

DATE: Wednesday, November 12, 2025

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 October 8, 2025, board meeting.
- Approve resolutions from October 8, 2025, board meeting.

DEVELOPMENT PLAN

1. Prime Development & Construction- located on the easterly side of Main Road between Chestnut Avenue and Walnut Road, Block 5101, Lot 84, Tax Map Sheet #51, Project No. PBA-25-00036. Final major subdivision approval to configure one (1) existing lot into thirteen (13) lots over two phases. Phase 1 will consist of six (6) single-family home lots and one (1) stormwater management lot. Phase 2 will consist of five (5) single-family home lots and one (1) stormwater management lot.

PUBLIC COMMENT

2. AG Realty Holdings-located on the northerly side of D'Ippolito Drive, at the end of the cul-de-sac, Block 303, Lot 45, Tax Map Sheet #3, Project No. PBA-25-00030. Preliminary/final major site plan approval, to construct a 9,100 square foot one story shop with an attached 4,200 square foot two story office as well as a 4,000 covered work area with associated site improvements. The plans denote a future warehouse as well; however it is not delineated on the plans.
3. Collini-Petrini Juliana Drive- located on the easterly side of Juliana Drive between Sharp Road and Oak Road, Block 2402, Lots 23 and 15, Tax Map Sheet #24, Project No. PBA-25-00037. Minor subdivision approval to create two (2) new lot with one (1) remainder lot.
4. 955 Charles Street- located on the easterly side of Charles Street between Oak Road and Sunset Avenue, Block 2005, Lot 1, Tax Map Sheet #20, Project No. PBA-25-00039. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
5. Voice of Deliverance New Covenant Church- located on the southerly side of Chestnut Avenue between Main Road and Spring Road, Block 4305, Lot 2, Tax Map Sheet #43, Project No. PBA-25-00041. Preliminary/final major site plan approval, in conjunction with a conditional use, to rebuild a church within its existing footprint along with additional site improvements.

SPECIAL BUSINESS

6. Redevelopment Plan Amendment- Cherry Group, LLC, 704 E. Elmer Street, Block 4003, Lot 21.