

PLANNING BOARD MINUTES

August 9, 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:

David Catalana
Doug Menz
Michael Pantalone
Sandy Velez
Nilsa Rosario
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

PRE-MEETING

Mongelluzzo Minor Subdivision Re-Approval – located on the northerly side of Ascher Road between Cornucopia Avenue and Deerberry Road, Block 7401, Lot 64, Tax Map Sheet #74, Project No. 21-00053. The applicant requests re-approval of a minor subdivision to create one (1) new lot with one remainder lot.

Mr. Headley explained that this is a fairly large property with an existing home. They were looking to subdivide, and nothing has changed from the original approval. They did not file the deeds in time and their approval expired.

The front yard setback on the plan needs correction.

Vineland Development Corporation – located on the westerly side of N. Third Street between W. Park Avenue and W. Peach Street, Block 2902, Lot 12, Tax Map Sheet #29, Project No. PBA-23-00033. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headly explained that this is a lot that the VDC currently owns. They are proposing splitting it down the middle. There are variances for lot area, proposed lot 12.01 (7,500 square feet provided vs. 9,750 square feet required). Lot area, proposed lot 12.02 (7,500 square feet provided vs. 9,750 square feet required). Lot frontage, proposed lot 12.01 (50 feet provided vs. 65 feet required). Lot frontage, proposed lot 12.02 (50 feet provided vs. 65 feet required). Lot width, proposed lot 12.01 (50 feet provided vs. 65 feet required). Lot width, proposed lot 12.02 (50 feet provided vs. 65 feet required). The proposed lots are in character with the neighborhood.

Redevelopment Area Amendment–Block 7503, Lots 1.01, 3.01, part of 33.01 and part of 35.01.

- a) Amended Energy & Minerals Condemnation Redevelopment Area Preliminary Investigation
- b) Amendment Redevelopment Plan- Energy & Minerals Condemnation Redevelopment Area

Ms. Hicks explained that this is an assessment area in need of redevelopment. It is an expansion of the existing Energy and Minerals. The applicant Planner did the evaluation and will give testimony.

Extension Request- 2789 Old Farm Drive, Block 3301, Lot 65.

Mr. Headley explained that the Board received a letter from Michael Gruccio, Esq. This is for a resubdivision that was previously approved. The applicant had issues with the credit union that held the mortgage of one of the properties. Mr. Gruccio has asked for an extension to October 30, 2023.

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

David Catalana: Yes
Doug Menz: Abstain
Michael Pantalone: Yes

Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

RESOLUTIONS

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

Resolution #6584

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

Resolution #6585

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

Resolution #6586

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

Resolution #6587

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

Resolution #6588

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

Resolution #6589

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

PUBLIC HEARING

Mongelluzzo Minor Subdivision Re-Approval – located on the northerly side of Ascher Road between Cornucopia Avenue and Deerberry Road, Block 7401, Lot 64, Tax Map Sheet #74, Project No. 21-00053. The applicant requests re-approval of a minor subdivision to create one (1) new lot with one remainder lot.

Jaqueline Mongelluzzo was present to testify.

Mr. Headley explained that this is a fairly large property with an existing home. They were looking to subdivide, and nothing has changed from the original approval. They did not file the deeds in time and their approval expired.

The plan remains unchanged from previously perfected. There are two variances for lot area, proposed lot 64.01 (207,804 square feet provided vs. 250,000 square feet required). Lot area, lot 64 remainder (207,806 square feet provided vs. 250,000 square feet required). There is one perfected plan item, correct the call out for the front setback on the plan to be 60 feet, not 50 feet as shown.

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: 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:

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

Vineland Development Corporation – located on the westerly side of N. Third Street between W. Park Avenue and W. Peach Street, Block 2902, Lot 12, Tax Map Sheet #29, Project No. PBA-23-00033. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Alan Geibner, Esq. They are proposing to split a lot on Third Street into two equal halves. There are variances associated with this application. In the Planning Report, item 6, variances for lot area, proposed lot 12.01 (7,500 square feet provided vs. 9,750 square feet required). Lot area, proposed lot 12.02 (7,500 square feet provided vs. 9,750 square feet required). Lot frontage, proposed lot 12.01 (50 feet provided vs. 65 feet required). Lot frontage, proposed lot 12.02 (50 feet provided vs. 65 feet required). Lot width, proposed lot 12.01 (50 feet provided vs. 65 feet required). Lot width, proposed lot 12.02 (50 feet provided vs. 65 feet required). The proposed lots are typical for the area.

Leslie Manning, member of the public, wanted clarification of what was being proposed.

Wanda Lopez, member of the public, stated that she is the neighborhood leader, and the community is working to keep the area clean. They set up programs and activities for the neighborhood. She welcomes future families to the neighborhood.

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

Roll Call:

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

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

Roll Call:

David Catalana: Yes
Doug Menz: Yes
Sandy Velez: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

Redevelopment Area Amendment–Block 7503, Lots 1.01, 3.01, part of 33.01 and part of 35.01.

- a) Amended Energy & Minerals Condemnation Redevelopment Area Preliminary Investigation
- b) Amendment Redevelopment Plan- Energy & Minerals Condemnation Redevelopment Area

The applicant was represented by Michael Fralinger, Esq. This is a two part application. The first is for an expansion of the Energy and Minerals Condemnation Redevelopment Area. The second part is an amendment for the redevelopment plan. Ms. Tiffany Morrissey, Professional Planner, prepared a report to determine whether or not the proposed areas meet the requirements for addition to the redevelopment area. There is a very large lot that goes down to Lincoln Avenue approximately 102 acres. There were a number of lots that his client was able to consolidate. There is going to be a golf course in the back side towards Hance Bridge Road and across to Mays Landing Road. In order to separate the golf course from industrial development, a swap was done giving land to the golf course and land to the industrial parcel. There a piece at the bottom that was initially left out of the redevelopment area. Since then, that land has been consolidated. The resubdivision came after the redevelopment amendment was done. The land is owned by NEP Real Estate and affiliate LJR Real Estate.

Lot 3.01 is owned by Pontano with farm and a homestead. They are currently under an agreement to purchase about half of that property. There has been a plan for redevelopment of Block 3501 parcel. They have been successful assembling the parcels to include them into the redevelopment area. They want to develop the frontage on Lincoln Avenue commercially, and reserve the area closest to NEP to light industrial manufacturing. There are plans for restaurants and family recreational activities at the corner. There are plans for conference centers, parking needs for development, and the remainder will be available for industrial development. There is an area reserved for a 9 hole executive golf course for the public. The second part is amending the redevelopment lan to include those parcels.

Tiffany Morrissey, Professional Planner, testified on behalf of the applicant. In 2016, Planning Board deemed the area in need of redevelopment. Lots 1, 3 and 48 did not meet the criteria so they were excluded from the initial designation. A lot has occurred over the past eight years with reconfiguration of lot lines and board actions. It has resulted in a new configuration of property ownership. In her report, page 3, there is a table with the lots in 2016 and existing/proposed in the 2023 amendment. The majority of the EMRA Study Area is located within the Industrial Business I-B, Industrial I-3 and Woodlands W-5 zoning districts. Lot 3.01 lies within the Residential R-6 zoning district, and portions of Lot 22, 23 and 25 lie within the Agricultural A-5 zoning district.

October 27, 2015 - The City Council of Vineland directed the Planning Board to conduct an investigation as to whether or not Block 7503, Lots 1, 2, 3, 33, 35, 48, 49 & 50 met the criteria as an area in Need of Redevelopment (Condemnation) in accordance with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (LRHL).

December 9, 2015 - The City Planning Board via Resolution 6138 found that Block 7503, Lots 33, 35, 49 & 50 met the criteria as an area in Need of Redevelopment (Condemnation) in accordance with the New Jersey LRHL N.J.S.A. 40A:12A-5 'c', 'e', 'g' & 'h'. The Planning Board also found that Block 7503, Lots 1, 2, 3 & 48 did not qualify with the criteria. On January 26, 2016 the Vineland City Council adopted Resolution 2016-23 accepting the findings of the Planning Board.

August 2017 – The City adopted the Energy and Minerals Condemnation Redevelopment Area Plan through Ordinance 2017-73, which addressed Block 7503, Lots 33, 35, 49 & 50. The Redevelopment Plan created an overlay zone which includes the I-3 Industrial, I-B Industrial Business and W-5 Woodlands zoning districts.

