet #29, Project No. PBA-23-00050. Minor site plan approval to construct a 170 square foot freestanding sign to an existing commercial building.

The applicant was represented by Robert De Santo, Esq.

John Chang, representative of the applicant, testified on his own behalf. He is requesting a freestanding sign because there is a tree affecting visibility of the wall signs on the building. The proposed sign will be located in the island at the entrance of the driveway. Exhibits, photos of existing freestanding signs in the area.

Planning Report, item 4a, variances for number of freestanding signs, (1 provided vs. 0 maximum allowed). Item 4b, sign face area, freestanding (170 square feet provided vs. 0 square feet maximum allowed). Item 4c, sign height (28.2 feet provided vs 0 feet allowed). Item 4d, sign distance from a driveway (4.2 feet provided vs 10 feet required). The proposed signs will be illuminated.

Ms. Hicks stated that she wants the existing flags and temporary signs removed.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Vineland Chestnut Ave Dunkin– located on the southeasterly corner of Chestnut Avenue and Seventh Street, Block 4903, Lot 1, Tax Map Sheet #49, Project No. PBA-23-00054. Minor site plan approval, to construct an additional 96 square foot trash enclosure (12 feet by 8 feet) to an existing fast food restaurant (Dunkin).

The applicant was represented by Michael Gruccio, Esq. They are proposing the installation of a trash receptacle at an existing Dunkin restaurant. They are enclosing it with an eight foot high fence. The City is requiring the applicant to add the second receptacle and it required a site plan approval.

Planning Report, item 5a, variance for side buffer (2 feet provided vs. 25 feet required from a residential use or residential zone). Item 5b, variance for impervious Lot Coverage (68.6% provided vs. 45% maximum allowed). The proposed addition represents a de minimis increase in the impervious coverage on the lot. Item 8, waiver for outbound and topographic survey information/plan (signed and sealed), dated within 18 months prior to the application date. The project is built out according to the site plan and there are no deviations. Item 9, waivers from perfected plan items. Show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves. Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate. Indicate the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. Clearly depict site benchmarks and elevation datum as applicable. Show types of vehicles that will be used for deliveries and trash removal, and other large vehicles likely to enter the site on a regular basis. Provide circulation patterns of these vehicles using AASHTO Minimum Turning Path for said vehicle. This is for the southern drive thru lane. Show any wellhead protection area and provide an environmental impact statement to identify the best management practices proposed for wellhead protection, if applicable.

Brian Cleary, Professional Engineer, testified on behalf of the applicant. The applicant is prepared to show the fence on the perfected plan. There is an encroachment on the side property line because of the existing trash enclosure and driveway for the pick-up drive thru. The drive way and trash enclosure were previously approved by the board. The approved site plan included the survey, and the site is currently consistent with that approved site plan. Trash and deliveries occur on the southern lane. The placement of the trash enclosure will not affect the traffic flow of the drive thru lane.

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

Roll Call:

Doug Menz: Yes
 Michael Pantalone: Yes
 Thomas Tobolski: Yes
 Sandy Velez: Yes
 Robert Odorizzi: Yes
 David Manders: Yes

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

Roll Call:

Doug Menz: Yes
 Michael Pantalone: Yes
 Thomas Tobolski: Yes
 Sandy Velez: Yes
 Robert Odorizzi: Yes
 David Manders: Yes

Orchard Estates - located on the westerly side of Orchard Road between Walnut Road and Chestnut Road, Block 4703, Lots 22 and 23, Tax Map Sheet #47, Project No. PBA-23-00048. Preliminary major subdivision approval to configure two (2) existing lots into sixteen (16) lots thereby creating fourteen (14) new lots. Fourteen (14) of the lots would be available for the construction of a single-family dwelling and two (2) lots are proposed for stormwater management.

The applicant was by Matthew Robinson, Esq. The applicant is taking two lots and creating sixteen lots. Two lots will be used for storm water management, and the remaining fourteen lots will be for residential properties.

