

DATE: Wednesday, July 12, 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 June 14, 2023 board meeting.  
- Approve resolutions from Jun 14, 2023 board meeting.

DEVELOPMENT PLANS

1. D & D Kuzmicz, LLC – located on the southerly side of Oak Road between Valley Avenue and Hadsell Avenue, Block 2401, Lot 2, Tax Map Sheet #24, Project No. PBA-23-00022. Minor subdivision approval to create four (4) new lots with one (1) remainder lot.
2. 2065 Mays Landing Rd–located on the southerly side of Mays Landing Road between Covered Bridge Road and Pennsylvania Avenue, Block 7801, Lot 3, Tax Map Sheet #78, Project No. PBA-23-00028. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.

PUBLIC HEARING

3. ICM Logistics – located on the westerly side of Delsea Drive between Forest Grove Road and Garden Road, Block 604, Lot 10, Tax Map Sheet #6, Project No. PBA-23-00009. Preliminary/final major site plan approval to convert an existing masonry building into a truck terminal with maintenance facilities, truck parking and additional site improvements.
4. Chemglass Realty– located on the easterly side of Mill road between Weymouth Road and Gallagher Drive, Block 303, Lot 58, Tax Map Sheet #3, Project No. PBA-23-00023. Preliminary/final major site plan approval, to construct a 32,864 square foot industrial building with a 6,624 square foot mezzanine and associated site improvements.
5. Viridescent Farms f.k.a. Garden Greens–located on the easterly side of N. Mill Road between Weymouth Road and Gallagher Drive, Block 303, Lot 56, Tax Map Sheet #3, Project No. PBA-23-00017. The applicant requests an amended preliminary/final major site plan approval to convert an existing industrial facility to a cannabis cultivation facility along with additional site plan improvements.
6. Gold Property Management – located on the southerly side of Chestnut Avenue between Highland Avenue and Brentwood Drive, Block 4406.01, Lot 4.01, Tax Map Sheet #44, Project No. PBA-23-00024. Minor subdivision approval to create two (2) new lots with one (1) remainder lot.

7. House Change, LLC- located on the southerly side of Oxford Street between West Avenue and Second Street, Block 2219, Lot 2, Tax Map Sheet #22, Project No. PBA-23-00025. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
8. All Kids First—located on the southerly side of Magnolia Road between Main Road and Iris Avenue, Block 5901, Lot 25 Tax Map Sheet #59, Project No. PBA-23-00026. The applicant requests a preliminary/final major site plan approval, to construct a 7,012 square foot assembly hall to an existing day care facility.
9. NEP Real Estate of Vineland NJ Urban Renewal LLC— located on both the westerly and easterly side of Hance Bridge Road between Sheridan Avenue and the City Line, Block 7503, Lots 6, 6.01, 20.01, 23.01, 24, 25.01 & 35.02, Tax Map Sheet #75 and Block 7701, Lots 4, 5, 7, 7.01, 30, 31, 32, 33, 34, 36 & 37, Tax Map Sheet #77, Project No. PBA-23-00027. The applicant requests a preliminary/final major site plan approval to construct a proposed maintenance facility (including a 7,260 square foot administration building, 7,600 square foot equipment building, 3,870 square foot storage and wash building, and 2,890 square foot storage bin building), 4,950 square foot outpost, 940 square foot pump station, 940 square foot well house along with exterior walls, site grading, and various site plan improvements for a proposed golf course facility.

#### SPECIAL BUSINESS

10. Municipal Landfill Redevelopment Study- 1271 S. Mill Road, Block 5501, Lot 1.
11. Redevelopment Area Amendment—Block 7503, Lots 1.01, 3.01, part of 33.01 and part of 35.01.
  - a) Adoption of Map
  - b) Amended Energy & Minerals Condemnation Redevelopment Area Preliminary Investigation
  - c) Amendment Redevelopment Plan- Energy & Minerals Condemnation Redevelopment Area

#### PUBLIC COMMENT