

VINELAND INDUSTRIAL COMMISSION

Regular Meeting – December 19, 2023

MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:10 p.m. in the fourth 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	Also Present:	Sandra Forosisky
	Gary Galloway		Frank DiGiorgio
	Christy DiLeonardo		Adrianna Williams
	Denise Jackson		
	Michael Fralinger		

2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the September 19, 2023 regular meeting.

A motion was made by Gary Galloway, seconded by Michael Fralinger to approve the minutes of the September 19, 2023 regular meeting.

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

3. New Business

i. Minimum Standard Development Rules

Dan Kuhar presented members with a draft of the proposed Industrial Commission Minimum Standard Development Rules for Sales. Dan reviewed the proposed guidelines which provide for a potential sale to a client that proposes a phased approach to the development of the property, the Industrial Commission would require that the first phase of construction meet a minimum standard of developing 40% of the current ordinance 65% allowable improvement. These percentages will upon net area excluding any environmental restrictions such as wetlands. Each project will vary on what the breakdown of actual structure vs. supporting impervious area would be, but as a general rule of thumb, we will say that 35% of the 65% maximum development current ordinance would be required to be actual structure. As the Commission discussed prior we do not want to sell land for large truck lots without a building. Dan advised percentages provide enough room for growth and will be specific based on individual property detail. Gary Galloway acknowledged Dan and those involved in developing the minimum standards. Dan added that the new storm water regulations being enforced in July 2024 are stricter and minimum standards may need to be adjusted to include this change. Michael Fralinger suggested to have influence on site plan and renderings the commission could add benchmark approvals into contracts. All members agreed, Dan advised he would start dialogue with City license and inspection to discuss benchmark approvals prior to obtaining building permits. All members approved Minimum Standard Development Rules as presented.

Dan Kuhar entertained a motion to adopt Industrial Commission Minimum Standard Development Rules for Sales as presented.

A motion was made by Gary Galloway, seconded by Denise Jackson to adopt Industrial Commission Minimum Standard Development Rules for Sales

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

ii. Relema, Inc. 1674 W Garden Rd

Sandy Forosisky presented a request from Relema, Inc. to amend the Agreement of Sale to provide that in the event that Bank of America or other construction lender, declares a default for nonpayment or other substantial reason, or if the Vineland Industrial Commission declares a default under the Agreement of Sale, the construction lender may complete the improvements in accordance with the plans previously approved by the Industrial Commission and sell the Property and improvements constructed thereon to an entity approved by the Industrial Commission. City associate solicitor Alan Giebner joined the meeting to discuss the request. Members discussed approving the construction and sale of land in accordance with original plans and restrict the sale not exceed a specific value, however, members agreed that would not be required. Members approved to request to amend the Agreement of Sale to complete construction in event of default for nonpayment or other substantial reason.

Dan Kuhar entertained a motion to amend the Agreement of Sale between The City of Vineland Industrial Commission and Relema, Inc. and execute necessary documents on behalf of Industrial Commission.

A motion was made by Gary Galloway, seconded by Denise Jackson to amend the Agreement of Sale between The City of Vineland Industrial Commission and Relema, Inc. and execute necessary documents on behalf of Industrial Commission.

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

iii. 2572 NW Blvd

Sandra Forosisky presented a request from Accelerated Freight. They would like to purchase 2572 N. West Blvd. The property is 11.5 acres in total and our current price for this lot is \$50,000 an acre. With the new Minimum Standard Development Rules in place, the first phase of construction would not meet the minimum standard and therefore he is unable to purchase the lot unless he has the capability to meet the minimum requirement. Additionally members added his current plans have no indication of timeline. Commission members advised subdivision could be a possibility for smaller users.

4. Old Business

i. Vineland Developmental Center West Campus

Sandra Forosisky provided an update on VDC West Campus we are continuing Historic Building Alternatives Analysis and working with TRIAD Associates to facilitate and move through all processes. As progress is made members will be updated.

5. Other Business

No other business discussed.

6. 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, Christy DiLeonardo, Denise Jackson, Michael Fralinger