December 13, 2017 – The Planning Board approved a minor subdivision approval through Resolution No. 6253 which reconfigured the lot lines within and around the EMRA. The subdivision approval created 10 lots from 11 existing lots. Specifically new lots 1.01, 3.01, 4.01, 5.01, 33.01, 33.02, 35.01, 35.02, 45.01 & 48.01 were created. This subdivision impacted lots 33 and 35 which are part of the ERMA. This subdivision was not perfected and was essentially amended by Planning Board Resolution Number 6289 discussed below.

May 23, 2018 - The Planning Board in Resolution Number 6289 approved a new subdivision application made by the Cumberland County Improvement Authority (CCIA) which reconfigured 12 lots to create a total of 10 lots. The re-subdivision of the properties included the parcels in the Energy and Minerals Redevelopment Area and abutting parcels, specifically adding lot 50 in the 2018 application and creating new proposed Lots 1.01, 3.01, 4.01, 5.01, 33.01, 35.01, 35.02, 35.03, 45.01, and 48.01.

March 13, 2019 - The Planning Board by Resolution Number 6333 approved a site plan on Block 7503, Lots 33.01 for an industrial fabrication facility consisting of 268,962 square foot building.

April 10, 2019 – The Planning Board by Resolution Number 6337 recommended that City Council amend the Redevelopment Plan so as to permit a height of 70 feet in the I-3 zoned portions of the EMRA.

May 28, 2019 – The City Council adopted Ordinance 2019-38 amending the Redevelopment Plan to permit a height of 70 feet in the I-3 zoned portion of the EMRA.

March 26, 2020 – The Planning Board by Resolution Number 6391 approved an amended site plan approval on Block 7503, Lot 33.01 for Phase 2 of the site development plans to construct a 240,000 square foot production building with attached 24,140 square foot corporate office and guard house and a future production building of 154,600 square feet.

October 13, 2020 - The City Council adopted Ordinance 2020-49 amending the 2017 Redevelopment Plan to permit a nine-hole golf course, clubhouse with restaurant, driving range and shooting range, soccer field and a yard with rail access on lot 33.01.

February 10, 2021 – The Planning Board by Resolution Number 6435 approved a minor subdivision for Block 7503, Lots 19 and 35.02 to reconfigure the internal lot lines between the two parcels.

March 25, 2021 – The Planning Board by Resolution Number 6440 approved an amended preliminary and final site plan on Block 7503, Lot 33.01 for Phases 1 & 2 of the site development to construct a 124,000 square foot steel fabrication building with associated concrete batch plant and site improvements in Phase 1; and two (2) main production buildings with 248,411 square feet each (191,000 square feet – first floor; 19,825 square feet – mezzanine; and 37,586 square feet roofed with side wall area), a 40,000 square foot 4-story corporate office facility, a 34,500 square foot batch plant, a 15,000 square foot maintenance building, a 10,000 square foot storage building, and a 760 square foot guard house along with associated site plan improvements in Phase 2.

June 8, 2022 – The Planning Board by Resolution Number 6513 approved a subdivision application which conveyed a portion of Block 7503, Lot 7 to Block 7503, Lot 35.02.

November 9, 2022 - The Planning Board by Resolution Number 6535 approved a subdivision application for property both within and surrounding the Energy and Minerals Redevelopment Area, specifically Block 7503, Lots 13, 15, 22, 23, 25, 33.01, 35.01, 35.02, 35.03, 45.01, 46, 47 and 48.01 which were reconfigured from 13 lots into 8 lots. The subdivision approval resulted in the following changes:

- New block 7503, lot 33.01 which includes part of Lots 33.01, 22, 23, 25 and 45.01. The majority of expanded Lot 33.01 is within the EMRA. The portions of Lots 22, 23 and 25 conveyed to Lot 33.01 are not within the EMRA.
- New block 7503, lot 35.01 which includes part of Lot 35.01, part of Lot 45.01, part of original Lot 4, and all of Lots 46, 47 and 48.01. Lots 46, 47, 48.01, and the parts of original Lot 4 and 45.01 added to Lot 35.01 are not within the ERMA.
- New block 7503, lot 35.02 which incorporates part of former lot 35 (EMRA) and part of lots 7 (from prior 2022 subdivision), 13 and 19 (from 2021 subdivision), as well as part of Lot 22, and part of Lot 33.01. The portions incorporated from Lots 7, 13, 19 and 22 are not in the EMRA.
- New block 7503, lot 45.01 which is the remainder parcel after conveying portions to Lot 33.01 and 35.01. The portion conveyed to Lot 35.01 is not in the EMRA.

