

DATE: Wednesday, April 9, 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. KDC Building Addition– located on the southerly side of Garden Road between Mill Road and Delsea Drive, Block 1101, Lot 15.01, Tax Map Sheet #11, Project No. PBA-25-00014.

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.
3. Penn Cardiology Parking Lot – located on the northerly side of East Chestnut Avenue between Colombia Avenue and Valley Avenue, Block 4214, Lot 22, Tax Map Sheet #42, Project No. PBA-25-00008. Preliminary and final major site plan approval to construct a parking lot expansion along with associated site improvements.
4. 820 N Main Road– located on the westerly side of Main Road between Sharp Road and Oak Road, Block 2405, Lot 8, Tax Map Sheet #24, Project No. PBA-25-00009. Preliminary/final major site plan approval to establish a general repair garage and upper floor apartment within an existing vacant gas station along with associated site improvements.
5. Collini- Petrini Minor Subdivision- located on the easterly side of S Spring Road between E Landis Avenue and E Chestnut Avenue, Block 4401, Lot 67, Tax Map Sheet #44, Project No. PBA-25-00011. Minor subdivision approval to create four (4) new lot with one (1) remainder lot.
6. El Legado LLC– located on the southerly side of Elmer Street between S. Sixth Street and S. Seventh Street, Block 4007, Lot 7, Tax Map Sheet #40, Project No. PBA-25-00012. Change of use for an existing business office to be converted to a church along with bulk “c” variances and a waiver of site plan approval.
7. Landten Properties, LLC – located on the southerly side of Foster Avenue between S Delsea Drive and S West Boulevard, Block 5701, Lot 20, Tax Map Sheet #57, Project No. PBA-25-00013. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
8. 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.***

9. 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

10. Extension Request- Landis Pointe- Phases 2C and D, Block 6910, Lot 11.1, Project #PZ-21-00046.
11. Redevelopment Amendment- True North Territory, 8 W. Landis Avenue, Block 2802, Lots 20, 21 & 22.
12. Redevelopment Amendment- Martin Jay Einstein, 822 E. Wood Street, Block 3015, Lot 15.
13. Redevelopment Amendment- Eastern Pacific Development, 112 S. Third Street, Block 3806, Lot 9.
Postponed until April 9, 2025.

PUBLIC COMMENT