

DATE: Wednesday, October 9, 2024

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



PLANNING BOARD AGENDA

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 11, 2024 board meeting.
- Approve resolutions from September 11, 2024 board meeting.

PUBLIC HEARING

1. Laury Office Expansion Amended – located on the easterly side of North East Boulevard between Wood Street and Plum Street, Block 3018, Lot 1, Tax Map Sheet #30, Project No. PBA-24-00041. Amended preliminary/final major site plan approval to construct a 7,000 square foot two-story office building expansion and associated site plan improvements.
2. Prime Construction Master Plan of Streets Amendment - located on the easterly side of Main Road between Walnut Road and Washington Avenue, Block 5101, Lot 84, Tax Map Sheet #51, Project No. PBA-24-00038. Master Plan of Street Extensions that would eliminate the extension of Justin Court through lot 82 and the relocation of the cul-de-sac of Owle Court.
3. Katherine Hansen- located on the northerly side of Sherman Avenue between Lincoln Avenue and Hance Bridge Road, Block 6901, Lot 108, Tax Map Sheet #69, Project No. PBA-24-00040. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
4. Wiseco Cannabis Facility– located on the southerly side of Pine Avenue between Mill Road and Hickory Place, Block 2703, Lot 19, Tax Map Sheet #27, Project No. PBA-24-00042. Preliminary/final major site plan approval to establish a cannabis manufacturing facility within an existing industrial building along with additional site improvements.
5. Dun-Rite Sand and Gravel– located on the southerly side of Mays Landing Road between Sherman Avenue and Cornucopia Avenue, Block 7801, Lots 18 and 35, Tax Map Sheet #78, Project No. PBA-24-00044. Preliminary/final major site plan approval to construct a 20,331± square foot ground solar array for their existing mining operation.
6. Flagship- Vineland NJ– located on the southeasterly corner of Delsea Drive and Sherman Avenue, Block 7002, Lot 1, Tax Map Sheet #70, Project No. PBA-24-00047. Preliminary/final major site plan approval to remodel an existing 14,673 square foot pharmacy (Rite Aid) into a three (3) bay carwash that will include two (2) dry tunnels and one (1) wet tunnel along with additional site improvements.
7. Rushin Gandhi Major Subdivision- located on the northerly side of Maple Avenue between N Spring Road and N Brewster Road, Block 2503, Lot 43, Tax Map Sheet #25, Project No. PBA-24-0009. Preliminary major subdivision approval to configure one (1) existing lot into twenty-one (21) lots. **Sixteen (16)** of the lots would be available for the construction of a single-family dwelling and **five (5)** lots are proposed for a stormwater basins.



SPECIAL BUSINESS

8. Redevelopment Amendment- Pompei's R&R, LLC, 544 E. Wood Street, Block 3018, Lot 10.

PUBLIC COMMENT