Teal Jeffers, Professional Engineer, testified on behalf of the applicant. The property is currently wooded and unimproved. Four lots will front on Orchard Road and ten lots will front on Brittingham and Mayer Streets. New utilities, water and sewer will be brought in along those streets. Each of the lots will have access to the proposed road extensions. There are two storm water management lots that are 1.3 acres and 1.7 acres in size. The stormwater management was designed to comply with the state's regulations. The basins will be interconnected with piping and will serve as one system. There are some proposed drainage easements to provide access and maintenance for them. Street lighting is proposed along the roadway. Street trees will be provided along the street scape. The new roadway will be thirty feet wide, curb and sidewalk on both sides. This provides availability for on street parking. Planning Report, item 6, variances for lot frontage and width, proposed lot 22.16 (33.42 feet provided vs. 90 feet required). Lot frontage and width, proposed lot 22.2, Brittingham Street (120± feet provided vs. 130 feet required). Lot frontage and width, proposed lot 22.2, Mayer Street (104± feet provided vs. 130 feet required). Lot frontage and width, proposed lot 22.15, Orchard Road (73.58 feet provided vs. 90 feet required). Lot

width, proposed lot 22.16 (33.42 feet provided vs. 90 feet required). Lot width, proposed lot 22.2, Brittingham Street (120± feet provided vs. 130 feet required). Lot width, proposed lot 22.2, Mayer Street (104± feet provided vs. 130 feet required). Lot width, proposed lot 22.15, Orchard Road (73.58 feet provided vs. 90 feet required). Item 7, waivers for stormwater management basin fence height (4 feet provided vs. 6 feet required). Stormwater management basin fence type (Post and rail with wire mesh provided vs. black vinyl coated chain-link required). Stormwater management basin front setback, Basin 1, Mayer Street (0 feet provided vs. 35 feet required). Stormwater management basin side setback, Basin 1 (0 feet provided vs. ??? feet required). Stormwater management basin front setback, Basin 2, Mayer Street (5 feet provided vs. 35 feet required). Stormwater management basin side setback, Basin 2 (0 feet provided vs. ??? feet required). Stormwater management basin setback from dwelling, septic system or well, Basin 1 (34 feet provided vs. 50 feet required). Stormwater management basin setback from dwelling, septic system or well, Basin 2 (25 feet provided vs. 50 feet required). Stormwater management basin side slope, Basin 1 (Vertical provided vs. 3:1 slope required). Stormwater management basin side slope, Basin 2 (Vertical provided vs. 3:1 slope required). Item 8b, waiver for location of stormwater management basin which requires a fence (front yard provided vs. side or rear yard required). 8c, waiver for shape of a stormwater management basin in a front yard (Curvilinear edge required). Item 10, waiver, Clearing & Tree Protection Plan (Sheet C-4.0) that lists the trees being removed as part of the proposed project. The tree placement chart is based on a study area of ¼ acre in size and estimates for additional areas which are permitted for sites greater than two acres in size. The estimates are based on the number of trees in an average forest acre. The total amount of trees to be removed that are greater than 6” diameter at breast height, based on the calculations permitted by ordinance, are 1,190 trees. The amount of forest area being removed from the 9.35 acre lot to be developed is approximately 96.9% of the total forest. The ordinance requires mitigation for developments that result in the removal of more than 30% of the forested acreage. Replacement requirements in the ordinance vary by the size of the tree being removed. Smaller trees have to be replaced at a rate that is a percentage of the amount of trees. Larger trees (greater than 16”) being removed are required to be replaced at a rate that is a multiple of the amount of trees. The chart indicates that based on the amount of trees being removed, and the distribution of tree sizes being removed, the ordinance requires a total tree replacement of 1,144 trees. A total of 293 trees will be replaced based on the shade tree and evergreen plantings that are proposed. By ordinance the applicant may request or be required to “contribute an amount equal to twice the current value of each unplanted tree to a fund established by the City for environmental programs such as tree planting, tree maintenance, tree preservation, park development or landscaping or other comparable projects as recommended by the Environmental Commission. The applicant may apply this option to up to 50% of the required number of replacement trees. Item 12d, waiver, location of the proposed recreation is inconvenient for the residents. The recreation area shall be relocated closer to a public right-of-way for better access and security. Additionally, appropriate lighting shall be provided for the proposed recreation area. Engineering Report, item 13, waiver, location of the one-foot freeboard elevation of all Stormwater basins shall meet the minimum yard requirements of the zone. Item 14, waiver, location of the one-foot freeboard elevation of all Stormwater basins shall be at least 50 feet away from any septic system, well or dwelling. Mr. Jeffers indicated that a home owner’s association will be created.

Robert Haynosh, member of the public, has concerns with waivers being requested. Orchard Road has five inlets He is concerned with all the water and flooding. He indicated that 95% of woods are dead.

