

## PLANNING BOARD MINUTES

April 9, 2025

The pre-meeting of the Planning Board was called to order by Chairman Mr. David Manders at 6:00 PM in the Second Floor Caucus Room of City Hall.

### Members Present:

Michael Pantalone  
John Casadia  
Sandy Velez  
David Catalana  
Douglas Menz  
Thomas Tobolski  
Jeffrey Dimatteo  
Nilsa Rosario  
Robert Odorizzi  
Elizabeth Arthur  
David Manders

### Also present were:

Amanda Moschillo, Alternate Planning Board Solicitor  
Yasmin Perez, Planning Board Secretary  
Kathleen Hicks, Supervising Planner  
Ryan Headley, Planning Board Planner/Engineer  
Elizabeth Jambor, Assistant Planner

### PRE-MEETING

TE Land, LLC-Foster – located on the southerly side of Foster Avenue between Delsea Drive and S West Boulevard, Block 5701, Lot 13, Tax Map Sheet #57, Project No. PBA-24-00062. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this subdivision is a farm with a homestead. The applicant is selling the farm portion and subdividing off the home leaving some frontage for the farm. There are a couple of variances because they did not give enough frontage. The standards change because sewer is not available. It changes to 160 feet of width for single family home and an acre of area. The applicant is requesting the following variances: Lot frontage, proposed lot 13.01, farm use (122.75 feet provided vs. 250 feet required). Lot frontage, proposed lot 13.02, 1-family use (100 feet provided vs. 160 feet required). Lot width, proposed lot 13.01, farm use (122.75 feet provided vs. 250 feet required). Lot width, proposed lot 13.02, 1-family use (100 feet provided vs. 160 feet required). Lot area, proposed lot 13.02, 1-family use (17,500 square feet provided vs. 43,560 square feet required). Lot depth, proposed 13.02, 1-family use (175 feet proposed vs. 200 feet required).

Penn Cardiology Parking Lot – located on the northerly side of East Chestnut Avenue between Colombia Avenue and Valley Avenue, Block 4214, Lot 22, Tax Map Sheet #42, Project No. PBA-25-00008. Preliminary and final major site plan approval to construct a parking lot expansion along with associated site improvements.

Mr. Headley explained that the applicant has a parking issue, and they are endeavoring to try and expand it as much as they can. There is not a lot of space on this lot. It is basically building, front buffer, parking or basin. They have opted to build over the existing basin and construct an underground basin. That will enable them to add some spaces to their parking requirement. Here are five variances that they are requesting. Impervious lot coverage (68.9% provided vs. 50% maximum permitted). Side buffer, northerly side (5.9 feet provided vs. 25 feet required). Side buffer, easterly side (8.9 feet provided vs. 25 feet required). Side buffer, westerly side (12.1 feet provided vs. 25 feet required). Parking space amount (63 spaces provided vs. 88 spaces required).

820 N Main Road– located on the westerly side of Main Road between Sharp Road and Oak Road, Block 2405, Lot 8, Tax Map Sheet #24, Project No. PBA-25-00009. Preliminary/final major site plan approval to establish a general repair garage and upper floor apartment within an existing vacant gas station along with associated site improvements.

Mr. Headley explained that this property is at the corner of Sharp Road and Main Road. The applicant needs to do some improvements. There are some areas of pavements in disrepair, and staff asked the applicant to repair them. They have striped some parking, and the old canopy is coming down. We have also asked that remove the driveway closest to Sharp Road, and just rely on Main Road and the one on Sharp Road. There are some variances associated with this application. Front buffer, Main Road (10 feet provided vs. 25 feet required). On-site parking space amount (16 spaces provided vs. 17 spaces required). He believes that they might comply with parking.

Collini- Petrini Minor Subdivision- located on the easterly side of S Spring Road between E Landis Avenue and E Chestnut Avenue, Block 4401, Lot 67, Tax Map Sheet #44, Project No. PBA-25-00011. Minor subdivision approval to create four (4) new lot with one (1) remainder lot.

