

PLANNING BOARD MINUTES

May 14, 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
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

PRE-MEETING

KDC Building Addition– located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 15.01, Tax Map Sheet #11, Project No. PBA-25-00014. Preliminary/final major site plan approval to construct a 22,238 square foot building addition and a parking lot addition to an existing repacking and cold storage facility along with associated site improvements.

Mr. Headley provided an overview of the expansion project. During review, staff noticed the use of an area for parking that had not been previously approved. The applicant acknowledged the oversight and confirmed that the area was being used for parking, and they agreed to seek formal approval and submitted revised plans. The revised plans include paving of the previously stoned parking area, the expansion of both the building and the parking area, and the enlargement of both stormwater basins to accommodate the expansion. The project does not require any variances. However, there is a pre-existing nonconformity related to lot frontage. The applicant operates a well-run facility, and aside from the unapproved parking area (which was only noticed via aerial imagery), there have been no significant issues. Additionally, a temporary construction access road has been installed for use during basin work. It is marked as temporary and will be removed upon completion of construction.

LJR Real Estate, LLC- located on the easterly side of Hance Bridge Road between Sheridan Avenue and the Vineland/Millville boundary line, Block 7701, Lots 3 and 2, Tax Map Sheet #77, Project No. PBA-25-00021. Resubdivision approval to convey a portion of one (1) lot to another.

Mr. Headley presented a lot line adjustment application involving a parcel on Hance Bridge Road, adjacent to the golf course lot on the south side. A member of the golf course has purchased the adjacent property, which originally consisted of two components: the main lot and a triangular-shaped lot to the rear. The proposal involves transferring the rear triangular portion to Lot 2. In the initial review report, Mr. Headley had referenced part of the lot as being located in Millville. However, Mr. Fralinger provided a deed showing that, although both parcels were transferred in the same document, they are legally described as two separate tracts. Mr. Headley consulted with Mr. Malinsky, the City Solicitor, who confirmed that due to the legal descriptions being classified as separate tracts, no approval is required from Millville. The subdivision solely affects a parcel located entirely within Vineland. There are no variances required for this application. There are a few items noted under the "perfection of plan" section, the first being the Millville clarification discussed above. Secondly, aerial imagery revealed some construction equipment and materials stored on-site. Mr. Fralinger is expected to provide additional details, but it appears the area is temporarily being used by a small contractor for storage purposes.

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 provided a summary of a revised subdivision application previously approved by the Board. After the initial approval, the applicant discovered that irrigation lines servicing the farm crossed into what would become a proposed home lot. In response, they revised the subdivision layout making the home lot smaller and enlarging the farm lot to retain the irrigation infrastructure. There are several variances required: Farm Lot

Frontage: Reduced to 227.5 feet (from the required 250 feet). Single-Family Lot Frontage: 100 feet proposed (160 feet required due to lack of public sewer). Lot Width and Lot Area: The single-family lot is undersized per zoning standards. Side Yard Setback: A variance is needed for an existing small frame shed intended for agricultural use. Mr. Headley noted that an existing home is located on the single-family lot. The irrigation wells—formerly located across both parcels—will now remain with the farm lot. He stated that although there is public sewer available along Foster Road, the applicant is not currently connected to it. Staff recommended that connecting the single-family home to the public sewer system would reduce the number of required variances. This was the primary recommendation from planning staff. The proposed subdivision supports the ongoing agricultural use of the larger parcel while addressing logistical issues related to irrigation. The overall impact is minimal.

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 presented a subdivision application that is nearly identical in layout and concept to the previously reviewed project. The property features a large farmland tract at the rear and a homestead at the front. The applicant proposes to subdivide the homestead from the farmland, resulting in the following variance requests: Lot Area: The proposed homestead lot is 0.64 acres, whereas 1 acre is required due to the absence of public sewer. Lot Frontage: The proposed lot has 106 feet of frontage, while 250 feet is required. Lot Width: Does not meet the zoning requirements. Single-Family Lot Frontage: 140 feet proposed versus the required 160 feet when public sewer is unavailable. In this case, unlike the previous subdivision, no public sewer is available at the location. Therefore, connection to sewer is not feasible, and the associated variances cannot be reduced through utility improvements.

Newcomb Senior Apartments Phase 3 – Minor Subdivision – located on the westerly side of Howard Street between Almond Street and Chestnut Avenue, Block 4216, Lots 1.03, 1.04 and 1.05, Tax Map Sheet #42, Project No. PBA-24-00059. Minor subdivision approval to consolidate existing Lots 1.03 and 1.05 and then convey a portion of consolidated Lot 1.03 to the new enlarged Lot 1.04.

Mr. Headley provided an overview of a subdivision application related to the redevelopment of the Newcomb site. This application precedes a forthcoming site plan for Phase III of the Newcomb Senior Apartments project. The current application pertains to a subdivision involving the EMS building and adjacent lots. The Newcomb Senior Apartments Phase I and II are located to the north of the proposed Phase III site, existing EMS building is located centrally within the project area, and the remaining structure of the old Newcomb Hospital is to the south of the EMS building. A parking garage is located further south. The applicant is consolidating three existing lots into two new lots. Two of the lots will be fully combined. A portion of the third lot (shaded gray on the plan) will be conveyed to the EMS building, allowing the entrance—which previously straddled property lines—to be fully contained within one lot (proposed Lot 1.04). There are several variances associated with this application. EMS Building Lot (Proposed Lot 1.04): Lot Area: 30,000 sq. ft. proposed vs. 50,000 sq. ft. required (RB-2 Zone). Lot Frontage: Improved over existing condition, but still below the required minimum. Lot Width & Depth: Variances required, though conditions are improved from existing layout. Proposed Lot 1.03 (to be combined): Lot Frontage and Width: Variances required on this lot as well. Buffering: A 0-foot buffer is proposed between the driveway and the new lot line; the ordinance requires 5 feet. Impervious Lot Coverage: The ordinance permits a maximum of 50% impervious coverage. The existing and proposed conditions significantly exceed this, with 75.5% coverage noted. Although variances are required, many of the proposed conditions represent improvements over the existing layout, particularly regarding lot size and access for the EMS facility. This subdivision lays the groundwork for the upcoming Phase III development.

