

DATE: Wednesday, March 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 February 12, 2025 board meeting.
- Approve resolutions from February 12, 2025 board meeting.

DEVELOPMENT PLAN

1. Hollister/ Habersham Minor Subdivision – located on the southerly side of E. Forest Grove Road and Central Avenue with additional frontage on Division Street, Block 909, Lots 6 and 56, Tax Map Sheet #9, Project No. PBA-25-00007. Minor subdivision approval to create one (1) new lot with two (2) reconfigured remainder lots.

PUBLIC HEARING

2. TE Land, LLC-Foster – located on the southerly side of Foster Avenue between Delsea Drive and S West Boulevard, Block 5701, Lot 13, Tax Map Sheet #57, Project No. PBA-24-00062. Minor subdivision approval to create one (1) new lot with one (1) remainder lot. ***Postponed until April 9, 2025.***
3. David DiLeonardo Minor Subdivision – located on the southeasterly corner of South Lincoln Avenue and Magnolia Road, Block 5219, Lot 3, Tax Map Sheet #52, Project No. PBA-25-00002. Minor subdivision approval to create four (4) new lots with one (1) remainder lot.
4. Landis Theatre and Mori Building– located on the northwest corner of the intersection of N East Avenue and Landis Avenue, Block 3022, Lot 8.01, Tax Map Sheet #30, Project No. PBA-25-00003. Preliminary/final major site plan approval, to modify an existing 5,423 square foot restaurant into a brewery and tasting room with additional site improvements that will encompass approximately 7,500 square feet of the existing site.
5. Vineland Community Solar–located on the northeasterly corner of S. Mill Road and Elm Road, Block 5501, Lot 1, Tax Map Sheet #55, Project No. PBA-25-00010. Preliminary/final major site plan approval, to construct a ground-mounted solar farm along with site improvements.
6. 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.***
7. 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.***

SPECIAL BUSINESS

8. Meeting Adjournment Discussion
9. Substance Abuse Treatment & Harm Reduction Centers, Ordinances #2025-27 & #2025-28
10. Redevelopment Amendment- Eastern Pacific Development, 112 S. Third Street, Block 3806, Lot 9.
Postponed until April 9, 2025.
11. Redevelopment Amendment- Martin Jay Einstein, 822 E. Wood Street, Block 3015, Lot 15.
Postponed until April 9, 2025.
12. Redevelopment Amendment- True North Territory, 8 W. Landis Avenue, Block 2802, Lots 20, 21 & 22.
Postponed until April 9, 2025.

PUBLIC COMMENT