

VINELAND INDUSTRIAL COMMISSION

Regular Meeting – June 17, 2025

MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:06 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
	Christy DiLeonardo		Adrianna Williams
	Denise Jackson		
	Michael Fralinger		

2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the March 25, 2025 regular meeting. A motion was made by Gary Galloway, seconded by Denise Jackson to approve the minutes of the March 25, 2025 regular meeting.

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

3. New Business

i. 2572 NW Blvd.

Sandra Forosisky advised members we could potentially subdivide the lot at 2572 NW Blvd for smaller users, preserving frontage along the boulevard and access via Grove Lane. The Water Department is interested in completing a full loop in the water system. Sewer access can be pursued through Durand School; this is still being worked on. Additionally, Lot 3.01 was discussed, which includes a 2-acre parcel with a proposed 5,000 sq. ft. building for storage use and possible steel fabrication. Traffic will be restricted to exit onto the boulevard only, with a maximum of four trucks per day permitted on Grove Lane. A traffic restriction will be required if the property is subdivided. Subdivision will be allowed only after securing water and sewer access.

ii. Landscaping Demarco

Landscaping requirements for the Demarco property were discussed. Ziggy owns the properties at Garden Rd./Demarco Dr. who has presented a request for the City to maintain landscaping at the Industrial Park Entrance, City Council would have to approve maintenance. The City requires a landscaped buffer on city property, and the Planning Department will mandate irrigation. Maintenance of the landscaping would have to be shared between the City. The site plan was previously modified during the last board meeting, and the amended version has been approved. Conversations will continue to develop a plan for landscaping with a two-year implementation timeframe.

4. Old Business

i. Vineland Developmental Center West Campus

The VDC WC project remains active. The deed has been signed by the Department of Community Affairs (DCA), but additional signatures are still required. The Urban Enterprise Zone (UEZ) has approved funding for engineering work. A change in the project's funding source has triggered additional requirements from SHPO (State Historic Preservation Office), including the need for a historical report. Public signage is required and will be posted on the city website. As progress is made members will be updated.

ii. Almond Road

Sandra Forosisky advised an appraisal has been completed for the orchard property located at 1462 Almond Road, with an estimated value of approximately \$250,000. The property is being considered for purchase to provide additional frontage for the west campus. All members agreed with the acquisition of property.

iii. Weymouth Road

Sandra Forosisky also advised the property at Weymouth and Delsea is under contract with Ray Cronk. Environmental review is expected to be completed this week. A variance will be requested from the zoning board to allow the site to remain in farm use, the proposal includes extending sewer service from Weymouth to the project location. As progress is made members will be updated.

5. Other Business

Members discussed board organization and responsibilities to ensure that its board members uphold the standards of the by-laws. All board members agreed that Carmen Minguela, who has been serving as a member of the Board of the Vineland Industrial Commission, has failed to meet the necessary criteria of attendance requirements. After due deliberation and consideration of all relevant facts, members decided that it is in the best interest of the Commission and its operations to remove Carmen Minguela from their position as a Board member and request council replace the seat of the unexpired term.

Dan Kuhar entertained a motion to authorize the removal of Carmen Minguela from the board of the Vineland Industrial Commission.

A motion was made by Gary Galloway, seconded by Christy DiLeonardo to remove of Carmen Minguela from the Vineland Industrial Commission

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

6. Adjournment

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Gary Galloway, seconded by Christy DiLeonardo to adjourn the meeting.

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