Newcomb Senior Apartments - Phase 3- Site Plan – located on the westerly side of Howard Street between Almond Street and Chestnut Avenue, Block 4216, Lots 1.03, 1.04 and 1.05, Tax Map Sheet #42, Project No. PBA-24-00060. Preliminary/final major site plan approval to construct a four-story 71,900 square foot (17,975 square feet per floor) low and moderate income senior garden apartment building with a 1,559 square foot first-floor commercial space and a total of sixty (60) apartment units (57 – 1-Bedroom and 3 – 2-Bedroom) along with site improvements.

Mr. Headley introduced the site plan for Phase III of the Newcomb Senior Apartments, noting its similarities to Phases I and II. The proposed building is L-shaped, four stories tall, and designed in the same garden apartment style as the earlier phases. There are a total of 60 senior apartments, 57 one-bedroom units and 3 two-bedroom units. There will be approximately 1,500 square feet of retail space will be located on the first floor at the corner of the building. While open to the public, the retail space is primarily intended to benefit residents (e.g., a small convenience store). This feature mirrors the approach used in the Landis Senior Apartments. There are variances associated with this project. Front Buffer Setback: Variance requested for transformers and generator placement. The generator sits about 1 foot from the sidewalk within the right-of-way, where 15 feet is typically required. The area is on a slope, with retaining walls and fencing in place to ensure safety. Side Buffer Setbacks: South side: Shared access drive with 0-foot buffer (parking directly abuts property line). North side: Buffer of 4 feet provided, where 5 feet is required. Parking: 91 spaces provided vs.

117 required. Similar parking provisions have proven adequate for the earlier phases and the Landis site, and further testimony on parking adequacy was expected during the meeting. Impervious Coverage: 71.5% proposed vs. 50% maximum permitted. Several waivers were requested, but none are significantly different from those granted in prior phases. Phase III closely mirrors the design and density of the previous phases, including layout, architecture, and parking.

Letizia Minor Subdivision –located on the northerly side of Piacenzia Avenue and southerly side of Chestnut Avenue, between New Panther Road and the Municipal boundary line, Block 4602, Lots 7 and 38, Tax Map Sheet #46, Project No. PBA-25-00020. A resubdivision approval to convey a portion of one (1) lot to another lot.

Mr. Headley presented an application involving a subdivision and lot line adjustment of two existing parcels, with an existing house and farmland. The applicant is proposing to shift the existing lot line northward, creating a new single family home lot. They are combining a portion of the farmland with the existing residential lot. The result is a swap-style configuration, with the intention of maintaining the functionality of both the residential and farm uses. There are variances associated with this application. Minimum lot area, 1 acre whereas 5.7 acres required. Lot frontage, 217 feet whereas 330 feet required. Lot width, 200 feet whereas 300 feet required. Developable lot area: below the required threshold. Mr. Headley noted that surrounding properties, including the lot directly adjacent, are similarly undersized, with several smaller lots scattered along the same road frontage.

Prime Construction – located on the westerly side of S. Spring Road between E. Walnut Road and Magnolia Road, Block 5112, Lot 40, Tax Map Sheet #51, Project No. PBA-25-00015. Minor subdivision approval to create three (3) new lots with one (1) remainder lot.

Mr. Headley presented the minor subdivision application involving an infill site located between Spring Road and Holmes Avenue. The applicant is proposing to subdivide a portion of the property into four (4) new lots. Two lots will front on Spring Road, two lots will front on Holmes Avenue and a remainder lot will be retained for future development. He explained that it is the applicant's intent to return in the future with a major subdivision application, but they are starting with a minor subdivision at this stage. There are several variances associated with this application. Lot 40.01 requires two variances. Lot Frontage, just under 80 feet whereas 90 feet required. Lot Width, similarly, below the required 90 feet. All proposed lots meet the minimum lot area requirement.

Dilisciandro- located on the southerly side of Grant Avenue between S East Boulevard and S Main Road, Block 6701, Lot 2, Tax Map Sheet #67, Project No. PBA-25-00016. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Mr. Headley introduced a minor subdivision application that had previously been brought before the Board for conceptual review approximately one year ago, at the request of the property owner who was seeking early feedback due to some concerns. The site contains an existing single-family home with no public sewer. The applicant is now seeking to subdivide a portion of the property into a new buildable lot with an L-shaped configuration. The intent is to sell the new lot for a future residential development. Due to the lack of public sewer, several bulk variances are required. Existing Lot (with Home): Lot area 36,000 square feet whereas 1 acre required. Lot Width Required: 150 feet whereas 160 feet required. New Proposed Lot: Lot width, 80 feet whereas 160 feet required. Lot Area: Meets requirement as it widens significantly toward the rear. While narrow at the front, the new lot widens at the rear, allowing for a buildable envelope.

Davco Master Plan of Streets – located on the easterly side of Lincoln Avenue between S. Brewster Road and Menantico Road, Block 5204, Lot 15.05, Tax Map Sheet #52, Project No. PBA-25-00017. Master Plan of Street Extensions revision.

Mr. Headley presented a master plan of streets extension revision as a follow-up to a previously approved minor subdivision located north of Magnolia Road on Lincoln Avenue. The homes from the minor subdivision are already under construction, and this current application addresses the remaining development of the property. The site is located along Lincoln Avenue, just north of Magnolia Road, adjacent to the Oak Valley Apartments. Originally, the area included a street layout with two separate roads, a main road and a short cul-de-sac. The applicant now proposes to eliminate the original dual-road layout and instead construct a single cul-de-sac off Lincoln Avenue. This new layout aligns more closely with the existing Oak Valley Apartments driveway in terms of location. Four homes from the previous minor subdivision are already sold and under construction and 9 additional single-family homes along the newly planned cul-de-sac. The layout reconfigures previously proposed street alignments for improved efficiency and better integration with existing infrastructure. A stormwater basin is anticipated to be located adjacent to the new cul-de-sac. The basin is likely to be accessed through a shared driveway that overlaps the lot area connected to the Oak Valley Apartments. There is a possibility that a second basin may be needed depending on final grading and drainage requirements. From a master plan and emergency access perspective, the change from two roads to one does not significantly alter connectivity or serviceability. The cul-de-sac location provides centralized access without affecting adjacent developments.

