

VINELAND INDUSTRIAL COMMISSION

Regular Meeting – October 7, 2025

MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 11:53 a.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
Larry Berman
Denise Jackson
Doug Stasuk

Also Present: Sandra Forosisky
Frank DiGiorgio
Adrianna Williams

2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the June 17, 2025 regular meeting.

A motion was made by Gary Galloway, seconded by Denise Jackson to approve the minutes of the June 17, 2025 regular meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Denise Jackson

ABSTAIN: Doug Stasuk

3. New Business

i. Board Organization

The meeting began with an introduction of member Doug Stasuk, who filled the unexpired term of Carmen Minguela. Doug provided a brief overview of his professional background and experience.

ii. 3440 North Delsea Drive

The commission then reviewed the status of the property located at 3440 North Delsea Drive, which consists of approximately three acres. During the discussion, it was noted that the site requires a zoning frontage bulk variance in order to advance the development process. There is an available sewer line on Gallagher that can be connected to the property, which simplifies utility planning.

It was further explained that the property has already gone before the zoning board, and it lies within the designated sewer service area. The land was acquired a few years ago through foreclosure, and at that time preliminary conversations were held with zoning officials to clarify its classification and potential uses. After reviewing the updated status and market value, the commission considered a proposed sale price of \$65,000 per acre.

Dan Kuhar entertained a motion to approve the sale of 3440 North Delsea Drive at \$65,000 per acre

A motion was made by Gary Galloway, seconded by Denise Jackson to approve the sale of 3440 North Delsea Drive

YES: Dan Kuhar, Gary Galloway, Larry Berman, Denise Jackson, Doug Stasuk

4. Old Business

i. Vineland Developmental Center West Campus

The commission received an update from CME regarding ongoing engineering efforts. CME reported continued progress, especially related to the evaluation of approximately fourteen buildings involved in the broader project area. All buildings are unsalvageable and have requirements for asbestos demolition. Sandy was asked to provide insight on the timeline, and she shared a projected duration of around two years for the complete progression of the project, given the scale and complexity of the required work. The overall project encompasses roughly sixty acres, which are anticipated to be divided into about seven nine-acre lots. As part of this long-term plan, the commission will eventually need to initiate a formal bidding process. Over the next four

months, CME will focus on gathering bids, assembling necessary information, and advancing the completion of the design phase. At present, CME is conducting comprehensive infrastructure design and engineering services to prepare the project for future stages. As progress is made members will be updated.

5. Other Business

Sandy advised the commission of upcoming changes to water connection fees. Beginning in June, the City plans to eliminate these upfront connection charges. The City expressed a preference for increasing the overall water usage fee, allowing residents or developers to pay based on consumption rather than absorbing a large initial cost. Under this updated system, water services will be billed normally for usage, and the revised rate structure will reflect the increase needed to offset the removal of connection fees.

6. Adjournment

Dan Kuhar entertained a motion to adjourn the meeting.

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

YES: Dan Kuhar, Gary Galloway, Larry Berman, Denise Jackson, Doug Stasuk