John Pedersen, Environmental commission, indicated that the money for tree replacement does go into projects throughout the City. The board should consider collecting money for the City.

Anna Romero, member of the public, agrees with Mr. Havnosh about the poor drainage in the area.

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

Roll Call:

- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

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

Roll Call:

- Doug Menz: Yes
- Michael Pantalone: Yes
- Thomas Tobolski: Yes
- Sandy Velez: Yes
- Robert Odorizzi: Yes
- David Manders: Yes

Highland Development Master Plan of Streets Amendment - located on the westerly side of Chapel Drive between Oak Road and Scarpa Drive, Block 2502, Lots 7 through 28, Tax Map Sheet #25, Project No. PBA-23-00057. Revision to the Master Plan of Street Extensions map that would eliminate several extensions and cul-de-sacs off of Chapel Drive and create a “D” shape road that would connect to the existing Alps Place and Chapel Drive via “T” intersection.

The applicant was represented by Michael Gruccio, Esq. The request for revision to Master Plan of Streets Extensions will ensure connectivity in the future, maximize potential for development and facilitate the provision of municipal services. There is no intention to construct a new street or road. This is strictly a proposed revision to the City’s Master Plan of Streets. It is necessary to accommodate a proposed subdivision fronting on Chapel Drive.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. There are two proposed plans. The master plan of streets before the board is taken into consideration the area that is bounded on the north by Oak Road. To the west by Gittone Park and the south by the properties that front on Maple Avenue. Scarpa Drive is also to the south and Chapel Drive to the east. It comprises about 18 acres. There are some flaws to the current plan. To the west, there is a proposed street along Gittone Park that ends in a stub. It also introduces a street off of Oak Road. Introducing another street off of a County route is not advisable. The applicant is proposing a connection between the two parallel streets to Oak Road. Those streets go east to west. The existing plan has a connection off of Alps Place. The two parallel streets go around and connect at Chapel Drive eliminating the two cul-de-sacs. The overall “P” shaped design is proposed. The location of the street on Chapel Drive is advantageous. Topography wise it is at a high point of Chapel Drive and lays out nicely in between two houses. The applicant found out about a potential development of a single family home on lot 28.01 so there is a second plan. They moved the streets away from the location of that house. There is a curvature of Alps Place and an elimination of the “T” street nearby. The first plan fits perfectly with the home but the homeowner might not want a street so close. The applicant is fine with both layouts. Sewer is being added to this area and there is potential for more development. These plans meet the Master Plan of Streets objectives.

Kevin Sheppard, member of public, lives across the street. There are 18 homes down Alps Place and the street is very narrow. He believes that adding these streets will cause more traffic congestion. He is also concerned with environmental concerns because of the animals in the area.

Lisa Aquendo, member of public, indicated that she preferred the “P” shaped street plan with the elimination of the cul-de-sacs.

John Pedersen, member of the public, owners of middle property on lot 28.01. He presented a plan to the Planning Board about 2 years ago based upon the City’s Master Plan of Streets and based on a plan to build. The initial plan has a road that runs through their future house. The proposed road off of Chapel Drive was a much better location. This plan is inefficient for his property and the properties around it. Neither plan is acceptable to him.

Ellen Pedersen, member of the public, indicated that both plans cut through their property. Their property is being left to their kids. They have planted 300 trees and bushes, and they were planning on enjoying the isolation.

Stanley Burk, Sr., member of the public, agrees with this development. He believes that it will be a benefit to tie into sewer.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Highland Development Scarpa Minor Subdivision- located on the westerly side of Chapel Drive between Oak Road and Scarpa Drive, Block 2502, Lots 15, and 18-23, Tax Map Sheet #25, Project No. PBA-23-00056. Minor subdivision approval to create three (3) new lots with seven (7) remainder lots.

