

PLANNING BOARD MINUTES

April 12, 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:

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

Also present were:

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

PRE-MEETING

Inspira Medical Center Equipment Building– located on the southwesterly corner of College Drive and Sherman Avenue, Block 6002, Lot 1, Tax Map Sheet #60, Project No. PBA-23-00013. Minor site plan approval to construct a 960 square foot maintenance building to an existing medical campus.

Mr. Headley explained that there are no variances associated with this application. They are proposing to construct a small maintenance building on the south side, a concrete apron and concrete sidewalk. There are some waivers from perfected plan items and staff has no objection. Engineering has no comments for this application.

Beatrice Hughes- located on the northerly side of Garrison Road between Orchard Road and Korff Drive, Block 5601, Lots 126 and 127, Tax Map Sheet #56, Project No. PBA-23-00015. Resubdivision approval to convey a portion of one lot to another.

Mr. Headley explained that this is a straight forward application. There are two lots with homes under common ownership. They are cleaning up the lots lines, and giving a portion of lot 102 to lot 127. Lot 127 will be conforming and 126 will have existing non-conformances. There are no engineering comments for this application.

McCleary Master Plan of Streets- located on the northerly side of Ithaca Street between Cayuga Street and East Avenue, Block 1701, Lot 12, Tax Map Sheet #17, Project No. PBA-23-00010. The applicant requests a revision to the Master Plan of Street Extensions that would allow for the owner of 416 Ithaca Street (Block 1701, Lot 12) to secure ownership of the unimproved right of way that is between Lots 11 and 12.

Mr. Headley explained that lot 12 has a small stub. The stub was designed to come up to a cul-de-sac, but there are environmental restrictions so they cannot build. Mr. McCleary will be securing ownership of that unimproved stub. City Council has already acted on this, and staff has no objections.

Falasca Mechanical– located on the southwesterly corner of Gallagher Drive and Mill Road, Block 314, Lot 1, Tax Map Sheet #3, Project No. PBA-23-00011. Preliminary/final major site plan approval to construct an 11,760 square foot warehouse and associated site plan improvements to an existing industrial facility.

Mr. Headley explained that this project is on the southeast corner of Gallagher Drive. There is an existing building on that corner, and they are proposing to build a warehouse. There is a variance for impervious lot coverage of 70.1% whereas 65% required.

Mill & Garden Building Expansion Major Site Plan–located on the northwesterly corner of Garden Road and Mill Road, Block 602, Lots 5 & 5.01, Tax Map Sheet #6, Project No. PBA-23-00012. Preliminary/final major site plan approval to construct a 66,196 square foot building expansion along with associated site plan improvements to an existing industrial-business facility.

Mr. Headley explained that this project is on the northwest corner of Mill Road and Garden Road. They are expanding the building for industrial uses. There will be additional docks and parking. There is a variance for impervious lot coverage of 66% whereas 65% required.

They are requesting waiver from Stormwater Control standards. The applicant will provide basin access. Stormwater basin height will be four foot high. The basins are located in front yard because of corner lot. They will comply with the tree requirement along Garden Road. There is a waiver for shape of curvilinear basin. The applicant is also requesting waiver from perfected plan items. They have to consolidate the lots

prior to a Planning Clearance. There is a subdivision previously approved, but we do not have anything on file. That will be a condition will become item 19(d).

810 Billiards & Bowling– located at the southeastern corner of the intersection at Delsea Drive and Smith Street, Block 7004, Lot 22, Tax Map Sheet #70, Project No. PBA-23-00014. Preliminary/final major site plan approval, to improve an existing building that will have multi-use indoor recreation, bar/restaurant, and bowling alleys (810 Billiards and Bowling) with associated site improvements.

Mr. Headley explained that this property is north of the Cumberland Mall, and south of Smith Street. The applicant is proposing to rehabilitate the building to bring an entertainment chain. This application has some variances. In the Planning report, item 5(a), lot frontage, front buffer for parking area. They will maintain the drive isle. Item 5(b), side buffer, southerly side, extended existing parking line. Item 5(c), impervious lot coverage, 80% whereas 60% permitted. This use has a higher parking demand. The basin will be to the rear, and they will provide additional parking. There are some sign variances in item 6. Item 7, the wall in the front has some existing non- conformities. The applicant is requesting waivers from Stormwater Control standards. Waivers from 9(a), parking space depth, and 9(b), parking space row length. They will meet the shade tree requirements.

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 March 8, 2023 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS

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

Resolution #6566

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

Resolution #6567

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

DEVELOPMENT PLAN

Inspira Medical Center Equipment Building– located on the southwesterly corner of College Drive and Sherman Avenue, Block 6002, Lot 1, Tax Map Sheet #60, Project No. PBA-23-00013. Minor site plan approval to construct a 960 square foot maintenance building to an existing medical campus.

