

## PLANNING BOARD MINUTES

May 10 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  
Sandy Velez  
Samuel Fiocchi  
Stephen Plevins  
Robert Odorizzi  
David Catalana  
Nilsa Rosario  
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

Cervini Farm Lot Line Adjustment – located on the south easterly corner of Hance Bridge Road and Sherman Avenue, Block 7301, Lots 3 & 7, Tax Map Sheet #73, Project No. 21-00043. Resubdivision re-approval to convey a portion of one lot to another lot.

Mr. Headley explained that the applicant received an approval in 2021. They are requesting the same exact application. The only change is the lot number has to be renumbered. The subdivision plat details were all previously approved, and they are requesting the same submission waivers.

Inspira Medical Center- Signage– located on the southwesterly corner of College Drive and Sherman Avenue, Block 6002, Lots 1 & 1.01, Tax Map Sheet #60, Project No. PBA-23-00018. Minor site plan approval, for the construction of additional directional and building identification signage to an existing hospital and medical office complex.

Mr. Headley explained that the signage is for the medical office area. There is signage throughout the entire site. They are proposing to reface some of those signs, and they are proposing to add some additional signs. They are adding building identification signage on the northern façade, and small signage on the western façade. There is a variance for freestanding sign not oriented to a street. A variance for building identification sign on the westerly side. There are also three directional signs that trigger variances. Staff does not have an issues with them.

City of Vineland Parking Lot - Amended – located on the easterly side of S. Seventh Street between Landis Avenue and Elmer Street, Block 4003, Lot 23, Tax Map Sheet #40, Project No. PBA-22-00020. Amended minor site plan approval to construct a parking lot with site plan improvements.

Mr. Headley explained that he prepared the plan for the City. The parking lot was previously approved for two business owners on Landis Avenue. The City is selling this property for the parking lot and trash enclosure. One owner has significantly concerns with safety and she would like a fence. The plan originally showed shrubbery. Fencing is not allowed in the Landis Commercial Zone. They are proposing a 4 foot high fence that gives a little barrier for safety. Adding the fencing triggers a variance. The fence will be 4 high decorative aluminum fence that provides a physical barrier. There are no other changes to this approval.

### Northeast Precast Redevelopment Amendment

Ms. Hicks explained that the board approved an amendment in 2020 for a golf course and a number of uses. As part of that approval the 16 high wall was not included. It was not included, because she considered it as a design waiver. The applicant is proposing an amendment to allow the 16 high wall towards Lincoln Avenue. This is in addition to the previous approved uses. The applicant did not know that it was not included in their approval. They have obtained soil approvals and will get construction permits.

### 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 April 12, 2023 board meeting.  
The Chairman made a motion to approve the minutes.

David Catalana: Abstain  
Samuel Fiocchi: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the April 12, 2023 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6569

David Catalana: Abstain  
Samuel Fiocchi: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Acosta: Recused  
David Manders: Yes

Resolution #6570

David Catalana: Yes  
Samuel Fiocchi: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6571

David Catalana: Yes  
Samuel Fiocchi: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6572

David Catalana: Yes  
Samuel Fiocchi: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6573

John Casaida: Abstain  
David Catalana: Yes  
Samuel Fiocchi: Abstain  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Abstain  
Nilsa Rosario: Abstain  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

DEVELOPMENT PLAN

Cervini Farm Lot Line Adjustment – located on the south easterly corner of Hance Bridge Road and Sherman Avenue, Block 7301, Lots 3 & 7, Tax Map Sheet #73, Project No. 21-00043. Resubdivision re-approval to convey a portion of one lot to another lot.

The applicant was represented by James Carter, Esq. The application was previously approved and no action was taken. Two lots were combined in 2010. The second lot of 47 acres has condominiums on it. The resulting lot line from 2010 had an old concrete foundation that crossed in two places. They want to adjust the lot line so it does not cross the concrete foundation. That concrete slab is good place to store farm equipment. The remainder lot is used for farming. The applicant is proposing a slight adjustment. They are requesting the same waivers that were previously approved. The adjustment does not impact any of the lots.