Mr. Headley explained that this property is on Spring Road between Chestnut Avenue and Landis Avenue. They are proposing 5 total lots that are relatively the same size with the exception of two. The variances associated with this application have to do with frontage and width. They have plenty of area per our standards, but they are only proposing 99.06 feet whereas 110 feet required. The requested variances are as follows: Lot frontage, proposed lot 67.02 (99.06 feet provided vs. 110 feet required). Lot frontage, proposed lot 67.03 (99.06 feet provided vs. 110 feet required). Lot frontage, proposed lot 67.04 (99.06 feet provided vs. 110 feet required). Lot frontage, remainder lot 67 (99.06 feet provided vs. 110 feet required). Lot width, proposed lot 67.02 (99.06 feet provided vs. 110 feet required). Lot width, proposed lot 67.03 (99.06 feet provided vs. 110 feet required). Lot width, proposed lot 67.04 (99.06 feet provided vs. 110 feet required). Lot width, remainder lot 67 (99.06 feet provided vs. 110 feet required). They also need relief from some perfected plan items.

El Legado LLC- located on the southerly side of Elmer Street between S. Sixth Street and S. Seventh Street, Block 4007, Lot 7, Tax Map Sheet #40, Project No. PBA-25-00012. Change of use for an existing business office to be converted to a church along with bulk “c” variances and a waiver of site plan approval.

Mr. Headley explained that there is a parking lot behind the Landis Marketplace, and this application has no parking on site. The lot consist of the building and a small area on the side. That area is not wide enough for a car to drive through. The applicant is proposing a variance for the parking and a waiver for the site plan. The will be providing a seat count, so we can accurately count the parking deficit. They are requesting zero spaces whereas one space for three seats required. They also have some existing nonconformities, because the building is situated side property line to side property line.

Ms. Hicks explained that the redevelopment plan requires parking, unless approved by the Planning Board for relief.

Landten Properties, LLC – located on the southerly side of Foster Avenue between S Delsea Drive and S West Boulevard, Block 5701, Lot 20, Tax Map Sheet #57, Project No. PBA-25-00013. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley explained that this application is similar to the previous subdivision. There is a farm with a homestead and they are subdividing that off. There are some variances associated with this application, because sewer is not available for this property. The requested variances are as follows: Lot area, proposed lot 20.02, single family use (28,000 square feet provided vs. 43,560 square feet required). Lot frontage, remainder lot 20.01, farm use (106 feet provided vs. 250 feet required). Lot width, remainder lot 20.01, farm use (106 feet provided vs. 250 feet required). Lot frontage, remainder lot 20.02, single family use (140 feet provided vs. 160 feet required). Lot width, remainder lot 20.02, single family use (140 feet provided vs. 160 feet required).

Conceptual Review for Block 7401 Lot 1

Ms. Hicks explained that there is a corner on Cornucopia and Trento, and they wish to get 3 small lots. There are some small lots in both directions down the street. The requirement in the past was 40,000 square feet, and now it is 5.7 acres. She found an old zoning ordinance and it was once 15 acres. The proposed size would not be one acre required to be allowed without public sewer. We allowed smaller lots in the past when farms were being preserved. The farm acreage was left intact, and you would allow the house to be subdivided off. He submitted his conceptual to get the board’s thoughts.

## FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2024 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 12, 2025 board meeting.  
The Chairman made a motion to approve the minutes.

John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Abstain  
Sandy Velez: Yes

Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

## RESOLUTIONS

Approval of resolutions from the March 12, 2025 board meeting.  
The Chairman made a motion to approve the resolution.

### Resolution #6692

John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Abstain  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

### Resolution #6693

John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Abstain  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

### Resolution #6694

John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Abstain  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

### Resolution #6695

John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Doug Menz: Yes  
Michael Pantalone: Yes  
Thomas Tobolski: Abstain  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

## PUBLIC HEARING

Penn Cardiology Parking Lot – located on the northerly side of East Chestnut Avenue between Colombia Avenue and Valley Avenue, Block 4214, Lot 22, Tax Map Sheet #42, Project No. PBA-25-00008. Preliminary and final major site plan approval to construct a parking lot expansion along with associated site improvements.