The applicant was represented by Michael Gruccio, Esq. This application is for a minor site plan approval to construct a 960 square foot maintenance building to an existing medical campus. The applicant is receipt of the Planning and engineering reports. In the Planning Report, all provisions in reports are acceptable to the applicant. There is a waiver for item 10(a), show existing on-site structures, their use, and dimensions to property lines. Also 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. Waiver for 10(d) show existing and proposed utility lines and the location of poles. Waiver for 10 (e), show existing and proposed on-site lighting type and location. Provide a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed.

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

Roll Call:

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

Beatrice Hughes- located on the northerly side of Garrison Road between Orchard Road and Korff Drive, Block 5601, Lots 126 and 127, Tax Map Sheet #56, Project No. PBA-23-00015. Resubdivision approval to convey a portion of one lot to another.

Mr. Headley explained that this application has no variances or waivers sought. The applicant must comply with comments in the Planning Report, 9(b) correct lot numbers, as approved by the Tax Assessor. The Tax Assessor has requested Proposed Lot 127 be renumbered to Lot 127.01 and Remainder Lot 126 be renumbered as Lot 126.01. Perfected Plan items, 10(a) indicate the north designation, by arrow. The north arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets. 10 (b) Show existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells.

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

Roll Call:

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

PUBLIC HEARING

McCleary Master Plan of Streets- located on the northerly side of Ithaca Street between Cayuga Street and East Avenue, Block 1701, Lot 12, Tax Map Sheet #17, Project No. PBA-23-00010. The applicant requests a revision to the Master Plan of Street Extensions that would allow for the owner of 416 Ithaca Street (Block 1701, Lot 12) to secure ownership of the unimproved right of way that is between Lots 11 and 12.

The applicant was represented by John Penberthy, Esq. The applicant is requesting a revision of Master Plan of Street Extensions. There is a 100' x 60' portion of property on lot 12 just off of Mr. McCleary's driveway. That portion was overgrown and not maintained. If extended, it will go into undevelopable land.

Mr. Headley explained that the portion would extend north. However, there is a significant flood zone so development is non-existent. Staff has no objection.

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

Roll Call:

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

Falasca Mechanical– located on the southwesterly corner of Gallagher Drive and Mill Road, Block 314, Lot 1, Tax Map Sheet #3, Project No. PBA-23-00011. Preliminary/final major site plan approval to construct an 11,760 square foot warehouse and associated site plan improvements to an existing industrial facility.

The applicant was represented by Peter Chacanas, Esq. The property has approximately 4.61 acres. The use is permitted in the zone, and the applicant previously received an approval. They are proposing to construct a warehouse with site improvements. The applicant will make some changes with the driveway to comply with staff's comments. There is one bulk variance for impervious lot coverage, 70.1% provided whereas 65% maximum allowed.

Dan Falasca, President, testified on his own behalf. He is proposing the expansion for storage. He is currently renting 20,000 square feet at another location and storing in 20-25 trailers.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. The applicant will provide a driveway on south and north sides and connect the paved area. The driveways will be asphalt. There are some waivers from perfected plans. Item 12(b), indicate the on-site sight triangles, existing and proposed, with referenced dimensions. Item 12(f), provide approximate location of water well(s) and/or lateral(s). Item 12(g), provide a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species, and location of proposed plantings; planting details; and proposed means of irrigation. There is a variance for impervious lot coverage, 70.1% provided vs. 65% maximum allowed. The applicant agrees with all comments in the Engineering report.

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

Roll Call:

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

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

Roll Call:

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

Mill & Garden Building Expansion Major Site Plan–located on the northwesterly corner of Garden Road and Mill Road, Block 602, Lots 5 & 5.01, Tax Map Sheet #6, Project No. PBA-23-00012. Preliminary/final major site plan approval to construct a 66,196 square foot building expansion along with associated site plan improvements to an existing industrial-business facility.

The applicant was represented by Christopher M. Baylinson, Esq. The site is located in the corner of Mill Road and Garden Road. It is an existing site and they are proposing a 66 square foot addition. There is one variance associated with this application. Impervious lot coverage, 66% provided whereas 65% maximum allowed.

Mark Donofrio, BDGS, testified on behalf of the applicant. The facility was built five years ago. They are importers of shipping for produce and nuts. Business is doing well and has increased, so the applicant is in need of more refrigeration space. This business is here long term, so they are happy to accommodate their needs. There is adequate parking. There is typically 60 parking spaces unoccupied and they are adding more spaces.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. The use is permitted in the zone and they meet all the setbacks. There will be additional loading docks and three storm water basins. In the Planning Report, item 8, waivers from screening, shade trees and landscaping standards. Waiver for 8(b), parking area shade trees (11 trees existing vs. 16 trees required at 1 per 12 parking spaces). There will be an extension of basin on the westerly property line. Basin 3 will be modified to be less than 2 feet. They will provide basin fence (2b), 4 foot high, split rail, and wooden with wire mesh. They are requesting a waiver for the two other basins. The applicant will provide a sign at the gate to address truck stacking. Requesting a

waiver from providing a landscaping plan. The applicant is requesting waivers from perfected plan items, 16(a) indicate the North designation, by arrow. The North arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets. 16(b), lighting and landscaping plans prepared by licensed professionals. 16(e), show storm sewer, existing and proposed, in plan and profile. 16(f), provide a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species, and location of proposed plantings; planting details; and proposed means of irrigation.