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

Roll Call:

John Casaida: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

PUBLIC HEARING

Inspira Medical Center- Signage– located on the southwesterly corner of College Drive and Sherman Avenue, Block 6002, Lots 1 & 1.01, Tax Map Sheet #60, Project No. PBA-23-00018. Minor site plan approval, for the construction of additional directional and building identification signage to an existing hospital and medical office complex.

The applicant was represented by Michael Gruccio, Esq.

Miland Kahare, Assistant Vice President in charge if Inspira Construction and Design, was prepared to testify.

The minor site plan is for the proposed new signage on the Inspira Medical Center Campus. There are separate lots with common ownership, and there is interplay with site identification. They function as an all-inclusive entity. The applicant is in receipt of the Planning Report issued by Mr. Headley. There is a monument sign that will replace an existing sign. It will be a more permanent sign opposed to the makeshift sign that is there. Also proposed are directional sign size, three (3) medium vehicular directional signs (15.81 square feet provided vs. 2 square feet maximum allowed). There are two wall signs proposed for the medical office. Sign face area, wall sign, building identification sign, westerly (52 square feet provided vs. 0 square feet maximum allowed). Sign face area, wall sign, building suite identification sign, westerly (32.29 square feet provided vs. 0 square feet maximum allowed). The signs are inward facing to direct patients. There is a waiver for wall sign not oriented to street frontage. The new signs will be dimensioned on a perfected plan. The fourteen signs that exists will remain where they are currently located.

Ms. Hicks wanted to know why the sign facing Route 55 was removed.

Stephen Nardelli, Professional Engineer, testified on behalf of the applicant. He did not have recollection of that sign.

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

Roll Call:

John Casaida: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

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

Roll Call:

John Casaida: Yes  
Samuel Fiocchi: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

City of Vineland Parking Lot - Amended – located on the easterly side of S. Seventh Street between Landis Avenue and Elmer Street, Block 4003, Lot 23, Tax Map Sheet #40, Project No. PBA-22-00020. Amended minor site plan approval to construct a parking lot with site plan improvements.

Ms. Hicks explained that there was a joint effort with lots 1 and 2 to develop a parking lot. There was an agreement with Economic Development, so the City did the design for the project. One of the owners has safety concerns and she would like a fence. Fencing is not permitted on Landis Avenue but this is a safety issue, so staff is in support of the fence. It will be decorative with black aluminum. The area will be gated and limited to the property owners and tenants. The same submission waivers are requested as previously approved. This will also include a trash enclosure.

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

Roll Call:

John Casaida: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
David Manders: Yes

The Chairman entertained a motion to make a recommendation to City Council. Mr. Pantalone so moved, Ms. Velez seconded.

Roll Call:

John Casaida: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
David Manders: Yes

Northeast Precast Redevelopment Amendment

Northeast Precast previously received an approval for an amendment to the Redevelopment Plan to permit several additional uses. Specifically, a nine (9) hole golf course. Clubhouse with restaurant; cigar lounge; pro-

shop/gunsmith; cart storage/maintenance; multi-purpose room; and 8 2<sup>nd</sup> floor suites. Golf driving range, shooting range, soccer field, and yard with rail access for incoming raw material for Block 7503, Lot 33.01.

Northeast Precast, LLC, requested via e-mail from Michael Fralinger, Esq., dated May 4, 2023, that the Planning Board resolution be further amended and clarified to address the omitted height of a retaining wall.

The City Staff had no objection to the request. However, the Staff recommended formal site plan approval and that the yard for incoming raw materials be restricted to product for Block 7503, Lot 33.01.

Planning Board of the City of Vineland recommends that City Council give positive consideration to the proposed amendment to the Energy & Minerals Redevelopment Plan to allow for a precast wall 16 feet in height, with all other provisions of Ordinance No. 2020-49 remaining the same.

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

Roll Call:

John Casaida: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Doug Menz: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi- Yes  
Michael Pantalone: Yes

The Vice Chairman entertained a motion to make a recommendation to City Council. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

John Casaida: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Doug Menz: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi- Yes  
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution #6574. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

John Casaida: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Doug Menz: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Robert Odorizzi- Yes  
Michael Pantalone: Yes

## ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casaida: Yes  
David Catalana: Yes  
Samuel Fiocchi: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Stephen Plevins: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

TIME: 7:11 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary