

Borough of Newfield

Planning/Zoning Board Meeting Minutes

April 7, 2022 @ 7:00 pm

Chairman Saccomanno calls the meeting to order

This meeting is being held in full compliance with the open public meeting Law PL 1975, Chapter 331.

Flag salutes

Roll Call – Chairman Saccomanno, Vice Chairman Craig, Mayor Sullivan, Board Member Scott Miller, Board Member Ryan Ricci, Board Member John George, Board Member Colleen Page, Board Member Craig Minarich. Engineer Wayne Johnson and Solicitor Anthony Ogorzalek were all present.

Chairman Saccomanno: **Approval for March meeting minutes**, Vice Chairman Craig made a motion to approve, Ryan Ricci second the motion all remaining members approved.

Chairman Saccomanno: **Approval for 3 North East Boulevard**, all members are in favor and approve.

Chairman Saccomanno: **Approval for 115 Rena Street Resolution**, Vice Chairman Craig made a motion to approve, Ryan Ricci second the motion all remaining members approved.

Chairman Saccomanno: **3 North East Boulevard**, Vice Chairman Craig made a motion to approve, Board Member John George second the motion, all members remaining members approved. Mayor Sullivan and Scott Miller abstained as they are council members and cannot vote.

Chairman Saccomanno: **402 Rosemont Ave. - Variance for non-conforming lot** - Attorney Jeffrey Brennan, I represent Fidelity Asset Management LLC with respect to this application, it does concern a property located at corner through Rosemont, which is block four, one last 6.02 on your tax now. It's in your rural residential area. The property is presently vacant or seeking a variance. It's permitted to use for we're seeking a variance to construct the single-family dwelling for a non-conforming lot width 200 quoted through zoning requirement 100 foot is the existing and proposed condition. With me tonight is Mr. Joseph Fiber, who is a project manager with the empathy and I ask that you respond this time.

Solicitor Anthony Ogorzalek swore in Joseph Fiber.

Jeffrey Brennan, Esq.: Mr. Fiber, I just confirmed that this application has been filed by Fidelity Asset Management LLC.; Mr. Fiber, Yes, OK and Fidelity Asset Management LLC own the subject. And is Fidelity Asset Management LLC related to another entity by the name of? New Jersey homes. Yes, all right. The proposed matter is to build a 1315 square foot home, 2 story, 4 bedrooms 2 ½ bath.

Chairman Saccomanno requested a motion to open to the public for comment, Andy Craig second the motion, all remaining members in favor.

Member of the public Scott Miller, of 6 Columbia Avenue, Newfield. The Planning board, we have our general plan. From master being Council member that knows how this information available, we have a plan where we have a standard 100-foot lot for building. Generally, quail run all the sites that every new thing and as we passed one map to take care of the whole town. Now we're on the other side of town where I'm at those lots, the lower section was Never 100 feet, they're always 60-foot lots. So, we said that we this planning board, but many mappers brought up any area that was an undersized lot we would address as a planning board. Based on our, you know that we know there's certain areas that have the older Section 2 or section and we just need to adjust our decision on what area was there. In a case like that, what I'm saying, we couldn't make it adjusted to the general rule. The map thing on how we can make those adjustments.

Wayne Johnson, Engineer comments Like we just heard the lot next door is pretty much a mirror image of the lot they want to develop. It's 100 feet wide, you know, fits well into their neighborhood. The only concern I had was, you know, for safety people backing out the Rosemont Ave and obviously drape drainage concerns because it's so close to the manway branch it gently slopes down to the for stream, so we want to make sure you have a grading plan that comes in and make sure.

Chairman Clark Saccomanno requests mentioned to close to the public, Scott Miller made motion to close, John George second the motion and all members are in favor.

Anthony Ogorzalek, Solicitor states we set a motion to amend it to allow 100 feet for that and then all of recommendations by Wayne Johnson, Engineer should be put in the resolution. And we'll put a note about the driveway just having ability.

Vice Chairman Andy Craig made motion to approve, Ryan Ricci second the motion, all remaining members approved. Mayor Sullivan and Scotto Miller abstained from voting on this matter.

Chairman Clark Saccomanno **46 South East Boulevard** – Remove of application for additional erection of a new building, property is mainly located in the City of Vineland and partially in the Borough of Newfield. Michael Gruccio, Esquire – The application or the matter before the board tonight is for discussion, so I understand and we hope that the discussion is going to result in a determination by the board that the board should not exercise any approval authority in the approval jurisdiction over this particular development and that other agencies do have authority to approve and apply requirements with respect to what is sought to be done by this particular applicant to get us on the ground most effectively, I will tell you that the project is designed for and as part of advanced cabinetry and storage systems, that's a business in the Borough of Newfield that has storefront oriented to Southwest Blvd at 46 SW Boulevard. That business is not going to evaporate and go away or relocate to the city of Vineland, it's going to stay exactly where it is. The chairman mentioned that the property is transact transacted by the municipal boundaries. To the right, and I've blown up a copy of the plan I set to reduce size copies with our application. Everything to the right of the territorial boundary line.

In the borough of Newfield and as you observe the storefront, the building that accommodates the customer traffic and most of the display items is in the borough of Newfield. That's not going to change.

Suddenly the access to the site is oriented to Southwest Blvd on the north and the Newfield side of the property dividing line. The parking is all there in the borough of Newfield. What the applicant proposes is to erect a new and much needed storage building associated with the operation of the business. As you can see, a portion of the property, and I'm going to say essentially 5 acres of 1/2 acre of the two-acre site is located in the borough. The remaining 1 1/2 acres, let's say more or less, is located on the Vineland side of the municipal boundary line. Please observe looking at the plan that there's absolutely nowhere if you will, in the borough of Newfield, part of the property where a new storage building associated with the business can be located. Thus, Mr. Smith, who is the operator free principal operator of the business can say that advanced storage at Advanced Cabinetry extruded system has been located in an appropriate spot. Spot on his property on the Vineland side of the municipal boundary lines. To locate what he proposes to erect as a 2004 square foot storage building, again associated entirely and exclusively with the operation of the store. Associated with the mill, the Newfield side of the boundary line. Also, there's opposed proposed asphalt driveway. Please observe the asphalt driveway to serve rebuilding, please observe that the entirety of the asphalt drives the new asphalt to be placed on the ground and again is on the city of Vineland side of the municipal boundary line lastly. Stormwater management by way of a Swale that essentially envelops 3/4 on three sides of the building is all proposed to be developed on the city Vineland of the municipal boundary lines. This is scheduled to go before the board in the city of Vineland on April 20th, the matter has been reviewed both from a planning standpoint. From an engineering standpoint, we have our public hearing on April 20th, so there's a sophisticated, conscientious and very studied review of this project. So, it's not this building this not going to be erected Willy Nilly or without regard to any requirements, both with respect to zoning and with respect to stormwater manager. We did submit to the County of Gloucester the Planning Board because Southwest Blvd is a county roadway. They responded with respect to our preliminary submission and asked for certification from the traffic engineer. There's not going to be a significant increase in traffic generated by virtue of this building, and in fact, Mr. Smith, going to testify at whatever hearing is necessary. He will testify that there's actually going to be less traffic, because at the present time he's storing a lot of material that it utilizes in connection with the business. Offsite so that that material is constantly being brought here rather than being brought here let's say by way one delivery. It might take five or six deliveries to the store because there's no room to include that five or six delivery type of volume in any building on the property at this point in time. So, our perception and the testimony will be that there's going to be less traffic generated. When is this building allowed and that that is to satisfy a preliminary question or concern raised by the County Planning Board. The other concern or issue is this building going to impact any county, county drainage facilities and our engineer has concluded absolutely not, there won't be impact on county drainage. We're including, as I said, a Swale by way of stormwater management, essentially insulating the new building.

That swale is important for money management improvement, if you will of all which will be located in the city of Vineland. We also submitted, by the way, when you have something split by municipal boundary line like this you have to go to two municipal boards and two county boards. So, we submitted to Gloucester County and Cumberland County when we submitted to the city of Vineland. We have an upcoming hearing as I said. And for this board to actually recognize that in terms of in terms of the development of this project, since it's all confined to the city, a Vineland side of the municipal boundary line that transects this particular parcel of ground. This one in the borough of Newfield should not exercise approval restriction and should rest assured that. This project is going to be looked at very, very carefully by other authorities having more paramount say so in terms of what goes here and how it goes. And that's our presentation tonight. We're asking you to simply recognize that this project is going to go forward and this Bard waives any authority to approve or, as the case may be, disapproved, the project.

Anthony Ogorzalek Solicitor states, we have no legal grounds to stand on to put any jurisdiction. In my opinion this matters because the only thing is it just happens to be a dual lot with dual citizenship of Vineland and Newfield. Vineland is going to be doing all of what we would be doing. They have to do the whole process as he says, moving forward. We will make a resolution by waving it, that we have in Vineland would have any issues. I think it's important that we moralize it in a resolution that we didn't do anything. We, you know, Vineland and that's good for us too.

Mr. Gruccio, Client is going to ask for approval or evidence of waiver jurisdiction from the government County Cumberland Planning Board asked for approval or waiver jurisdiction by the Gloucester County Planning Board and they'll want to see something emanating out of this board showing that we appeared and the decision was made and we're hoping to do that that you don't wish to exercise jurisdiction and probably don't have from a legal standpoint jurisdiction over this.

Anthony Ogorzalek, Solicitor - This is a decision by the board to wave and we just have any questions you want to ask them and concerns and then if not, you'd vote on so I would make a motion if they seem to want to relinquish the jurisdiction to violin.

No questions or comments from the board members or public.

Chairman Clark Saccomanno requests motion to waive jurisdiction, Colleen Page made the motion, Vice Chairman Andy Craig second the motion. All remaining members are in favor. Matter approved.

Mayor Sullivan swears in Board Member Colleen Page for her three-year term.

Chairman Clark Saccomanno, request motion to open to the public, Board Member Scott Miller motion to open to the public, Vice Chairman Andy Craig second the motion, remaining members are all in favor. Scott Miller, motioned to close open to the public and Vice Chairman Andy Craig second the motion, all in remaining are in favor.

Chairman Clark Saccomanno reminder for the mandatory course for all members.

Chairman Clark Saccomanno requests motion to adjourn, vice Chairman Andy Craig made motion, Board Member Colleen Page second the motion, and remaining members all in favor.

Clark Saccomanno 5/5/22

Chairman, Clark Saccomanno

Donna Hermanson

Secretary, Donna Hermanson

once signed
give back
to Anna