

DATE: Wednesday, November 13, 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 26, 2024 special board meeting.
- Approve minutes from October 9, 2024 board meeting.
- Approve resolutions from October 9, 2024 board meeting.

DEVELOPEMNT PLAN

1. Higher Places Ministries– located on the northerly side of Landis Avenue between Delsea Drive and S West Avenue, Block 2802, Lot 2, Tax Map Sheet #28, Project No. PBA-24-00049. Preliminary/final major site plan approval to construct a 3,000 square foot steel building that will serve as a food pantry and meeting space, an addition of a second floor on the eastern side of the existing church, requiring only interior renovations, and the construction of a two-story addition in front of the existing church (Higher Places Ministries).

PUBLIC HEARING

2. 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.
3. 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.
4. Kres Cold Storage– located on the westerly side of Mill Road between W Weymouth Road and Gallagher Drive, Block 302, Lot 6.01, Tax Map Sheet #3, Project No. PBA-24-00055. Preliminary/final major site plan approval, to construct a 26,800 square foot cold storage/freezer facility with associated site improvements in addition to the existing industrial facility.
5. 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. Eighteen (18) of the lots would be available for the construction of a single-family dwelling and three (3) lots are proposed for a stormwater basin.
6. BME Properties, LLC– located on the easterly side of Delsea Drive between Elm Road and Michael Avenue, Block 5603, Lot 3, Tax Map Sheet #56, Project No. PBA-24-00056. Preliminary/final major site plan approval to construct a 6,475 square foot building addition to an existing 8,695 square foot banquet hall with additional site improvements.



SPECIAL BUSINESS

7. Redevelopment Amendment- Vineland Ventures, LLC, 215 N. Delsea Drive, Block 2802, Lot 1.
8. Redevelopment Amendment- Marcial Lopez, 412 S. Sixth Street, Block 4108, Lot 10.
9. Redevelopment Amendment- Elizabeth Vazquez, 812 E. Elmer Street, Block 4004, Lot 10.
10. Redevelopment Amendment- MJ Vineland, LLC, 13 N. East Boulevard, Block 3019, Lot 2.
11. Extension Request- Taco Bell - W. Landis Avenue, Block 2707, Lot 4, Project No. PBA-22-00030.
12. Amendment to Land Use Ordinance- Clarification of Office Uses
13. Amendment to Land Use Ordinance- Substance Abuse Counseling or Treatment Center
14. Amendment to Land Use Ordinance- Mental Health Counseling and Treatment
15. Amendment to Land Use Ordinance- Temporary Use Permit
16. Amendment to Land Use Ordinance- Complete Application (submission of plans)
17. Amendment to Land Use Ordinance- County Transmittal
18. Amendment to Land Use Ordinance- Newspaper Notice for Applications
19. Amendment to Land Use Ordinance- Cannabis
20. Mint Dispensary- 986 S. Delsea Drive, Block 4705, Lot 52, 53, request for an amendment to Resolution #6655.

PUBLIC COMMENT