Davco Master Plan of Streets-located on the southeasterly corner of Lincoln Avenue and Magnolia Road, Block 5219, Lot 3, Tax Map Sheet #52, Project No. PBA-25-00018. Master Plan of Street Extensions revision.

Mr. Headley presented a revised minor subdivision and street layout modification involving Junior Drive, Blue Drive, and Linden Court

Original Plan (Master Street Plan): Junior Drive was originally designed to extend fully to Magnolia Road. Blue Drive was a curved connector branching from Junior. Linden Court was intended to connect back to Junior Drive. Revised Plan Overview: Junior Drive will now end in a cul-de-sac, rather than extending to Magnolia. Linden Court will now be extended to Lincoln Avenue, creating a through-road. Blue Drive will also be extended to Lincoln Avenue, becoming a T-intersection. The low point on the property has been designated for a stormwater basin, replacing the originally proposed throat of Junior Drive. The revision still meets master plan goals of multiple access points for traffic distribution and emergency services. The new layout offers two access points from Lincoln Avenue, effective and safer than an additional access from Magnolia Road. The original plan would have placed approximately 10 driveways directly on Lincoln Avenue, increasing potential traffic and safety concerns. The revised plan limits this to approximately three direct driveways, improving site safety and visibility.

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 April 9, 2025 board meeting.
The Chairman made a motion to approve the minutes.

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

RESOLUTIONS

Approval of resolutions from the April 9, 2025 board meeting.
The Chairman made a motion to approve the resolution.

Resolution #6698

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

Resolution #6699

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

Resolution #6700

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

Resolution #6701

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

Resolution #6702

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

DEVELOPMENT PLAN

KDC Building Addition– located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 15.01, Tax Map Sheet #11, Project No. PBA-25-00014. Preliminary/final major site plan approval to construct a 22,238 square foot building addition and a parking lot addition to an existing repacking and cold storage facility along with associated site improvements.

The applicant, represented by Michael Gruccio, Esq., appeared before the Board in connection with a site plan application. The applicant is in receipt of the Planning and Engineering Reports dated April 4th and May 9th of 2025. There are several comments noted in the Planning Report have been addressed through a revised site plan submission. The issues that are identified in the Engineering Report are technical in nature and will be resolved directly with City staff.

Joseph Maffey, Professional Engineer and Planner, testified on behalf of the applicant. He confirmed that the applicant is committed to addressing all outstanding comments from both reports and working cooperatively with staff through the remainder of the process. There are no variances associated with this application. The application is for a 22,238 square foot building addition to an existing produce facility, located in the lower left portion of the site as shown on the submitted plan. The dark brown area represents the building expansion, while the gray area depicts expansion of the parking area to accommodate both passenger vehicles and tractor trailers. To support the proposed development, stormwater basins have also been expanded to address the additional impervious surface associated with the improvements.

Mr. Headley inquired about asphalt areas on the south side of the parking expansion that appeared unnecessary or inefficiently shaped.

Mr. Maffey agreed to square off and reduce excess pavement in those areas to improve clarity of layout and reduce impervious coverage.

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

LJR Real Estate, LLC- located on the easterly side of Hance Bridge Road between Sheridan Avenue and the Vineland/Millville boundary line, Block 7701, Lots 3 and 2, Tax Map Sheet #77, Project No. PBA-25-00021. Resubdivision approval to convey a portion of one (1) lot to another.

The applicant, represented by Michael Fralinger, Esq., appeared before the Board in connection with the minor subdivision approval for Block 7701, Lots 2 and 3. The proposal involves conveying the rear portion of Lot 3 to Lot 2, which is already owned by the applicant. Upon approval, the newly configured Lot 2 will have sufficient frontage and no variances are required. Lot 2 was previously purchased by the applicant 4–5 months ago. In Lot 3, the rear portion is under contract and will be subdivided and merged with Lot 2. The proposed subdivision will eliminate a lot line and consolidate acreage, with no development proposed at this time. The applicant is in receipt of the Planning Report, dated May 9, 2025. Item 7A & 7B, the municipal boundary line between Vineland and Millville coincides with the lot line, and documentation was provided to confirm there is no overlap or issue. These items were resolved. Item 7G, aerial imagery suggested the presence of a storage area on Lot 3. Mr. Fralinger confirmed that the area is currently being used temporarily for storing drainage pipe for the adjacent Trout National Golf Course driving range. This use is permitted in the A-5 zoning district, and the storage is temporary and agricultural in nature. There are some requested waivers associated with this application. Item 8A, showing structures within 150 feet. Item 8C, wetlands and transition areas mapping.

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

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

PUBLIC HEARING

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, represented by Matthew Robinson, Esq., appeared before the Board to request amended minor subdivision approval for Block 4001, Lot 13. The original application was approved in June 2024 to subdivide the property into two lots: a homestead lot and a remainder lot to be used for agricultural purposes. During final engineering and field inspections, irrigation risers were discovered on the original proposed subdivision line, necessitating a shift in the lot line and return to the Board for approval of a revised subdivision plan.

David R. Bernard, Licensed Surveyor, testified on behalf of the applicant. The revised subdivision line avoids the irrigation risers and successfully separates the homestead from the agricultural land. The proposed subdivision now requires bulk variances related to lot frontage, lot width, lot area, and lot depth for the homestead lot (Lot 13.02). Pre-existing side yard setback nonconformities are also noted due to the location of the existing home.

Planning Staff Report dated February 27, 2025, applicant acknowledged and agreed with Items 6–11. Item 6, variances requested for lot frontage: 100 feet proposed whereas 150 feet required. Lot width, 100 feet proposed whereas 150 feet required. Lot area, 17,500 square feet proposed whereas 40,000 square feet required. Lot

depth, lesser than required due to shape and location of home. Items 7 & 8, pre-existing side yard variances confirmed. Item 9, applicant voluntarily agreed to connect the homestead to public sewer, which will help mitigate variance impacts. It was determined that a time-based commitment (190 days) would suffice and avoid delays in the subdivision recording. Item 10, applicant agreed to review any wetlands constraints, but none are anticipated to affect development since the remainder will remain agricultural. Item 11, applicant will revise the perfected plan to reflect accurate lot numbers and existing driveway location. The applicant requested a waiver from the requirement to depict all structures on the plan, given that no development is proposed. Staff supported this waiver.

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
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

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.

The applicant, represented by Matthew Robinson, Esq., appeared before the Board to request minor subdivision approval to separate a homestead lot from a larger agricultural remainder lot. This property is associated with Russo Farms and is located at 375 Foster Avenue. The proposed subdivision is substantially similar to a previously approved application for a nearby parcel.

David R. Bernard, L.S., Licensed Land Surveyor, testified on behalf of the applicant. The subdivision line was revised to avoid interference with existing irrigation pump houses. There is no public sanitary sewer available at this location, impacting the required bulk standards. The proposed subdivision would separate an existing single-family homestead from active farmland.

The applicant is in receipt of the Planning & Engineering Reports, dated April 2, 2025. Item 6, variances for proposed Lot 20.02 (homestead lot). Lot area, 28,000 square feet proposed whereas 43,560 square feet required. Lot frontage & lot width, 140 feet proposed whereas 160 feet required (due to no public sewer). Lot 20.01 (agricultural remainder lot), lot frontage & lot width, 106 feet proposed whereas 250 feet required. Item #7, applicant confirmed that the remainder lot will remain in agricultural use. Wetlands and buffers exist on the property, but agricultural use is permitted within those areas, and no new development is proposed. Item #8, applicant agreed to revise and perfect the plan to address lot numbering, easements, and minor corrections. Item #9, applicant requested a waiver from submitting detailed architectural plans, topographic information, and utilities as no new development is proposed. The applicant agreed to comply with items 9D and 9E.

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

Newcomb Senior Apartments Phase 3 – Minor Subdivision – located on the westerly side of Howard Street between Almond Street and Chestnut Avenue, Block 4216, Lots 1.03, 1.04 and 1.05, Tax Map Sheet #42, Project No. PBA-24-00059. Minor subdivision approval to consolidate existing Lots 1.03 and 1.05 and then convey a portion of consolidated Lot 1.03 to the new enlarged Lot 1.04.

The applicant, represented by Michael Gruccio, Esq., appeared before the Board in connection with a minor subdivision for Eastern Pacific Development, LLC. The application involves three lots. Lots 1.03 and 1.05 (owned by Vaughan Development Corporation). Lot 1.04 (owned by the City of Vineland; currently accommodates the City's EMS facility). The applicant has authorization from both owners to proceed. The request was for minor subdivision approval, which does not create any new lots, but rather consolidates and adjusts boundaries for improved use of the existing properties.

William J. Parkhill, Professional Engineer, testified on behalf of the applicant. The intent of the subdivision is to adjust the boundaries between Lots 1.03 and 1.04 to formalize the existing paved area used by the EMS facility on Lot 1.04 (currently extending into Lot 1.03). The applicant is proposing to consolidate the remainder of Lot 1.03 with Lot 1.05, resulting in a single lot for future redevelopment (proposed apartment site). The subdivision is designed to correct existing conditions and create a legal lot configuration without increasing density or creating new lots. Planning Report, items 1-5, applicant stipulated that all comments in these sections are acceptable and will be complied with. Item 6, requested variances from the minimum lot dimension standards. Lot 1.04 (EMS facility): Lot area: Proposed lot is larger than existing, though still under the 50,000 square feet requirement. Lot frontage: Existing – 141 feet; Proposed – 167 feet; Required – 200 feet. This is an improvement. Lot 1.03 (redevelopment parcel): Currently conforms but will lose approximately 25 feet of frontage to Lot 1.04, making it nonconforming after the subdivision. Lot width: Similar impact — condition created by transfer of land to EMS lot. Lot depth: Existing nonconforming condition for Lot 1.04; not worsened by the subdivision. Item 7, other requested variances. Side Yard Buffer (Lot 1.04): 0 feet provided whereas 5 feet required (southerly side). Impervious Lot Coverage (Lot 1.04): 7.5% coverage, where 50% permitted, well within ordinance limits. Item 8, existing nonconformances, variances requested to carry forward due to reconfiguration. Side Yard Buffers, 0 feet whereas 5 feet required for: Lot 1.04, northerly and southerly sides. Lot 1.03, southerly side. These conditions exist currently and are not exacerbated by the subdivision. He confirmed that the subdivision's purpose is to legalize an existing operational condition for the EMS facility and to prepare a consolidated redevelopment lot (Lots 1.03 and 1.05) for future apartment development. No new lots are created, and it improves existing nonconformities (lot area, frontage) for the EMS facility.

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

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

The Chairman entertained a motion to approve Resolution #6704. 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

Newcomb Senior Apartments - Phase 3- Site Plan – located on the westerly side of Howard Street between Almond Street and Chestnut Avenue, Block 4216, Lots 1.03, 1.04 and 1.05, Tax Map Sheet #42, Project No. PBA-24-00060. Preliminary/final major site plan approval to construct a four-story 71,900 square foot (17,975 square feet per floor) low and moderate income senior garden apartment building with a 1,559 square foot first-floor commercial space and a total of sixty (60) apartment units (57 – 1-Bedroom and 3 – 2-Bedroom) along with site improvements.

The applicant, represented by Michael Gruccio, Esq., appeared before the Board in connection with a site plan for Eastern Pacific Development, LLC.

William J. Parkhill, Professional Engineer, testified on behalf of the applicant. The applicant is seeking preliminary and final site plan approval for what is now Phase 3 of the Newcomb Hospital Redevelopment. The applicant has already completed Phases 1 and 2 successfully, and we believe this next phase will serve as a meaningful and complementary addition to both the site and the broader community. This phase involves the construction of a four-story senior apartment building, very much in line with what has already been built on the site. The proposed building includes 60 residential units in total—57 one-bedroom units and 3 two-bedroom units. One distinction between Phase 3 and the earlier phases is the inclusion of retail space to better serve the senior population residing across all three buildings. Specifically, the design includes approximately 1,600 square feet of retail space. Roughly 6,800 square feet of program space dedicated to support services for residents, such as medical or wellness uses, and other community-oriented programming that benefits the entire senior community across Phases 1, 2, and now 3. From a parking standpoint, the plan proposes 91 parking spaces. This number exceeds the parking ratio approved in earlier phases. For context, Phases 1 and 2 together contain 125 units and were approved with 112 parking spaces. Actual parking demand in those phases has remained well below capacity—typically around two-thirds utilization. Based on that experience, we are confident that the 91 proposed spaces will more than adequately serve the 60 new units, their residents, and their visitors, even during peak periods such as holidays. Vehicular access will be provided from South State Street, along the frontage of the project. There is an existing driveway extending to Howard Street midway through the block, which will be shared with Phases 1 and 2. This ensures that all three phases are physically and functionally integrated, forming one cohesive senior community. Pedestrian connections will also be maintained and enhanced throughout the site, including a new connection between the front and rear parking areas of Phase 3. However, they are not proposing vehicular connectivity between those parking areas to help distinguish resident parking from retail customer parking. The pedestrian path will still ensure convenience and walkability for all users.

Planning Report, item 6, applicant is requesting variances for front buffer, S. State Street (1 foot provided vs. 15 feet required). Side buffer, southerly (0 and 4 feet provided vs. 5 feet required). On-site parking space amount (91 spaces provided vs. 117 spaces required). Impervious lot coverage (71.5% provided vs. 50% maximum allowed). This level of coverage is consistent with previous approvals for Phases 1 and 2, which were granted variances for 65.8% and 72.1% impervious coverage, respectively. The site was fully developed prior to the start of the Newcomb Redevelopment, and since demolition began over a decade ago, they believe the net impervious coverage has actually been reduced from historical levels. The benefits of this redevelopment far outweigh any potential detriment related to impervious surface area. The applicant is also requesting relief in the form of variances and waivers, primarily related to impervious coverage and fencing, as requesting a variance to allow a six-foot-high fence in the front yard to provide necessary screening and safety for utility equipment—including the transformer and generator—located on the South State Street side of the building. This is a consistency variance, as the same fencing arrangement was previously approved and constructed in Phases 1 and 2, with Phase 1 also fronting on South State Street and Phase 2 along Howard Street. Item 7, design waivers for landscaping and parking standards. Interior landscaping islands in the parking lot. The ordinance requires 10-foot-wide islands, but we propose islands of 6 and 8 feet in width. This modification allows us to maximize parking capacity while maintaining sufficient drive aisle circulation and compliance with RSIS (Residential Site Improvement Standards). Parking space dimensions for commercial spaces. The ordinance calls for 9.5 feet by 19 feet, but we are proposing 9 feet by 18 feet. This adjustment allows for nine commercial spaces within a constrained footprint. They are prepared to use hairpin striping to improve delineation of these spaces and enhance functionality. A waiver is requested for a 13-space row of parking, where the ordinance limits rows to 12 spaces without a tree break. This minor deviation occurs only in one location, along the internal drive between South State and Howard Streets. All other parking areas meet or exceed landscaping standards, including required tree break. These design adjustments are consistent with what has already been approved in earlier phases and reflect a balanced approach to site functionality, safety, and visual quality. In the rear resident parking area, internal landscaped islands are proposed with a 9-foot width (outside curb to outside curb). This design choice was made to maximize the number of residential parking spaces while preserving adequate drive aisle circulation. The parking layout complies with Residential Site Improvement Standards (RSIS), utilizing the standard 9-foot by 18-foot space dimensions. For the nine commercial parking spaces, a design waiver is requested from the ordinance requirement of 9.5 feet by 19 feet. Instead, 9-foot by 18-foot spaces are proposed to accommodate the site's spatial limitations. To mitigate this dimensional reduction, the design includes hairpin striping, which will provide improved visual separation and ease of parking. The applicant is prepared to incorporate this striping as recommended. A waiver is also requested for a single row of 13 continuous parking spaces, exceeding the ordinance limit of 12 spaces without a tree break. This deviation occurs only once, along the internal drive connecting South State Street and Howard Street. All other parking areas on the site are fully compliant with ordinance requirements regarding tree breaks and landscaping islands. As discussed previously, the application includes a request for a variance to allow a 6-foot-tall fence in the front yard, exceeding the maximum permitted height of 4 feet. The proposed fence serves as a necessary screening and safety measure for utility infrastructure, specifically the transformer and generator located along South State Street. This condition is consistent with prior approvals granted for similar fencing in Phase 1 and Phase 2, which faced the same streets and had identical utility protection and aesthetic concerns. Access and parking waivers and community design standards. Item 8, the applicant is requesting waivers from specific access and parking standards outlined in the ordinance. A one-way driveway is proposed at a width of 18 feet, exceeding the maximum allowed 17 feet. This additional width is intended to provide slightly more maneuvering space without adversely affecting site circulation. The applicant maintains that the 1-foot increase yields no detriment and improves functionality without any tangible negative impact on traffic or operations. Regarding shade tree requirements along South State Street and Howard Street, while the original plan proposed fewer trees than required, the applicant agrees to revise the plan and fully comply with the ordinance by planting the required number of shade trees along both frontages. Item 9, fence height and placement. As previously stated, a variance is sought for a 6-foot-high fence located in the front yard, where a maximum of 4 feet is permitted. This fence is essential for screening and securing the transformer and generator located along South State Street. The fence height and location are consistent with prior approvals granted during Phase 1 and Phase 2 of the redevelopment, where similar utility infrastructure required equivalent protective measures. Item 10, community design standards. The building in Phase 3, similar to Phases 1 and 2, is not oriented directly toward the public street (South State Street). Instead, it features dual frontage: One front of the building will face the internal drive between South State and Howard Streets, serving the retail and program space entrances. The residential entrance will face the interior parking lot, offering continuity with the design of the earlier phases. This approach maintains a unified campus-style layout, consistent with the overall redevelopment vision for the Newcomb Hospital site.

Item 10B, Bicycle Parking: The applicant has confirmed that the redeveloper will comply with the bicycle parking requirement by providing two (2) bicycle spaces, as previously discussed with Mr. Hadley and staff. No waiver is required in this regard. Exhibit A1, signage plan. Three (3) signs are proposed in connection with the Phase 3 development. Monument Sign: Located at the entry drive between South State and Howard Streets (commonly referred to as the “cut-through”). Set within ordinance setbacks: minimum 10 feet from any parking area and 10 feet from the property line. Maximum sign area of 32 square feet, compliant with the ordinance. Building-Mounted Signage: Proposed for the retail and program space on the southerly frontage of the building, facing the internal drive aisle. While compliant in size (32 square feet total), the sign requires a waiver or variance because it does not face a public street or right-of-way. The signage will be divided

proportionally among the tenants occupying the retail/program space and will comply with the ordinance in terms of individual sign areas. Wayfinding Sign (Portico Sign): Consistent with signage installed for Phases 1 and 2. Located at the portico of the building to clearly identify the structure for residents, visitors, and emergency personnel (police, fire, EMS). Serves a functional and safety purpose, ensuring easy building identification. The retail signage faces the internal parking area, which is appropriate, as this is where commercial parking spaces are provided and where customers will be arriving. This orientation enhances usability and convenience for retail visitors. Applicant is in receipt of the Engineering Report. Item 3, Driveway Configuration (Left Turn Movement). The engineering report notes that the proposed driveway entrance on the southerly side of Phase 3 may not currently support left-hand turn movements out of the site toward South State Street. The applicant clarified that existing striping, originally associated with Phases 1 and 2, restricts traffic to right turns only. However, Phase 3 improvements will convert this access point into a T-intersection, allowing for left and through movements. The updated design will allow vehicles exiting Phase 3 to turn left onto the access drive and subsequently left or right onto South State Street, addressing this concern directly. Item 4, Pedestrian Interconnection: From a site operations and safety standpoint, the applicant does not support vehicular interconnection between the front and rear parking areas. However, the applicant agrees to modify the plan to include a pedestrian walkway connection between the two areas. This will support safe pedestrian movement within the community, particularly if retail or other shared services become active within Phase 3. This pedestrian interconnection will be reflected in the perfected site plan submission. Tree Plantings (Howard & State Streets) The applicant confirms compliance with all tree planting requirements and will provide the required number of shade trees along both Howard Street and South State Street, as outlined in the landscape ordinance. Retail and Program Space The retail component is approximately 1,600 square feet. An additional 6,800 square feet is designated as “program space,” which may include: Community rooms, leasing and management offices, supportive services (such as visiting medical care or wellness services) These facilities are intended to serve the entire senior housing community, encompassing Phases 1, 2, and 3, and will be oriented toward the internal parking area for ease of access.

Mr. Hans Lampart, owner of Eastern Pacific Development and the applicant’s principal, testified on his own behalf. Mr. Lampart testified that both Phase 1 and Phase 2 buildings are fully occupied, with approximately 300 individuals on a waiting list. Despite full occupancy, there has been no shortage of available parking, validating the proposed parking ratios and configuration for Phase 3. Each building includes approximately 3,000 to 4,000 square feet of common space on the ground floor, including: Management offices, lounge areas, outdoor amenities such as a gazebo, fountain, and community garden. Phase 3 will mirror the same design and amenity structure as the first two buildings, promoting architectural and functional continuity. A retail component of 1,600 to 1,800 square feet is proposed, envisioned to house a local \$0.89 variety store, similar to the successful tenant at the Landis site. The retailer has expressed strong ongoing interest in occupying space in Phase 3. The store will have public street access, similar to the other locations operated by the tenant. The remainder of the ground floor (approximately 6,800 square feet) will be dedicated to “program space”, with a medical or service-oriented focus, potentially operated by Inspira Health Network under its LIFE program. Mr. Lampart clarified that this medical space is intended to serve residents of all three phases and may support aging-in-place services, including adult day care or clinical support. The details regarding public access to the medical space have not yet been finalized. A separate, interior connection will be provided between the residential area and the medical services for resident use. Retail space (i.e., the variety store) will not have internal access from within the residential building, consistent with earlier project phases. Mr. Lampart emphasized a holistic vision for aging in place, indicating that the intent behind the design is to ensure long-term accessibility and supportive services for seniors who may gradually require increased care, while maintaining independence.

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

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

The Chairman entertained a motion to approve Resolution #6703. 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

Letizia Minor Subdivision –located on the northerly side of Piacenzia Avenue and southerly side of Chestnut Avenue, between New Panther Road and the Municipal boundary line, Block 4602, Lots 7 and 38, Tax Map Sheet #46, Project No. PBA-25-00020. A resubdivision approval to convey a portion of one (1) lot to another lot.

Mr. Michael Gruccio, Esq., appeared on behalf of the applicant, Mr. and Mrs. Letizia, in connection with a lot line adjustment subdivision application involving Lots 7 and 38 in the A-6 agricultural zone. The application does not involve the creation of any new lots. The proposal seeks to convey a 66,105-square-foot portion of agricultural Lot 7 to Lot 38, which currently contains the applicant's home. The intent is to reduce Lot 7 to a size appropriate for the construction of a single-family home for the applicant's daughter, establishing a multi-generational living arrangement. The resulting configuration would increase Lot 38 from approximately 3 acres to 6.118 acres, while reducing Lot 7 to 1 acre, consistent with the applicant's development plans. Both properties lie within the A-6 Zone, which imposes significant bulk requirements, including those related to lot size, depth, and frontage. Variances are required for minimum lot size, lot depth, and frontage, as identified in Section 6 of the Planning Review Report. The applicant is prepared to further address the variance requests as needed by the Board. The applicant acknowledges receipt of the Engineering Review Report dated May 9 and notes that it contains no material issues. The applicant also acknowledges the Planning Review Report (also dated May 9) and is addressing all identified comments. An existing driveway currently serving Lot 8 traverses the proposed Lot 7. To preserve access, the applicant proposes to create an access easement, which will be reflected in the subdivision deeds with proper metes and bounds descriptions. The applicant will provide all required perfected plan details, including: Indication of current uses of subject and surrounding properties within 200 feet. A zoning schedule identifying all applicable bulk requirements and requested variances. A waiver is requested to allow the use of an aerial photograph to demonstrate structures within 150 feet of the subject area, in lieu of formally including these on the subdivision plat.

