

# VINELAND INDUSTRIAL COMMISSION

REGULAR MEETING – JUNE 17, 2025  
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 March 25, 2025

**5. New Business**

- i. 2572 NW Blvd. Subdivision
- ii. Landscaping Demarco

**6. Old Business**

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

**7. Other Business**

**8. Adjournment**

# VINELAND INDUSTRIAL COMMISSION

Regular Meeting – March 25, 2025

## MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:05 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  
Alan Giebner

### 2. Approval of Minutes

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

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

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

### 3. New Business

No new business was discussed

### 4. Old Business

#### i. Vineland Developmental Center West Campus

Sandra Forosisky advised the State sent the contract for the sale of property, the mayor signed, and it is now at State level. The SHPO memorandum of understanding for historical significance will be clear. State is maintaining ownership of school. Concerns with 3-million dollars in grant funding has been discussed with Triad and they have advised funds were already allocated so this would not be an issue. Dan Kuhar requested an estimated time frame, Sandy advised if all work stays the course lots would be available in about a year. Price per acre will be determined once all site and environmental work is completed. As progress is made members will be updated.

#### ii. Weymouth Road

Sandra Forosisky advised Road Ray Cronk was given contract for property located south side of Weymouth. Once contract is signed Alan will provide Dan with contract for signature. As updates are made members will be updated.

Sandy also provided an update on North side of Weymouth Road; two lots have been acquired from Malaga Campground. All owners may require a variance to maintain residential/farm area. Long term the commission would like to work with DEP regarding the sewer service/availability at the refenced lots. The sewer service area is approved by DEP and Weymouth Road is currently environmentally protected. As progress is made members will be updated.

### 5. Other Business

Members discussed property located at the intersection of Grove Lane and Carol Drive, the commission agreed the lot could be subdivided into two lots for smaller users. One lot would front Forest Grove, Sandy added all lots are now in the UEZ. Members also discussed property located at the intersection of Forest Grove and Grove Lane, we are currently working on water utility connection to make the land more marketable. There is sewer available at the Blvd that could tie into these lots.

Dan Kuhar asked if there is anything pending for the intersection of Demarco Drive and Garden Road. Sandy advised she will talk to DJ and provide updates.

Sandy advised the UEZ has expanded and includes additional industrial lots, we will be sending letters to all businesses to let them know they are now located in the UEZ and are eligible for UEZ benefits.

Dan Kuhar asked about lighting and landscaping around the industrial areas and Industrial Park. Sandy advised we currently have a contract with Turf Construction for landscape and irrigation maintenance at the industrial park signs, Sandy added she will talk to engineering to discuss landscape and lighting in other industrial areas and provide update.

**6. Adjournment**

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Gary Galloway, seconded by Michael Fralinger to adjourn the meeting.

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