June 13, 2023 - The City Council adopted Ordinance 2023-38 amending the 2017 Redevelopment Plan and Ordinance 2020-49 to permit a precast wall 16 feet in height within the EMRA.

The Redevelopment Area has been in place for the past eight (8) years and since that time the surrounding area has been resubdivided more than once, resulting in a new pattern of ownership and lot configuration.

In 2015/2016 it was determined that Block 7503, Lots 35, 49 & 50 met criteria ‘c’ and that Lots 33, 35, 49 & 50 met criteria ‘e’ and the entire area also qualified under criteria ‘g’ and ‘h’. As the lot areas, numbers and shapes have changed over the last eight years it has resulted in a larger contiguous property. This larger area would not satisfy criteria ‘c’ and ‘e’ however the larger contiguous property would satisfy criteria ‘g’ and ‘h’. Specifically, criteria ‘g’ relates to the designation of the Vineland/Millville Urban Enterprise Zone. Portions of the properties as identified for inclusion into the EMRA are within the Enterprise Zone, specifically part of former lot 4 and former lot 46, both of which are now part of new lot 35.01. As this designation remains effective, this criteria remains applicable.

With respect to criteria ‘h’ the inclusion of the additional parcels into the EMRA designation would advance and promote and be consistent with smart growth planning principles adopted pursuant to New Jersey’s State Plan. The properties and the area are all targeted for growth under the State Development and Redevelopment Plan as a Suburban Planning Area (PA-2). There exists public infrastructure, including water and sewer, which serves the EMRA. The existing zoning, with the exception of Lot 3.01 and the portions of Lots 22, 23 and 25 to be added, is also designated as industrial and commercial. The proximity of the EMRA to Route 55 and access to the Route 55 interchange advance the zoning designations promoting growth. The inclusion of the additional properties into the EMRA allows for a comprehensive development plan and promotes smart growth planning principles.

The Study Area meets the criteria of the Local Redevelopment and Housing Law to be declared an area in need of redevelopment. The inclusion of the additional land which is now part of reconfigured lots 33.01 and 35.01, and the parcels along Lincoln and Sheridan Avenues into the original EMRA is necessary for the effective redevelopment of the area. These included parcels are central to the Study Area and integral to the overall improvement of the area. Because of their location and relationship to the larger EMRA properties, the inclusion of these parcels becomes necessary in order to effectuate the overall redevelopment of the Study Area.

The expanded Study Area satisfies the following criteria under the Local Redevelopment and Housing Law as an area in need of redevelopment, N.J.S.A. 40A:12A-5.g, and N.J.S.A. 40A:12A-5.h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Section 3 of the Local Redevelopment and Housing Law allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”

An Amendment Redevelopment Plan Energy and Minerals Condemnation Redevelopment Area report was prepared. There are additional properties that are included, so this plan includes those parcels. The lot numbers have changed and this cleans that up with correct numbers. There amendments to the initial redevelopment area, so they were all included in one plan. This includes:

Amendment I - “Statutory Requirements” section item (2) Proposed land uses and building requirements in the project area. This section is to be replaced as follows: (2) Proposed land uses and building requirements in the project area. The Energy and Minerals Condemnation Redevelopment Area will be an overlay on the City Zoning Map replacing the existing zoning designations. The property will be zoned I-3 Industrial, I-B Industrial Business, W-5 Woodlands, R-6 Residential and A-5 Agriculture. (Exhibit 2 – Redevelopment Area Zoning Map). All of the provisions of the Code Book of the City of Vineland, not only the Land Use Ordinance, will be applicable to any development application submitted for the property, unless in conflict with this plan. When there is an inconsistency between any provision of the Code Book of the City of Vineland and this plan, this plan shall prevail.