The applicant was represented by Michael Gruccio, Esq. Planning Report, proposed new lot 1 will contain a net area of 13,500 square feet (0.31± acres), with frontage of 90 feet on Chapel Drive and a net depth of 150 feet. Proposed new lot 2 will contain a net area of 13,500 square feet (0.31± acres), with frontage of 90 feet on Chapel Drive and a net depth of 150 feet. Proposed new lot 3 will contain a net area of 19,500 square feet (0.45± acres), with frontage of 130 feet on Chapel Drive and a net depth of 150 feet. Proposed new lot 4 will contain a net area of 19,485 square feet (0.45± acres), with frontage of 130 feet on Chapel Drive and a net depth of 149.89 feet. Proposed new lot 5 will contain a net area of 13,490 square feet (0.31± acres), with frontage of 90 feet on Chapel Drive and a net depth of 149.89 feet. Proposed new lot 6 will contain a net area of 13,500 square feet (0.31± acres), with frontage of 90 feet on Chapel Drive and a net depth of 150 feet. Proposed new lot 7 will contain a net area of 13,500 square feet (0.31± acres), with frontage of 90 feet on Chapel Drive and a net depth of 150 feet. Proposed new lot 8 will contain a net area of 13,500 square feet (0.31± acres), with frontage of 90 feet on Chapel Drive and a net depth of 150 feet. Proposed new lot 9 will contain a net area of 14,411 square feet (0.33± acres), with frontage of 97.54 feet on Chapel Drive and a net depth of 150 feet. The proposed remainder of lot 15.01 (former Lot 15) will contain a net area of 160,545 square feet (3.69± acres), with frontage of 95.04 feet along E Oak Road, 50 feet of frontage along Chapel Drive, and a net depth of 1,114.54 feet. The applicant agrees with the Planning and Engineering Reports.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. Planning Report, item 6a, lot frontage, remainder lot 15.01, Chapel Drive (50 feet provided vs 90 feet required). There is a 50 foot area reserved for future development that will accommodate a right of way.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Extension Request- South Jersey Paper Building Expansion, located on the westerly side of Industrial Way to the west of DeMarco Drive, Block 1003, Lot 10, Tax Map Sheet #10, Project No. 18-00023.

The applicant request an extension of the periods of protection and approval, resolution 6525, adopted 9/14/2022. Request is made for the second extension of approvals/periods of protection is for the period of 6/12/2023 through 6/11/2024.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

NEP Request for Consistency Determination

The applicant requests a letter or resolution from the City of Vineland Planning Board regarding the consistency of the proposed 18-hole golf course, Trout National – The Reserve, with the City of Vineland Zoning Ordinance and Master Plan, as this is needed in relation to an application for a site-specific amendment to the Cumberland County

Water Quality Management Plan to expand the sewer service area so as to include all of the Block 7503, Lot 35.02 property and all of the Block 7701, Lot 4.01 property. The Planning Board of the City of Vineland finds that the development of a golf course on the land-in-question is consistent with the Vineland Zoning Ordinance and Master Plan.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

The Chairman entertained a motion to approve Resolution #6610. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Abstain

Vineland Telecommunications Tower-Plum St- Capital improvements project for a proposed emergency telecommunications tower along with associated site plan improvements.

The proposed site plan has a deviation from principal building height (259.5 feet provided vs. 35 feet maximum allowed). The applicant shall comply with any applicable New Jersey barrier free standards with regards to handicapped parking spaces that may be required by the proposed development. Comments from the Construction Official shall be addressed on the perfected site plan. The applicant shall be advised of the following: Certification from the Cumberland/Salem Soil Conservation District may be required. Right-of-way opening permits, issued by the City Engineer's Office, will be required for all proposed work within the City right-of-way. Approval from the City of Vineland Planning Board or Zoning Board of Adjustment **does not** constitute approval from any other City, County, or State departments or agencies. The Applicant is solely responsible to obtain all outside agency approvals. The City of Vineland Municipal Electric Utility should be contacted as soon as possible to arrange for service. Any required revision brought on by an outside agency or agencies, including but not limited to the County of Cumberland, NJDOT or NJDEP, may require a revised approval by the Board. The applicant shall provide the City of Vineland Planning Department with a final or as-built copy of the plans for their records.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6612. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

Redevelopment Area Amendment–604 E. Landis Avenue, Block 3020, Lot 18

The application proposes a social event space for baby showers, kids' events and birthdays, in addition to an event planner's business be permitted. City staff proposed conditions concerning hours of operation, alcohol consumption and conformity to codes. The Planning Board recommends that there should be daily commerce at the business so there is not a locked up storefront and only open when there are events. The event planner should establish regular office hours. There should be no allowance for alcohol, even 'bring your own bottle'. The

business should close at 10:00 PM, rather than 1:00 AM. All construction, health and fire codes need to be met. Health codes apply even when food isn't being prepared on site. There should be no third party rentals.

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

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

The Chairman entertained a motion to approve Resolution #6611. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Doug Menz: Yes
Michael Pantalone: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 10:13 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary