

## PLANNING BOARD MINUTES

June 14, 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  
John Casadia  
Sandy Velez  
David Catalana  
Doug Menz  
Robert Odorizzi  
David Acosta  
David Manders

Also present were:

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

### PRE-MEETING

Marcacci Lot Line Adjustment –located on the easterly side of East Ave between Wheat Road and Ithaca Street, Block 1702, Lot 122 & 123, Tax Map Sheet #17, Project No. PBA-23-00021. Resubdivision approval to convey a portion of one lot to another.

Mr. Headley explained that there are two single family homes, and a garage that was formerly contactor garage use. There are some existing non-conformances. Lot area, proposed lot 123 (10,000 square feet provided vs 13,500 square feet required). Lot frontage, lot 123 (50 feet provided vs. 90 feet required). Lot frontage, lot 122 (58 feet provided vs. 90 feet required). Minimum side yard, lot 123 (3.3 feet provided vs 15 feet required). Minimum side yard, lot 122 (11.7 feet provided vs 15 feet required). Accessory side yard, lot 123 (0.3 feet provided vs 6 feet required). Accessory side yard, lot 122 (5.2 feet provided vs 6 feet required). The resubdivision makes the area better and alleviates an accessory structure rear setback.

Fase United, LLC– located on the westerly side of Delsea Avenue between Oak Road and Warren Drive, Block 2104, Lot 78, Tax Map Sheet #21, Project No. PBA-23-00020. Preliminary/final major site plan approval, to construct a new and used car sales lot with a 450 square foot office as well as a 750 square foot 2-bay garage and a 1,800 square foot garage.

Mr. Headley explained that the lot is primarily used for car display area. There is a small office to the south and there is a future garage in the northwest quadrant. There are some waivers for stormwater. Stormwater management basin fence height (0 feet provided vs. 6 feet required). Stormwater management basin side setback, southerly side (15 feet provided vs. 25 feet required). The applicant is requesting additional waivers for end island width (7 and 8 feet provided vs. 10 feet required). Parking space depth (18 feet provided vs. 19 feet required). Parking space row length without a tree island break (13 space row provided vs. 12 space row maximum permitted). Street shade trees, (5 trees proposed vs. 6 trees required at 1 per 50 feet of frontage). Fencing and screening around the perimeter of the proposed stormwater management basin. (The proposed stormwater basin is 4 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). The Community Design Standards requires a sidewalk along Delsea Drive, therefore a connection to it from the office building is required. There is a notation on the plan for a future structure and that is not permitted. The applicant must propose the construction, or make it Phase 2.

Alicea Minor Subdivision Extension –located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72, Project No. PBA-22-00039. Extension request for a previously approved minor subdivision.

Mr. Headley explained that this minor subdivision was approved several months ago. The applicant had to dedicate right of way for frontage off of Lincoln Avenue. There was some confusion about the lengthily process that a right of way dedication takes, so they are up against the clock to record it. They are requesting an additional 190 days.

Vineland Fire Headquarters – located to the east of Fourth Street, west of Northwest Boulevard, north of Plum Street and south of Pear Street, Block 2912, Lot 1, Tax Map Sheet #29. Review of Capital Expenditures for the construction of a Fire Headquarters along with associated site plan improvements.

Ms. Hicks explained that this it is the new municipal fire hall. The site has been cleared and will replace the current fire hall. It is a public project for the City, and in conformity with the master plan.

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 May 10, 2023 board meeting.  
The Chairman made a motion to approve the minutes.

Michael Pantalone: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

RESOLUTIONS

Approval of resolutions from the May 10, 2023 board meeting.  
The Chairman made a motion to approve the resolutions.

Resolution #6574

Michael Pantalone: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Abstain  
David Acosta: Abstain  
David Manders: Yes

Resolution #6575

Michael Pantalone: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Resolution #6576

Michael Pantalone: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

DEVELOPMENT PLAN

Marcacci Lot Line Adjustment –located on the easterly side of East Ave between Wheat Road and Ithaca Street, Block 1702, Lot 122 & 123, Tax Map Sheet #17, Project No. PBA-23-00021. Resubdivision approval to convey a portion of one lot to another.

The applicant was represented by Michael Gruccio, Esq. The applicant owns lot 122 and lot 123. A 2,500 square foot portion of lot 122 will be conveyed to lot 123. Proposed enlarged lot 123 will contain a net area of 10,000 square feet (0.23± acres), with frontage of 50 feet on East Avenue and a net depth of 200 feet. Proposed remainder lot 122 will contain a net area of 76,658 square feet (1.76± acres), with frontage of 58 feet, as measured along the building line set for the zone (since side property lines are non-parallel), and a net depth of 910 feet, as measured from the midpoint of the frontage. The residence is on lot 123 and that lot will be in compliance with ordinance standards. Lot 122 is currently under an agreement of sale, and it will be utilized for residential purposes only. Mr. Marcacci operated a contractor’s yard for his tile business on lot 122. He retired and discontinued the use.

The applicant is in receipt of the Planning and Engineering Reports. Item 9, the subject property appears to have an interconnection between Lots 122 and 123. The Applicant shall remove this interconnection or provide

cross-access easements between these properties. The applicant will eliminate the interconnection. Item 10a, approximate location of septic system with dimension from proposed lot lines. Mr. Guccio explained that both properties are public sewer. Item 11c, note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses, where appropriate. The plan does show location and the presence of number of dwelling within 200' radius and residential in use. They will add a note on the plan regarding residential uses.

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

Roll Call:

- Michael Pantalone: Yes
- John Casadia: Yes
- Sandy Velez: Yes
- David Catalana: Yes
- Doug Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

Fase United, LLC– located on the westerly side of Delsea Avenue between Oak Road and Warren Drive, Block 2104, Lot 78, Tax Map Sheet #21, Project No. PBA-23-00020. Preliminary/final major site plan approval, to construct a new and used car sales lot with a 450 square foot office as well as a 750 square foot 2-bay garage and a 1,800 square foot garage.

The applicant was represented by Tara Vargo, Esq. Property in located in B-3 zone and car sales is permitted.

Frank Mertalf, Owner, testified on his own behalf. He owns a small dealership with parking lot. The small garage is used for detailing vehicles. The larger garage will be used for the storage of cars that are not ready for display. Tow trucks will deliver one at a time. Damaged vehicles are not repaired at the site. Repairs will be done at another location. The basin has fencing on the north, west and partially on the east side. There is a small area that does not have a fence. He intends to close up that missing piece of fence.

Ms. Hicks explained that the applicant will have to ask the neighbor for permission to connect to their fence.

Ms. Vargo indicated that the applicant is in receipt of the Planning and Engineering Reports. In the Planning Report, item 6b, waiver for stormwater management basin side setback, southerly side (15 feet provided vs. 25 feet required). The applicant is also proposing waivers for item in 7a, end island width (7 and 8 feet provided vs. 10 feet required). 7b, waiver for parking space depth (18 feet provided vs. 19 feet required). 7c, waiver for parking space row length without a tree island break (13 space row provided vs. 12 space row maximum permitted). Plantings will be provided on the east side. Partial waiver for 7e, fencing and screening around the perimeter of the proposed stormwater management basin. (The proposed stormwater basin is 4 feet deep, and the ordinance requires fencing and screening for basins that are greater than 2 feet in depth). Waiver for perfected plan omitted pan details, 14a, show a key map, locating streets and streams within 2,000 feet of the site. Item 15a, Planning Division does not allow the notation of “future” structures. Therefore, the plan shall be revised to either note the future building as part of a proposed Phase 2 or include in the initial phase. The applicant will show the building as proposed on the plan. In the Engineering Report, waiver for 1a, location of the one-foot freeboard elevation of all Stormwater basins shall meet the minimum yard requirement of the zone.

Matthew Baldino, Professional Engineer, testified that there are 57 parking spaces on the site.

Mr. Headley explained that the parking space amount should also be a note on the plan as well.

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

Roll Call:

- Michael Pantalone: Yes
- John Casadia: Yes
- Sandy Velez: Yes
- David Catalana: Yes
- Doug Menz: Yes
- Robert Odorizzi: Yes
- David Acosta: Yes
- David Manders: Yes

Alicea Minor Subdivision Extension –located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72, Project No. PBA-22-00039. Extension request for a previously approved minor subdivision.

Mr. Headley explained that this minor subdivision was approved several months ago. The applicant had to dedicate right of way for frontage off of Lincoln Avenue.

There was some confusion about the lengthy process that a right of way dedication takes, so they are up against the clock to record it. They are requesting an additional 190 days. The new extension will expire on December 30, 2023.

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

Roll Call:

Michael Pantalone: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

Vineland Fire Headquarters – located to the east of Fourth Street, west of Northwest Boulevard, north of Plum Street and south of Pear Street, Block 2912, Lot 1, Tax Map Sheet #29. Review of Capital Expenditures for the construction of a Fire Headquarters along with associated site plan improvements.

Mr. Van Embden went over the process of Capital projects and recommendations to City Council.

Ms. Hicks explained that this is a review of capital improvements project for a proposed fire station along with associated site plan improvements. It is in conformity with the City's Master Plan and the Center City Redevelopment Plan. Both plans allow a public facility at this location.

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

Roll Call:

John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve Resolution #6577. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

## ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

Michael Pantalone: Yes  
John Casadia: Yes  
Sandy Velez: Yes  
David Catalana: Yes  
Doug Menz: Yes  
Robert Odorizzi: Yes  
David Acosta: Yes  
David Manders: Yes

TIME: 7:30 PM

Respectfully submitted,

Yasmin Ricketts  
Planning Board Secretary