

DATE: Wednesday, December 13, 2023

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 November 8, 2023 board meeting.
- Approve resolutions from November 8, 2023 board meeting.

DEVELOPMENT PLANS

1. Dean Minor Subdivision – located on the northerly side of Walnut Road between Orchard Road and Delsea Drive, Block 4705, Lot 54, Tax Map Sheet #47, Project No. PBA-23-00044. Minor subdivision approval to create three (3) new lots with one (1) remainder lot.

PUBLIC HEARING

2. Great Start Learning Academy – located on the westerly side of Delsea Drive between Garden Road and Wheat Road, Block 1101, Lot 39, Tax Map Sheet #11, Project No. PBA-23-00046. Preliminary/final major site plan approval for renovations to an existing child care center along with site improvements.
3. Borgofino Corp– located on the southwesterly corner of Mill Road and Weymouth Road, Block 302, Lot 2, Tax Map Sheet #3, Project No. PBA-23-00047. Major site plan approval to construct a 174,048 square foot industrial building over three (3) phases. The applicant requested preliminary and final approval for Phase 1 which includes the construction of a 66,754 square foot building with associated site improvements along Mill Road. The Applicant requests preliminary approval for Phases 2 and 3. Phase 2 will consist of a 59,169 square foot addition and phase 3 will consist of a 48,125 square foot addition and entrance onto Weymouth Road. ***Postponed until 1/10/24***
4. Orchard Estates - located on the westerly side of Orchard Road between Walnut Road and Chestnut Road, Block 4703, Lots 22 and 23, Tax Map Sheet #47, Project No. PBA-23-00048. Preliminary major subdivision approval to configure two (2) existing lots into sixteen (16) lots thereby creating fourteen (14) new lots. Fourteen (14) of the lots would be available for the construction of a single-family dwelling and two (2) lots are proposed for stormwater management.
5. Landis Plaza Entrance Sign –located on the northerly side of Landis Avenue between West Avenue and Second Street, Block 2917, Lot 1, Tax Map Sheet #29, Project No. PBA-23-00050. Minor site plan approval to construct a 170 square foot freestanding sign to an existing commercial building.

6. Auto Finders Unlimited– located on the westerly side of Delsea Drive between W. Elmer Road and Garrison Road, Block 5601, Lots 72 and 73, Tax Map Sheet #56, Project No. PBA-23-00052. Preliminary/final major site plan approval, to construct a 2,188 square foot building addition to an existing 924± square feet used car dealership. The addition will have 1,468 square feet of office space and a 720 square feet two bay detail garage along with associated site improvements.
Postponed until 1/10/24
7. Vineland Chestnut Ave Dunkin– located on the southeasterly corner of Chestnut Avenue and Seventh Street, Block 4903, Lot 1, Tax Map Sheet #49, Project No. PBA-23-00054. Minor site plan approval, to construct an additional 96 square foot trash enclosure (12 feet by 8 feet) to an existing fast food restaurant (Dunkin).
8. Highland Development Scarpa Minor Subdivision- located on the westerly side of Chapel Drive between Oak Road and Scarpa Drive, Block 2502, Lots 15, and 18-23, Tax Map Sheet #25, Project No. PBA-23-00056. Minor subdivision approval to create three (3) new lots with seven (7) remainder lots.
9. Highland Development Master Plan of Streets Amendment - located on the westerly side of Chapel Drive between Oak Road and Scarpa Drive, Block 2502, Lots 7 through 28, Tax Map Sheet #25, Project No. PBA-23-00057. Revision to the Master Plan of Street Extensions map that would eliminate several extensions and cul-de-sacs off of Chapel Drive and create a “D” shape road that would connect to the existing Alps Place and Chapel Drive via “T” intersection.

SPECIAL BUSINESS

10. Extension Request- South Jersey Paper Building Expansion, located on the westerly side of Industrial Way to the west of DeMarco Drive, Block 1003, Lot 10, Tax Map Sheet #10, Project No. 18-00023.
11. NEP Request for Consistency Determination
12. Redevelopment Area Amendment–27 S. East Boulevard, Block 4001, Lot 25.1.
13. Redevelopment Area Amendment–611 E. Elmer Street, Block 4007, Lot 2.

PUBLIC COMMENT