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

Roll Call:

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

The Chairman entertained a motion to approve Resolution #6568. Mr. Pantalone so moved, Mr. Odorizzi seconded.

Roll Call:

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

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

Roll Call:

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

810 Billiards & Bowling– located at the southeastern corner of the intersection at Delsea Drive and Smith Street, Block 7004, Lot 22, Tax Map Sheet #70, Project No. PBA-23-00014. Preliminary/final major site plan approval, to improve an existing building that will have multi-use indoor recreation, bar/restaurant, and bowling alleys (810 Billiards and Bowling) with associated site improvements.

The applicant was represented by Robert DeSanto, Esq.

Garry Sigh, Owner, testified on his own behalf. Exhibits A-1 to A-5, current photos of building and signage. Exhibits P-6 to P-11, renderings. The facility will be open 7 days a week. Saturday will be the busiest day. Friday and Saturday, 10:00AM-Midnight. Monday through Thursday, Sunday, 11:00AM-11:00PM. 810 will be for entertainment for everyone. There will be a small restaurant, bar for adults, pool tables, bowling lanes, arcade area, axe throwing and an interactive golf game. Reservations will be required. The facility will have 10-12 employees.

William Gilmore, Professional Engineer, testified on behalf of the applicant. The applicant is in receipt of the Planning and Engineering reports and will comply with most items. IN the Planning Report, applicant will comply with the sign face area requirements but requesting variances. Sign face area, wall sign, southerly façade (100 square feet provided vs. 0 square feet maximum allowed). Sign face area, wall sign, southerly façade (100 square feet provided vs. 0 square feet maximum allowed). Sign face area, wall sign, easterly façade (152 square feet provided vs. 0 square feet maximum allowed). Wall sign not oriented to street frontage. The applicant is requesting variances for front buffer, new parking area (6 feet provided vs. 15 feet required). Side buffer, southerly side (4.3 feet provided vs. 5 feet required). Impervious lot coverage (80% provided vs. 60% maximum allowed). Waivers for 9(a), parking space depth (17 feet provided vs. 19 feet required). Item 9(b), parking space row length without a tree island break (20 and 25 space row provided vs. 12 space row maximum permitted). Waiver for 10(b), street shade trees, along Delsea Drive (0 trees provided vs. 3 trees required at 1 per 50 feet of frontage). Item 10(c), street shade trees, along Smith Street (10 trees provided vs. 18 trees required at 1 per 50 feet of frontage). Item 12(a), building front entrance is not oriented towards the street. 12(b), sidewalks along Smith Street since sidewalks exist on abutting properties. 12(c), shape of a stormwater management basin in a front yard (Curvilinear edge required). The applicant is requesting waivers from some perfected plan items. Item 19(a), Be drawn to standard engineering scale, not less than 1"=50' and not more than 1"=10'. Sheet size shall be 24"x36" or 11"x17". In the event that the overall site does not fit onto a standard sheet size, an additional site plan sheet shall be provided which shows

the entire site development at a reasonable standard scale. Item 19(d), show the centerline elevations of the existing streets.

Ms. Hicks questioned the shared signage with the Holiday Inn.

Mr. Singh indicated that he would contact Mr. Roth and they will comply with the ordinance.

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

Roll Call:

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

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

Roll Call:

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

Ngozi Iloka/Peter Iwe– located on the easterly side of East Ave between Hendee Road and Spruce Street, Block 2302, Lot 26, Tax Map Sheet #23, Project No. PBA-23-00016. Conceptual plan for a site plan submission.

Mr. Headley explained that the applicant has submitted a conceptual plan to show the construction of a 4,000 square foot garage/warehouse. It will house merchandise that is stored and then shipped via ocean freight. The Planning Staff has the following concerns/suggestions based on the submitted conceptual plan. The proposed driveway width is insufficient for two-way traffic. A minimum driveway width of 24 feet is required. The proposed driveway connection to N. East Avenue shall be made with radial connections to allow for adequate turning maneuvers. A minimum of 5 feet buffer is required from any improved surface to the property. The buffer increases to 25 feet if adjacent to a residential use or zone. An adequate turnaround space for tractor trailer traffic is required on-site to allow the tractor-trailer to exit the site properly. The proposed parking spaces need to have a drive access aisle for ingress and egress. Landscape buffering will be required around the proposed stormwater basin and along property lines adjacent to residential uses or zones. The stormwater management measures must be designed in accordance with the NJDEP Best Management Practices (BMP) Manual and all City of Vineland ordinances. The applicant shall be advised that all storage must be indoors. The applicant is advised that all parking (including truck parking) shall only be on improved surfaces, either cement concrete or asphalt.

Mr. Headley will provide a response by letter to the applicant.

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

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

TIME: 8:33 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary