

# VINELAND INDUSTRIAL COMMISSION

REGULAR MEETING – MARCH 25, 2025 12:00 P.M.  
CITY HALL FOURTH FLOOR CONFERENCE ROOM

## AGENDA

**1. Notice of Public Meeting**

The Commission secretary has given a notice of this meeting pursuant to the Open Public Meetings Act in the following manner:

Posting written notice on the official bulletin board at City Hall, written notice to the Daily Journal and the City Clerk of the City of Vineland on January 3, 2025.

**2. Call Meeting to Order**

**3. Roll Call – Flag Salute**

Member:	Present:	Absent:
Dan Kuhar ( <i>Chairman</i> )		
Gary Galloway ( <i>Vice-Chairman</i> )		
Larry Berman ( <i>Secretary</i> )		
Carmen Minguela		
Christy DiLeonardo		
Denise Jackson		
Michael Fralinger		

**4. Approval of Minutes:** Regular Meeting December 17, 2024

**5. New Business**

**6. Old Business**

- i. VDC – West Campus Updates
- ii. W. Weymouth Road Updates

**7. Other Business**

**8. Adjournment**

# VINELAND INDUSTRIAL COMMISSION

Regular Meeting – December 17, 2024

## MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:15 p.m. in the second-floor conference room at Vineland City Hall. Dan Kuhar read the notice pursuant to the Open Public Meetings Act into the record.

### 1. Roll Call

Present: Dan Kuhar  
Gary Galloway  
Denise Jackson  
Michael Fralinger

Also Present: Sandra Forosisky  
Frank DiGiorgio  
Adrianna Williams

### 2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the September 17, 2024 regular meeting.

A motion was made by Gary Galloway, seconded by Michael Fralinger to approve the minutes of the September 17, 2024 regular meeting.

YES: Dan Kuhar, Gary Galloway, Denise Jackson, Michael Fralinger

Dan Kuhar entertained a motion to approve the minutes of the September 17, 2024 closed meeting.

A motion was made by Gary Galloway, seconded by Michael Fralinger to approve the minutes of the September 17, 2024 closed meeting.

YES: Dan Kuhar, Gary Galloway, Denise Jackson, Michael Fralinger

### 3. Closed Session

No closed business discussed.

### 4. New Business

#### i. By-Laws

Sandra Forosisky presented board with updated By-Laws and reviewed corrections and voting procedures. The Board agreed to a two-week review period of By-Laws if amended in the future. All members approved By-Laws as presented. The board discussed rendering approvals and continuing to work with City Planning to create Standard Operating Procedures, as progress is made members will be updated.

Dan Kuhar entertained a motion to approve the By-Laws of the Vineland Industrial Commission as amended.

A motion was made by Gary Galloway, seconded by Michael Fralinger to approve the By-Laws of the Vineland Industrial Commission.

YES: Dan Kuhar, Gary Galloway, Denise Jackson, Michael Fralinger

#### ii. W. Weymouth Road

Sandra Forosisky advised all owners on W. Weymouth Road have verbally agreed to sell. Alan Giebner is preparing contracts. Sandy added Columbia Avenue is currently a paper street only once we have ownership and the road is created it provide opportunity to create two industrial

lots. The homeowners will maintain 720 feet of frontage on their property. As progress is made members will be updated.

**iii. Extension 510 Investments**

Sandra Forosisky advised 510 Investments was waiting for wetlands delineation to sign contract, they have received the report and reviewing. Members agreed to propose the standard contract which includes two years to build. As progress is made members will be updated.

**5. Old Business**

**i. Vineland Developmental Center West Campus**

Sandra Forosisky advised there has been progress made with the State, she is currently waiting for a contract. Sandy added since these are Federal funds, a Historical Significance clearance is required. A historical study was done, and the buildings are beyond salvageable once USEDAs clears outstanding issues with EDA we will receive a contract. As progress is made members will be updated.

**6. Other Business**

Sandra Forosisky presented the final UEZ 5-Year plan and reviewed additions and properties to be deleted from the Urban Enterprise Zone.

**7. Public Comment**

No public comment

**8. Adjournment**

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Gary Galloway, and seconded by Denise Jackson to adjourn the meeting.

YES: Dan Kuhar, Gary Galloway, Denise Jackson, Michael Fralinger