The applicant was represented by Michael Gruccio, Esq. The property has insufficient parking so this site plan will address that issue. The applicant is in receipt of the Planning and Engineering Reports.

Andrew Schaefer, Licensed Planner and Engineer, testified on behalf of the applicant. The applicant is lessening an impact on the neighborhood with parking. The site plan went from 51 parking spaces to 63 parking spaces whereas 88 are required. The benefits outweigh the detriments which is to lessen the offsite parking impact in the neighborhood by creating more onsite parking. The existing storm water basin will be replaced with parking, and new storm water management will be underground. A previous approval states that the building consisted of 8000 square feet, however the building consist of 12,000 square feet. The upstairs extra 3000 square feet is used as administrative office only and patients are not see there. The applicant is requesting variances from area, yard, bulk and parking standards. Planning report, item 5, variances for impervious lot coverage (68.9% provided vs. 50% maximum permitted). Side buffer, northerly side (5.9 feet provided vs. 25 feet required). Side buffer, easterly side (8.9 feet provided vs. 25 feet required). Side buffer, westerly side (12.1 feet provided vs. 25 feet required). Parking space amount (63 spaces provided vs. 88 spaces required). Item 6, waivers from the Storm water Control standards of the ordinance (Code Chapter 425-72): Storm water management basin front setback, Louisa Lane (1 foot provided vs. 30 feet required). Storm water management basin side setback, northerly (3 feet provided vs. 20 feet required). Storm water management basin side setback, easterly (5 feet provided vs. 20 feet required). Storm water management basin side setback, southerly (1 foot provided vs. 20 feet required). Item 7, waivers for parking space width (9 feet provided vs. 9½ feet required). Parking space depth (18 feet provided vs. 19 feet required). Item 8, waiver for driveway width-minimum, two-way (19 feet provided vs. 24 feet required). Item 9, waiver for location of fence, Louisa Lane (0 feet proposed vs. 10 feet from front property line required). There is an existing fence along the Louisa Lane right of way that is not an approved condition. Item 10, applicant will comply with illumination levels at the property line shall range between a minimum of 0.0 fc and a maximum of 1.0 fc with as close to 0.0 fc as reasonably feasible when lighting is located next to residential. Item 11b, no new signage is proposed other than stop signs.

Heather Schwartz, Member of Holding Company, testified on behalf of the applicant. She explained that excess parking is being done on the street and at a church on Columbia.

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Nilsa Rosario: Yes  
Sandy Velez: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

TE Land, LLC-Foster – located on the southerly side of Foster Avenue between Delsea Drive and S West Boulevard, Block 5701, Lot 13, Tax Map Sheet #57, Project No. PBA-24-00062. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

The applicant was represented by Matthew Robinson, Esq. The application was continued until May 14, 2025, because the applicant's Planner/Engineer did not appear before the board.

820 N Main Road– located on the westerly side of Main Road between Sharp Road and Oak Road, Block 2405, Lot 8, Tax Map Sheet #24, Project No. PBA-25-00009. Preliminary/final major site plan approval to establish a general repair garage and upper floor apartment within an existing vacant gas station along with associated site improvements.

The applicant was represented by Louis Magazzu, Esq. The application is to allow the location of a general repair garage as well as a three bedroom residence above the garage on the subject property. They are proposing to take down the canopy and renovate the site. The city wanted this site cleaned up, so that is why the applicant is before the board.

Brian Atkins, Licensed Engineer, testified on behalf of the applicant. Planning Report, item 7, waivers for end island width (7 feet provided vs. 10 feet required). Parking space width (9 feet provided vs. 9.5 feet required). Parking space depth (18 feet provided vs. 19 feet required). Item 9 is specifically about existing access. There are two existing driveways on Main Road and the applicant is closing one of those driveways closest to Sharp Road at the request of the city. They are utilizing the existing apron, which is near the property line and in utilizing that apron that creates a number of a number of variances and waivers. Item 9, waivers for driveway width-maximum, two-way, Sharp Road (40 feet provided vs. 34 feet maximum allowed). Driveway opening setback from extended property line (0 feet provided vs. 5 feet required). Distance between two-way driveways (27 feet provided vs. 40 feet required at the right-of-way line). Temporary waiver for item 10b, all landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers. There will be more development happening so to avoid removing it and re-installing it, they would like to waive it at this time. Engineering Report, item 4, waiver for hairpin markings are recommended for 90 degree parking stalls. 90 degree parking stalls which are approved for a width less than the required minimum (9.5') shall be striped with hairpin markings. Planning Report, item 5a, variance for front buffer, Main Road (10 feet provided vs. 25 feet required).

Ms. Hicks and Mr. Headley strongly recommended irrigation along the decorative landscaping. The applicant agreed to that condition.

Inderpreet Singh, Managing Member, testified on his own behalf. He agreed with the testimony of his attorney and engineer.

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

Collini- Petrini Minor Subdivision- located on the easterly side of S Spring Road between E Landis Avenue and E Chestnut Avenue, Block 4401, Lot 67, Tax Map Sheet #44, Project No. PBA-25-00011. Minor subdivision approval to create four (4) new lot with one (1) remainder lot.

The applicant was represented by Michael Gruccio, Esq. The property is approximately 9 acres. There is an existing home on the northerly boundary line of the site that is undergoing very substantial renovations with an existing septic system. The concept is to create 4 new lots out of this nine acre parcel. Besides the existing house, the balance of the property was utilized as farming. The agricultural use has been terminated and the property is developable. All the standards are met with the exception of street frontage. All four proposed lots will be serviced by municipal water and sewer. One of the new proposed lots consist of over 2 acres with frontage of 99.06 feet. The other three lots are equally sized with similar frontage of 99.06 feet but having overall acreage of 1.5 acres. The following variances are required for this minor subdivision. Lot frontage, proposed lot 67.02 (99.06 feet provided vs. 110 feet required). Lot frontage, proposed lot 67.03 (99.06 feet provided vs. 110 feet

required). Lot frontage, proposed lot 67.04 (99.06 feet provided vs. 110 feet required). Lot frontage, remainder lot 67 (99.06 feet provided vs. 110 feet required). Lot width, proposed lot 67.02 (99.06 feet provided vs. 110 feet required). Lot width, proposed lot 67.03 (99.06 feet provided vs. 110 feet required). Lot width, proposed lot 67.04 (99.06 feet provided vs. 110 feet required). Lot width, remainder lot 67 (99.06 feet provided vs. 110 feet required).

Brian Collini testified on his own behalf. He verified that Mr. Gruccio's testimony was true.

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

Roll Call:

John Casadia: Yes

David Catalana: Yes

Jeffrey Dimatteo: Yes

Douglas Menz: Yes

Michael Pantalone: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

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

Roll Call:

John Casadia: Yes

David Catalana: Yes

Jeffrey Dimatteo: Yes

Douglas Menz: Yes

Michael Pantalone: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

El Legado LLC– located on the southerly side of Elmer Street between S. Sixth Street and S. Seventh Street, Block 4007, Lot 7, Tax Map Sheet #40, Project No. PBA-25-00012. Change of use for an existing business office to be converted to a church along with bulk “c” variances and a waiver of site plan approval.

The applicant was represented by Michael Gruccio, Esq. The property is located within the Center City Civic and Professional Office Zone.

The applicant would like to convert the use to a church. The church has approximately 120 members, and services are conducted on Sunday between the hours of 10:00am and 12:30pm, and on Friday evenings between 7:30pm and 10:00pm. Churches are permitted in the zone despite lack of on-site parking. However, there is plenty of offsite parking in the immediate area. The property in question is fully developed with a small area in the rear. A car cannot be maneuvered down either side of the building to access the rear.

Maria Rodriguez, Lead Pastor, testified on behalf of the church. Her church is currently on Landis Avenue. She feels that parking is more than ample to accommodate her church members. Hours of operation for the services, Friday and Sunday 10:00am to 12:30pm and every other Friday at 7:30pm. There will occasionally be a Saturday wedding. She is aware that the Market Place may become a Convention Center.

Valerie Niber, 1091 S Spring Road, member of the public made comment concerning the application. She is with the Vineland Historical Society located next door. They are the oldest Historical Society in the state of New Jersey and the oldest museum. They are concerned about space and a parking for their visitors and the proposed Convention Center. They do not have on-site parking either.

Naomi Gradi, 2696 E. Oak Road, member of the public made comment concerning the application. They have concerns with parking and needing those spaces for community events. They own 4 tax exempt lots next to the church. There is an area with an apron, and she does not want people to make that into a parking lot. They have utilized that area for their programs like Truck or Treat. She is concerned with the impact of parking in the neighborhood.

Jennifer Bridges Hanley, 3311 Swan Drive, member of the public made comment concerning the application. Right next to the proposed church is Vineland's first house. Charles K. Landis donated it in the year 1861. The historical society has been there since the year 1864. The house is by the apron that Naomi mentioned and it is a

concern that it could be a detriment to the structure. They are already utilizing the spaces for community events, and it can change how they are able to proceed in their non-profit endeavors.

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

Extension Request- Landis Pointe- Phases 2C and D, Block 6910, Lot 11.1, Project #PZ-21-00046.

The applicant was represented by Justin White, Esq. The approval is for subdivision on the South side of Palermo Avenue. It is a phased development dating back to the year 2000, and was originally approved for 105 lots. 55 of those lots were initially built in the first phase. Another 18 lots were built thereafter and another 5 lots. The applicant is looking for an extension of the final subdivision approval in order to finally complete the remaining 36 lots. They are looking for three one year extensions of the approval that will expire July 2026.

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
Elizabeth Arthur: Yes  
David Manders: Yes

Redevelopment Amendment- True North Territory, 8 W. Landis Avenue, Block 2802, Lots 20, 21 & 22.

The applicant was represented by Robert De Santo, Esq. The application proposes conversion of the property, which was formerly the Sears Department Store/Automotive Center to a church. The property is located in a PC-Plaza Commercial Redevelopment District where churches aren't permitted. The building, having been vacant for many years, is dated and deteriorated. Conceptual plans for the exterior of the building, the interior space allocation and the site improvements were submitted for review. Because of the size of the property, the applicant only has plans to partially use the department store building at this time. The City professional staff recommended that site plan approval be required. Of particular concern is landscaping to improve the aesthetics by breaking up the sea of asphalt. In particular, the following was recommended, establishing front buffers along both Delsea Drive and Landis Avenue, installing more extensive landscaping when viewed from Delsea Drive and establishing a grassed area for outdoor events, especially for children.

Pastor Eisenhart agreed to install landscaped buffers along Delsea Drive and Landis Avenue, and this was reflected on the most recent conceptual drawing. He further explained that at both his existing church in Mullica Hill and at this proposed church, there are no outdoor events. The churches are large enough to accommodate all activities indoors.

The City staff further recommended that the yellow brick exterior of the department store building should be maintained to preserve the historic, art deco character of the building, similar to the Landis Theater. Pastor Eisenhart said that the church would incorporate some of the brick, but that some needed to be covered because of its deteriorated condition. The Planning Board believed that this recommendation could be considered by the applicant, but members did not feel that this condition should be imposed. City staff further recommended that Planning Board approval should be required for utilization of additional interior space to insure the adequacy of parking and to determine the need for additional site improvements (e.g., handicapped ramps). The applicant agree to this condition. In the City of Vineland Master Plan, the property is designated ‘downtown commercial’. While the Plan recognizes houses of worship as existing uses in downtown commercial, the incorporation of the provisions of the Center City Redevelopment Plan into the Master Plan results in the existing church and proposed expansion being inconsistent with the Master Plan.

The Planning Board of the City of Vineland recommends that City Council give positive consideration to the proposed amendment to the Center City Redevelopment Plan to allow for the conversion of the property at 8 W. Landis Avenue (Block 2802/Lots 20, 21 and 22), which was formerly the Sears Department Store/Automotive Center to a church, conditioned on the following: Site plan approval shall be required. Planning Board approval shall be required for utilization of additional interior space to insure the adequacy of parking and to determine the need for additional site improvements (e.g., handicapped ramps)

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes  
David Manders: Yes

Redevelopment Amendment- Martin Jay Einstein, 822 E. Wood Street, Block 3015, Lot 15.

The applicant proposes an internet car sales business. Additionally, the application form was revised to state the property would be used ‘for storage of up to 3 cars at a time and office to meet with clients and facilitate paperwork. Cars will mainly be sold on-line through digital auto auctions. The business operator later clarified that he planned a 72 square foot office (8 feet by 9 feet), a designated ‘display’ space for 2 cars and an exterior sign permanently attached to the building or property. The current use of the building is for an insurance business on the first floor and an apartment on the second floor. The property is located in a CPO Civic and Professional Office District where car sales are not a permitted use. This redevelopment district requires a frontage of 50 feet and a lot area of 5,000 square feet. The property-in-question has a frontage of 25 feet and a lot area of 3,750 square feet. Because of the lot deficiencies, the staff felt that the use of the property should not be intensified. The area behind the building available for parking is totally inadequate to handle the multiple uses of the property. In the City of Vineland Master Plan, the property is designated ‘commercial’. Because the Master Plan deals with uses at a gross scale, without the refinement of the Zoning Ordinance, the proposed amendment to the Center City Redevelopment Plan is inconsistent with the Master Plan. The Planning Board of the City of Vineland recommends that City Council deny the proposed amendment to the Center City Redevelopment Plan to allow for the addition of an internet car sales business to the existing uses.

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

Roll Call:  
John Casadia: Yes  
David Catalana: Yes  
Jeffrey Dimatteo: Yes  
Douglas Menz: Yes  
Michael Pantalone: Yes  
Sandy Velez: Yes  
Nilsa Rosario: Yes  
Robert Odorizzi: Yes

David Manders: Yes

#### Conceptual Review for Block 7401 Lot 1

Salvatore Siri testified on his own behalf. He submitted a letter explaining his request. He has a property on the corner of Cornucopia and Trento. The lot is a little less than 2 acres, and he would like to subdivide it and construct two modular homes. The lot currently has an old farmhouse. The existing lot with the house will have .63 of an acres, second lot will have .70 of an acre and third lot will have .44 of an acre.

Ms. Hicks explained that this property is in the A-6 zone, so the requirement is 5.7 acres. There also is a provision in our zoning ordinance that states that any lot in the city without public sewer must be 1 acre with 160 feet frontage. The proposed lots are deficient from our standards. There are some smaller lots in this area, but the zoning has changed over the years. The current standards have been in place since the 1990s. One acre lots were approved when the farms were being preserved.

The board explained that existing lot is deficient for one lot, and they would not recommend an approval for more than what is there.

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

Roll Call:

John Casadia: Yes

David Catalana: Yes

Jeffrey Dimatteo: Yes

Douglas Menz: Yes

Michael Pantalone: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:

John Casadia: Yes

David Catalana: Yes

Jeffrey Dimatteo: Yes

Douglas Menz: Yes

Michael Pantalone: Yes

Sandy Velez: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

David Manders: Yes

TIME: 9:17 PM

Respectfully submitted,

Yasmin Perez

Planning Board Secretary