

PRIVATE DATE: Thursday, October 27, 2022 PRIVATE

TIME: 6:00 P. M. (Pre-Meeting) Council Caucus Room  
6:30 P. M. (Regular Meeting) Council Chambers

PLACE: City Hall, 640 E. Wood Street, Vineland, NJ 08360

AGENDA  
PLANNING BOARD

PRE-MEETING CONFERENCE (6:00 P.M.)

- Roll call, read Open Public Meetings statement, discuss agenda items.

REGULAR MONTHLY MEETING (6:30 P.M.)

- Approve minutes from September 14, 2022 board meeting.  
- Approve resolutions from September 14, 2022 board meeting.

DEVELOPMENT PLAN

NEP Resubdivision – located on the easterly side of Lincoln Avenue abutting Sheridan Avenue, Hance Bridge Road, and New Jersey State Highway Route 55, Block 7503, Lots 13, 15, 22, 23, 25, 33.01, 35.01, 35.02, 35.03, 45.01, 46, 47 & 48.01, Tax Map Sheet #75, Project No. PBA-22-00041. Resubdivision approval to reconfigure and/or eliminate thirteen (13) lots into eight (8) lots.

PUBLIC HEARING

Michael Wargo Resubdivision –located on the southerly side of Old Farm Drive, Block 3301, Lots 63, 64 & 65, Tax Map Sheet #33, Project No. PBA-22-00015. Resubdivision approval to convey a portion of one (1) lot to two (2) other lots.

Corning Pharmaceutical Glass LLC – located on the southerly side of Oxford Street between Pine Street and Brewster East Avenue, Block 2326, Lot 1.1, Tax Map Sheet #23, Project No. PBA-22-00023. Minor site plan approval to construct three concrete pads with a total square footage of 431.5± square feet.

Newcomb Senior Apartments Amended –located on the southerly side of Almond Street between South State Street and Howard Street, Block 4216, Lots 1.01 and 1.02, Tax Map Sheet #42, Project No. PBA-22-00037. Preliminary/final major site plan approval, to construct two (2) 4-story low and moderate income senior garden apartment buildings. The building on lot 1.01 (Phase 1) will consist of a total gross floor area of approximately 60,520 ±square feet (15,130 square feet per floor) with a total of sixty-five (65) 1-bedroom units. The building on lot 1.02 (Phase 2) will consist of a total gross floor area of approximately 64,439± square feet (15,791 square feet per floor) with a total of total of seventy (70) units and four (4) two-bedroom units.

Alicea Master Plan of Streets Amendment – located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72 Project No. PBA-22-00038. The applicant requests a revision to the Master Plan of Street Extensions map that would extend the existing cul-de-sacs of Cliffside Drive and Heritage Drive approximately 5 feet to create legal frontage for Lot 93 (shown as lot 49 on the Master Plan of Streets).

Alicea Minor Subdivision – located on the easterly side of Lincoln Avenue between Brandywine Drive and Butler Avenue, Block 7201, Lot 93, Tax Map Sheet #72 Project No. PBA-22-00039. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

#### SPECIAL BUSINESS

Clarification on Resolution #6533- City Council passed a motion to refer back to the Planning Board for clarification on the conditions of the recommendations in Resolution #6533.

Laury Office Expansion – located on the easterly side of North East Boulevard between Wood Street and Plum Street, Block 3018, Lots 1 2 & 15, Tax Map Sheet #30, Project No. PBA-22-00004. Amendment to Resolution #6511.

Oak Road Redevelopment Analysis

Cumberland County Farmland Preservation Plan

#### PUBLIC COMMENT