

VINELAND INDUSTRIAL COMMISSION

Regular Meeting – September 17, 2024

MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:20 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	Also Present:	Sandra Forosisky
	Gary Galloway		Frank DiGiorgio
	Larry Berman		Adrianna Williams
	Christy DiLeonardo		Rick Tonetta
	Denise Jackson		Alan Giebner
	Michael Fralinger		

2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the June 18, 2024 regular meeting. A motion was made by Gary Galloway, seconded by Larry Berman to approve the minutes of the June 18, 2024 regular meeting.

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

3. Closed Session

Dan Kuhar entertained a motion by Christy DiLeonardo and seconded by Gary Galloway to enter into closed session.

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

4. New Business

i. Discussion of By-Laws

Sandra Forosisky presented board with draft of By-Laws and reviewed Roberts Rules of Order. The board discussed articles in the by-laws and advised all members of the commission to review and send comments, changes, or questions to Sandy within the next two weeks so that Alan Giebner can review comments and make changes as necessary. Members will receive an updated draft to be discussed at the next regular meeting.

ii. Nuova Napoli

Sandra Forosisky advised Fralinger engineering is preparing a survey of all land including lots 17 and 19. Lots will be sold as an all-inclusive deed to Homiak Transportation. As progress is made members will be updated.

iii. W. Weymouth Road

Sandra Forosisky provided a map of the properties located at Block 132 Lots 18-22. Sandy advised commission she is interested in acquiring rear of each lot to create additional industrial lots. Letters have been sent to all property owners, if all owners agree the Industrial Commission

would be interested in purchasing the land. Sandy requested members to discuss price per acre to continue conversations with property owners. The cost is estimated at 1.5 million to put in the road which would be funded by a UEZ grant. Members agreed to purchase land at \$50,000 per acre if all property owners accept the offer.

Dan Kuhar entertained a motion to set the price for Block 132 Lots 18-22 contingent to acceptance of all property owners for \$50,000 per acre.

A motion was made by Michael Fralinger, seconded by Christy DiLeonardo to set the price for Block 132 Lots 18-22 for \$50,000 per acre.

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

iv. UEZ 5-Year Plan

Sandra Forosisky provided a copy of the UEZ 5-year plan and requested members review and comment. VDC West Campus and Nuova Napoli have been added, additional areas have been added and removed from the UEZ zone. Members were given the opportunity to review the updated zone map.

5. 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, we are waiting for tribal chiefs to respond to the letters sent. State has recorded sub-division, should have an update within the next three months. As progress is made members will be updated.

6. Other Business

Members discussed general conditions of sale and requested certification of members of LLC for any future land sales to disclose who members of the LLC are. Members also reviewed the process of the sale of land.

7. Public Comment

No public comment

8. 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, Christy DiLeonardo, Denise Jackson, Michael Fralinger