

DATE: Wednesday, March 9, 2022

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 February 9, 2022 board meeting.
- Approve resolutions from February 9, 2022 board meeting.

DEVELOPMENT PLAN

1. 601 N. Mill Road Subdivision – located on the easterly side of N. Mill Road between Almond Road and Oak Road, Block 2101, Lot 69, Tax Map Sheet #21, Project No. PBA-21-00003. Minor subdivision approval to create one (1) new lot with one remainder lot.

PUBLIC HEARING

2. Chick-Fil-A – located on the southerly side of Landis Avenue between Orchard Road and Moyer Street, Block 3503, Lot 5, Tax Map Sheet #35, Project No. PBA-21-00003. Preliminary/final major site plan approval to construct a 5,147 square foot fast-food restaurant (Chick-Fil-A) with double drive-thru and associated site plan improvements. ***Postponed until April 13, 2022 Meeting***
3. F&S Produce – located on the northerly side of W. Elmer Road between S.W. Boulevard and Delsea Drive, Block 5701, Lot 38, Tax Map Sheet #57, Project No. PBA-21-00012. Major site plan approval to create parking and site plan improvements to an existing industrial facility. ***Postponed until April 13, 2022 Meeting***
4. 518 West Butler Avenue Subdivision – located near the northeasterly corner of Butler Avenue and Delsea Drive, Block 7002, Lots 43 & 45, Tax Map Sheet #70, Project No. PBA-22-00001. Resubdivision approval to convey a portion of one lot to another lot.
5. Amended Hutton Vld LLC (Modwash Express Car Wash) – located on the easterly side of South Delsea Drive between Landis Avenue and W. Montrose Street, Block 3601, Lot 16.1 (formerly Lots 5, 6, 15 & 16), Tax Map Sheet #36, Project No. PBA-22-0005. Amended preliminary/final major site plan approval to construct a 4,600 square foot car wash (Modwash Express) along with associated site plan improvements.
6. KDC Real Estate Holdings LLC – located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 15.01, Tax Map Sheet #11, Project No. PBA-22-00006. Preliminary/final major site plan approval to construct a 9,370 square foot expansion to an existing cold storage and repacking facility along with associated site plan improvements.
7. A. Pagnini Farms – located on the southerly side of Dante Avenue between Lincoln Avenue and Brookfield Street, Block 6402, Lots 3 & 4, Tax Map Sheet #64, Project No. PBA-22-00010. Resubdivision approval to convey portions of two (2) lots to two (2) other lots.



8. Ford Harris Family Home – located on the southerly side of Mays Landing Road between Sherman Avenue and Pennsylvania Avenue, Block 7801, Lots 10 & 11, Tax Map Sheet #78, Project No. PBA-22-00011. Resubdivision approval to convey a portion of one lot to another lot.

SPECIAL BUSINESS

9. Redevelopment Plan Amendment- 116 W. Almond Street, Block 3901, Lot 9.
10. Land Use Ordinance Amendment- Cannabis
11. Request for Zone Change-

Properties-in-question to be re-zoned I-B Industrial-Business are Block 7503/Lots 1.01, part of 3.01, part of 4.01, part of 5.01, 6, 6.1, part of 7, 35.02, 47 and 48.01.

Small portion of Block 7503/Lot 19.01, that was subject to an earlier subdivision, should be re-zoned A-5 Agricultural.

PUBLIC COMMENT