There was an amendment to item c., buffer of 50 feet shall be required between any proposed commercial or industrial development in the Redevelopment Area and abutting residential properties or residential zones, if not under common ownership with the property within the Redevelopment Area. (2023 Amendment underlined). Item g was amended in 2020, there were no changes but included for consolidation. Item h, provides additional land uses to be permitted. They are more specific to give clarity:

- (1) Manufacture of paintball and airsoft products
- (2) Manufacture of renewable energy products, i.e. Solar Panels
- (3) Lodging and/or suites
- (4) Conference Center and/or multipurpose room
- (5) Indoor/Outdoor commercial amusement, entertainment and/or passive or active recreation
- (6) Alcoholic beverage sales
- (7) Indoor skeet shooting
- (8) Gunsmith
- (9) Cigar lounge
- (10) Gaming, including arcade
- (11) Distillery

The following uses are permitted within the bounds of Block 7503, Lot 33.01 (2023 Amendment):

- (1) All uses permitted within the I-3 zone.
- (2) All bulk standards for Block 7503, Lot 33.01 shall be the I-3 standards as amended by the 2017 Redevelopment Plan, and any amendment thereto.

The following bulk standards apply to the I-B Industrial Business portion of the EMRA Redevelopment Area (2023 Amendment):

- (1) Maximum Impervious Coverage – 80%
- (2) Minimum Side Yard for all Uses – 20-feet
- (3) Maximum Height – 70 feet

Amendment II - The August 2017 Redevelopment Plan addressed additional requirements relating to the relocation of housing units and the need to replace affordable housing units, under Items (3), (5), (6) and (7) of the Statutory Requirements Section of the Plan. The findings under items (5), (6) and (7) as noted in the August 2017 Redevelopment Plan remain valid with the additional properties added to the EMRA Redevelopment Area.

Item (3) is amended to reflect that Lot 3.01 has an existing single-family unit which is occupied as a rental unit. This unit will need to be demolished to permit the redevelopment of the EMRA Project Area in accordance with this Plan. As provided for in N.J.S.A. 40A:12A-7(3) the Redevelopment Plan must provide “adequate provision for the temporary or permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.” The existing dwelling unit is a rental

unit, therefore at the end of the active lease, the tenant of the dwelling unit will be relocated to a property outside of the Redevelopment Area. There are existing rental housing opportunities in the local market and within proximity to the site which will be made available to the tenant of the dwelling unit. The tenant shall be notified by the owner in writing of the impending sale and/or development of the property, and their need to relocate, which notice period shall be at least 5 months in advance of the tenant's need to relocate from the residence.

Amendment III - "OTHER PROVISIONS – Duration of the Condemnation Redevelopment Plan" is updated as follows: The Energy and Minerals Condemnation Redevelopment Area Plan shall be in full force and effect for a period of 10 years from the date of approval, or from the date of any amendment subsequent to the original approval date of the 2017 Plan, by Mayor and Council.

Mike Tonio Attorney for Wayne Getch, commented that his client's concern was Sheridan Avenue. It is very much residential and agricultural. It seems this plan will remain the same.

Jessica Johnston, Member of the Public, wanted clarification on the walls because they are on a hill. DEP questioned her about water drainage, and a retention pond was filled in. Mr. Fralinger explained that it was a sediment basin.

Rose Sias, Member of the Public, lives across from the area at the bottom of the map. EPA has declared a portion wetlands and wants to know how they are going to develop it. She is concerned with flooding.

Ms. Morrissey explained that if any development was proposed, the applicant would be subject to a site plan and DEP approval.

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

Roll Call:

David Catalana: Yes

Doug Menz: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

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

Roll Call:

David Catalana: Yes

Doug Menz: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6590. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

David Catalana: Yes

Doug Menz: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

The Chairman entertained a motion to approve Resolution #6591. Mr. Odorizzi so moved, Ms. Velez seconded.

Roll Call:

David Catalana: Yes

Doug Menz: Yes

Sandy Velez: Yes

Robert Odorizzi: Yes

Michael Pantalone: Yes

Extension Request- 2789 Old Farm Drive, Block 3301, Lot 65.

Mr. Headley explained that the Board received a letter from Michael Gruccio, Esq. This is for a resubdivision that was previously approved. The applicant had issues with the credit union that held the mortgage of one of the properties. Mr. Gruccio has asked for an extension to October 30, 2023.

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

Roll Call:

David Catalana: Yes

Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Acosta: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

David Catalana: Yes
Doug Menz: Yes
Michael Pantalone: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
David Manders: Yes

TIME: 7:43 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary