

DATE: Wednesday, February 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 January 8, 2025 board meeting.
- Approve resolutions from January 8, 2025 board meeting.

PUBLIC HEARING

1. Garden Truck Stop– located on the southwesterly corner of Garden Road and DeMarco Drive, Block 1003, Lot 3, Tax Map Sheet #10, Project No. PBA-24-00052. Preliminary/final major site plan approval, to construct a truck repair and wash facility over two phases. Phase 1 includes the construction of a 9,600 square foot four bay specialized repair garage and Phase 2 includes the construction of a 10,500 square foot truck wash building along with additional site improvements.
2. Newcomb Senior Apartments Phase 3 – Minor Subdivision – located on the westerly side of Howard Street between Almond Street and Chestnut Avenue, Block 4216, Lots 1.03, 1.04 and 1.05, Tax Map Sheet #42, Project No. PBA-24-00059. Minor subdivision approval to consolidate existing Lots 1.03 and 1.05 and then convey a portion of consolidated Lot 1.03 to the new enlarged Lot 1.04. ***Postponed until further notice.***
3. Newcomb Senior Apartments - Phase 3- Site Plan – located on the westerly side of Howard Street between Almond Street and Chestnut Avenue, Block 4216, Lots 1.03, 1.04 and 1.05, Tax Map Sheet #42, Project No. PBA-24-00060. Preliminary/final major site plan approval to construct a four-story 71,900 square foot (17,975 square feet per floor) low and moderate income senior garden apartment building with a 1,559 square foot first-floor commercial space and a total of sixty (60) apartment units (57 – 1-Bedroom and 3 – 2-Bedroom) along with site improvements. ***Postponed until further notice.***
4. Divine Mercy Parish- located on the westerly side of Eighth Street between Almond Street and Quince Street, Block 4106, Lot 7, Tax Map Sheet #41, Project No. PBA-24-00061. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
5. Divine Mercy Parish- located on the westerly side of Eighth Street between Almond Street and Quince Street, Block 4106, Lot 7.01, Tax Map Sheet #41, Project No. PBA-24-00066. Minor site plan approval, to construct six (6) parking spaces for a convent and additional site improvements.
6. Taco Bell– located on the northwesterly corner of Delsea Drive and Old Union Road, Block 7007, Lot 11, Tax Map Sheet #70 (City of Vineland), Block 230, Lot 1, Tax Map Sheet #30 (City of Millville), Project No. PBA-24-00064. Preliminary/final major site plan approval to construct a 2,730 square foot (30-seat) fast food restaurant (Taco Bell) with associated site improvements.

SPECIAL BUSINESS

7. Extension Request- Vineland Ventures, Resolution #6663

PUBLIC COMMENT