

DATE: Thursday, February 29, 2024

TIME: 6:00 P. M. (Pre-Meeting) Council Caucus Room  
6:30 P. M. (Special Meeting) Council Chambers

PLACE: City Hall, 640 E. Wood Street, Vineland, NJ 08360



AGENDA  
SPECIAL PLANNING BOARD MEETING

PRE-MEETING CONFERENCE (6:00 P.M.)

- Roll call, read Open Public Meetings statement, discuss agenda item.

DEVELOPMENT PLAN

1. TN Reserve, LLC – located on the easterly and westerly sides of Hance Bridge Road abutting Sheridan Avenue, and Mays Landing Road, Block 7503, Lot 35.02 and Block 7701, Lot 4.01, Tax Map Sheets #77 and #75, Project No. PBA-24-00003.

The applicant requests a preliminary/final major site plan approval, to construct an eighteen (18) hole golf course over nine (9) phases as follows:

- a) Phase One will include the construction of the already approved maintenance facility, eleven (11) golf holes, and two (2) pump houses.
- b) Phase Two will include the construction of the remaining seven (7) golfing holes and one (1) practice range.
- c) Phase Three will include the construction of a 386 square foot gatehouse situated on the north side of Mays Landing Road and a 7,641 square foot performance training center.
- d) Phase Four will include the construction of a 1,105 square foot comfort station.
- e) Phase Five will include the construction of a practice green.
- f) Phase Six will include the construction of a proposed short game area and the proposed putting course.
- g) Phase Seven will include the construction of two (2) 10,183 square foot private lodges and four (4) 2,890 square foot private lodges.
- h) Phase Eight will include the construction of a 35,015 square foot clubhouse with a 2,765 square foot Pro Shop, a 2,622 square foot garage and a 1,250 square foot owner's garage.
- i) Phase Nine will include the construction of a heliport that will be privately owned but also be available for emergency services and a 22,046 square foot private lodge.

PUBLIC COMMENT