

VINELAND INDUSTRIAL COMMISSION

Regular Meeting – June 20, 2023

MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:12 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
	Larry Berman		Adrianna Williams
	Carmen Minguela		
	Denise Jackson		
	Michael Fralinger		

2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the March 15, 2022 regular meeting. A motion was made by Gary Galloway, seconded by Larry Berman to approve the minutes of the March 15, 2022 regular meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Carmen Minguela

ABSTAIN: Denise Jackson, Michael Fralinger

Dan Kuhar entertained a motion to approve the minutes of August 16, 2022 special meeting.

A motion was made by Gary Galloway, seconded by Larry Berman to approve the minutes of the August 16, 2022 special meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Carmen Minguela

ABSTAIN: Denise Jackson, Michael Fralinger

Dan Kuhar entertained a motion to approve the minutes of October 17, 2022 special meeting.

A motion was made by Gary Galloway, seconded by Larry Berman to approve the minutes of the October 17, 2022 special meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Carmen Minguela

ABSTAIN: Denise Jackson, Michael Fralinger

3. New Business

1615 West Garden Road *(Resolution No. 2023 -01)*

Sandra Forosisky presented members with a letter from Slingshot Transportation & Brokers, Inc. expressing intent to purchase property located at 1615 W. Garden Road. Sandy advised the industrial commission is required to approve the sale of this property in accordance with the agreement of 1615 W. Garden Road, LLC. The original agreement includes deed restrictions that include the property cannot be assigned without written consent of the seller for two years subsequent to the date of conveyance or as otherwise permitted by Seller. Slingshot is looking to continue to grow their business focused on Southern New Jersey. Slingshot advised they are aware of the obligations to commence construction by October 2023 and are looking to do so as soon as possible. They anticipate employing 50-80 people in Phase one of the project. Phase two

and three will employ an additional 50-100 people. Members discussed the planning board preliminary and final major site plan approval for the construction has been approved as of September 14, 2022. Slingshot Transportation & Brokers, Inc.'s operation and business model appears consistent with other business in the City's Industrial Park, and the type of use encouraged by the Vineland Industrial Commission. Members discussed the construction and timelines as outlined in the original agreement with 1615 W. Garden Road, LLC and agreed that any sale or transfer of property would be subject to the original agreement.

Dan Kuhar entertained a motion to authorize the sale of 1615 W. Garden Road, Block 1101, Lot 17, to Slingshot Transportation & Brokers, Inc. consistent with the site plan previously submitted by 1615 W. Garden Road LLC and approved by the City of Vineland Planning Board by Resolution No. 6521, within the timeframes contained in Article Ten of the Original Agreement.

A motion was made by Gary Galloway, seconded by Michael Fralinger to authorize the sale of 1615 W. Garden Road, Block 1101, Lot 17, to Slingshot Transportation & Brokers, Inc.

YES: Gary Galloway, Larry Berman, Carmen Minguela, Denise Jackson, Michael Fralinger

NO: Dan Kuhar

4. Old Business

i. DEP Pure Earth

Sandra Forosisky advised we are moving forward with foreclosure for 20 acres, as progress is made members will be updated.

ii. Vineland Developmental Center West Campus

Sandra Forosisky advised the USED Grant was approved in the amount of three million dollars, however, with federal funding NJ Historic Preservation Office deemed possible historic significance. They have toured property we are waiting for the report until issues are resolved State will be keeping ownership. Grant approval pending resolution of report. As progress is made members will be updated.

5. Other Business

i. Mill Road

Sandra Forosisky advised she is working with EDA to release work easement on property located at Block 1003 Lot 14.4. Sandy has a conference call to follow up on lot to remove work easement. As progress is made members will be updated.

ii. Sewer Service Area

Sandra Forosisky provided an update Nova Napoli is not currently in the sewer service area, The lots could not be added into the sewer service area. If less than 8,000 gallons per day you are able to tie into the sewer without DEP, however, usage would exceed for this area. Sewer service area cannot cross more than two properties. Kathy Hicks, City Planner joined the meeting to review and discuss sewer service approvals and potential areas to be approved pending necessary environmental studies to be completed within two years.

6. Adjournment

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Gary Galloway, and seconded by Larry Berman to adjourn the meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Carmen Minguela, Denise Jackson, Michael Fralinger