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
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

Prime Construction – located on the westerly side of S. Spring Road between E. Walnut Road and Magnolia Road, Block 5112, Lot 40, Tax Map Sheet #51, Project No. PBA-25-00015. Minor subdivision approval to create three (3) new lots with one (1) remainder lot.

Matthew Robinson, Esq. appeared on behalf of the applicant, Prime Construction, in support of a minor subdivision application. The subdivision will result in the creation of three buildable lots. The property is proposed to be subdivided into three residential lots: Two lots with frontage on Holmes Avenue. One lot with frontage on Spring Road. The subdivision results in conforming lots, except for one variance relating to lot frontage on Holmes Avenue, which will be addressed by the applicant's engineer.

Phillip Black Owner, Prime Construction, testified on behalf of the applicant. He confirmed the subdivision is to create three buildable lots, all intended for single-family residential development. Two lots will front Holmes Avenue, and one lot will front Spring Road. A larger residual lot not part of the current application may be subject to a future application but is not included in this request. Mr. Black further confirmed that Prime Construction would act as the developer for the homes on the newly created lots, pending approval. The only variance requested pertains to frontage for one of the Holmes Avenue lots, which will be addressed by the project engineer during the course of the hearing.

Rami Nassar, Licensed Engineer and Planner, testified on behalf of the applicant. The subject property is approximately 8.946 acres, located between Holmes Avenue and Spring Road. The minor subdivision proposes to create three new residential lots and one remainder lot. All lots meet or exceed the minimum required lot area of 13,500 square feet, per the R-3 zoning requirements. One lot (designated Lot 4.01) requires a variance for lot frontage, as it has 79.38 feet, where the zoning requires 80 feet. This deficiency is minimal and stems from a zoning change that occurred after earlier subdivisions in the area were approved at 80 feet.

The applicant is in receipt of the Planning and Engineering Reports dated April 16, 2025. Item 6 of the planning report accurately identifies the required variance for lot frontage. All items in Item 7 will be complied with. A clarification was made regarding Item 7(a) (driveway reference), which is not applicable to this project and can be treated as a waiver. Section 8(a), applicant requests a waiver from showing all structures within 150 feet on the minor subdivision plan, as a **future major** subdivision application will address that requirement. The applicant will comply with Items 8(b), 8(c), and Section 9. The applicant takes no objection to any remaining comments in both reports. The requested variance advances purposes of the Municipal Land Use Law, specifically: Promotes appropriate residential densities while preserving the environment (N.J.S.A. 40:55D-2(e)). The project does not involve any off-site improvements, and all lots exceed minimum area standards. The anticipated traffic impact from the additional lot is de minimis (approximately 10 trips/day). The variance would not result in any substantial detriment to the public good. It would not substantially impair the intent or purpose of the zoning ordinance or master plan.

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
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

Dilisciandro- located on the southerly side of Grant Avenue between S East Boulevard and S Main Road, Block 6701, Lot 2, Tax Map Sheet #67, Project No. PBA-25-00016. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

Matthew Robinson, Esq. appeared on behalf of the applicant, Franca Dilisciandro, in support of a minor subdivision application. The applicant seeks minor subdivision approval to divide an existing oversized residential lot into two parcels: The front portion, containing the existing single-family home, will remain in the applicant's ownership and occupancy. The rear portion will be subdivided as a separate, developable lot. The application was initiated by the applicant and later assumed by legal counsel.

Franca Dilisciandro, testified on her own behalf. The decision to pursue subdivision stems from a desire to downsize maintenance obligations while retaining ownership of the existing home. The subdivision survey and minor subdivision plan were prepared by Johnson and accurately reflect the proposed division of land.

The applicant Planning and Engineering Report Review (April 16, 2025). Item 1–5, no objections; applicant agrees with all standard administrative and technical requirements. Item 6, the application seeks the following bulk variances: Frontage and lot width deficiencies for both proposed lots (measured off Grand Avenue). The remainder lot's developable area falls below the required minimum. Item 7, applicant agrees to comply with all items outlined in this section, including plan revisions and labeling. Item 8, waiver requested for 8(b), showing all additional nearby structures within 150 feet, as there is no current development plan for the rear lot. Applicant agrees to comply with items 8(a) and 8(c).

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
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

Davco Master Plan of Streets – located on the easterly side of Lincoln Avenue between S. Brewster Road and Menantico Road, Block 5204, Lot 15.05, Tax Map Sheet #52, Project No. PBA-25-00017. Master Plan of Street Extensions revision.

David Di Leonardo testified on his own behalf in support of a request to revise the Master Plan of Streets to reflect the realities of existing environmental constraints, specifically wetlands that significantly limit developable areas on the subject parcel. The yellow area on the plan denotes the proposed development, while the dashed lines reflect existing street alignments on the Master Plan that are now requested for removal. The rear portion of the parcel is encumbered by wetlands, as well as a stream, making the area unbuildable under current environmental regulations. Development is only feasible in the front portion of the property. The applicant proposes to relocate a cul-de-sac from the original plan further north, with fewer homes than what had been envisioned in the original Master Plan. A private access easement currently serves Oak Valley Townhomes; the revised plan would preserve this existing private drive but eliminate any further road extensions behind it. The triangle-shaped lot in the area is non-buildable due to lack of frontage. A proposed stormwater basin would be situated in the rear wetlands area, with access via existing easements along the adjacent properties.

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

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

Davco Master Plan of Streets-located on the southeasterly corner of Lincoln Avenue and Magnolia Road, Block 5219, Lot 3, Tax Map Sheet #52, Project No. PBA-25-00018. Master Plan of Street Extensions revision.

David Di Leonardo testified on his own behalf in support of a request to revise the Master Plan of Streets. The purpose of this revision is to eliminate obsolete street extensions and replace them with a modernized and more functional roadway layout. Vacate the dashed lines on the Master Plan, which represent outdated roadway alignments. Implement a revised layout, depicted in yellow on the submitted plan. The proposed street configuration now extends from Lincoln Avenue and Blue Court, improving connectivity. The original Master Plan showed roads extending through the property from Magnolia, but this was deemed inefficient and congested by city staff. The plan was developed in consultation with City Planners Kathy and Ryan, who advised the applicant. Extending from Lincoln and Blue Court created better intersection alignment. It improved traffic flow and allowed for logical completion of older, unfinished neighborhoods. The applicant noted the improved access for existing residents, who can now reach Lincoln Avenue directly without navigating through interior residential streets. This layout reduces congestion, increases neighborhood interconnectivity, and better reflects current development needs.

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
Sandy Velez: Yes
Nilsa Rosario: Yes
Elizabeth Arthur: Yes
David Manders: Yes

Cumberland County Planning- Cross Acceptance Response

Matthew Pisarski and Elena Gable went before the board to explained the New Jersey State Plan – Cross-Acceptance Review (DRAFT CART). The New Jersey State Development and Redevelopment Plan was released as a draft in December 2024, initiating a cross-acceptance process to review and compare all municipal planning documents across the state for alignment with the plan's 10 statewide planning goals. In Cumberland County, the County Planning Board is serving as the negotiating entity, handling this task on behalf of all 14 municipalities, including Vineland. Due to time constraints at the municipal level, the County pre-drafted CARTs for each municipality. The base document reviewed is a spreadsheet format, organized by 10 Statewide Planning Goals, and Vineland's Level of Alignment (Green = Full, Yellow = Partial, Red = None. Note: Red (non-alignment) is not punitive; it often reflects goals not applicable or not addressed yet and does not mandate immediate corrective action. **Equity, Full Alignment** – Evidence includes Code Blue facilities, support for overburdened census tracts, and intentional geographic equity planning. **Climate Change, Partial Alignment** – Full alignment for coastal and riverine corridor management; partial for hazard mitigation. Recommendation: Reference the County Hazard Mitigation Plan (2022) and SJTPO regional studies in future plan updates. **Natural & Water Resources, Full Alignment** – Strong farmland preservation efforts, habitat protection, and water/air quality planning. **Pollution Cleanup & Prevention, Full Alignment** – Active brownfields remediation, solid waste planning through the Authority, and a designated city recycling coordinator. **Infrastructure Investment, Full Alignment** – Sewer service expansion planning is appropriately targeted. **Mobility & Equal Access, Full Alignment** – Host to NJ Transit Bus Center and serviced by both NJ Transit and the Cumberland Area Transit System. **Clean Energy, Full Alignment** – Support for solar/wind; future plans for a solar redevelopment project on a former landfill site were also noted and will be added. **Public Health, Full Alignment** – Vineland maintains its own local public health department and promotes food access across the city. **Housing, Full Alignment** – Active in Round 4 of affordable housing; has exceeded obligation levels. **Economic Growth, Full Alignment** – Strong economic development programming (UEZ, Downtown Improvement District, Opportunity Zones). **Cultural, Historic, Scenic, Recreational Resources, Partial Alignment** – Full alignment in parks, recreation, open space. *Partial in historic/cultural* due to lack of officially designated historic districts. Discussion held about historic structures like the Landis Theater and City Hall being eligible for National or State Register designation even without local regulatory overlay. **Revitalization of Cities & Towns, Full Alignment** – Center designations guide growth and revitalization efforts. **Sound, Integrated Planning, Full Alignment** – Strong collaboration with neighboring municipalities and the county. **Historic/Cultural Compliance Strategy**, the city could pursue state/national listing of important structures (e.g., Landis Theater) without imposing local regulatory restrictions. A local historical society may assist in identifying eligible properties. **Land Use Maps Reviewed**, Tax-Assessed Land Use Map (as of Jan. 2025) — corrections submitted by Kathy (to be implemented). DEP Land Use/Land Cover Map also referenced. County planners will **update the CART** to reflect comments made during this meeting. The revised document will be circulated for final review and comment. No immediate changes are required of the city, but areas with partial alignment can be addressed during future master plan updates or reexaminations. **Overview of Mapping Components-** a series of planning and land use maps were reviewed with the City of Vineland representatives and subcommittee. **Impervious Surface and Land Cover Map**, impervious surfaces are depicted in pink. Remaining land cover is classified into woodlands, agriculture, or wetlands. This is derived from the NJDEP's Land Use/Land Cover dataset. **Environmental Features and Constraints Map**, It shows flood zones, permanently preserved open space and permanently preserved farmland. **Utilities Map**, displays sewer service area boundaries, water purveyor service areas and overlay of preserved lands. **Consolidated Zoning Map**, created to provide a standardized zoning layer across all 14 municipalities in Cumberland County. Vineland's zones were categorized into residential, commercial, industrial, agricultural and public/institutional. Notably, the former Elwyn property (south of Landis between Spring and Main) was

requested to be changed to Public/Institutional, reflecting its current quasi-public use. The use has changed, but zoning remains unchanged—thus, zoning on the map will stay the same unless the city rezones the parcel. The Public/Institutional category will better accommodate state- or institution-owned properties not open to the public. **Existing State Planning Areas Map (PA Map)**, identifies Planning Areas from the State Plan: PA1 – Metropolitan, PA2 – Suburban, PA3 – Fringe, PA4 – Rural, PA4B – Rural/Environmentally Sensitive, PA5 – Environmentally Sensitive, Park/Open Space – For permanently held state lands. It also includes Vineland’s Center designation, endorsed in February 2023, valid through 2033. **Recommended Planning Area Changes Map**, two major types of changes were proposed: **State Acquired Lands**: Conversion of areas to **Park/Open Space** where the State has acquired land since the last state plan map (circa 2003). **Upzoning for Development Trends**: For areas where development has expanded, PA designations may be changed to reflect current conditions (e.g., **PA4 → PA2 or PA3** depending on utility service). Examples discussed: **Utopia Lane**: A change from **PA4 to PA2** was mapped. **Malaga Campground**: A small unsewered gap between the site and sewer area may eventually be addressed via a **site-specific sewer amendment**, justifying its change to **PA2**. Edits submitted by Kathy earlier in the day will be cross-checked and incorporated into the next version. **Next Steps in the Review Process- County Planning Board Review**: Final drafts of all 14 municipal CARTs will be presented to the County Planning Board in **June 2025**. **Submission to the State**: Once approved, CARTs will be submitted to the **Office of Planning Advocacy (OPA)** in Trenton. **Negotiation Phase**: OPA may suggest revisions or request clarification. Any changes affecting Vineland will be brought back to the municipality for discussion.

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: 9:04 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary