

DATE: Wednesday, May 14, 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 April 9, 2025 board meeting.
- Approve resolutions from April 9, 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. Preliminary/final major site plan approval to construct a 22,238 square foot building addition and a parking lot addition to an existing repacking and cold storage facility along with associated site improvements.
2. LJR Real Estate, LLC- located on the easterly side of Hance Bridge Road between Sheridan Avenue and the Vineland/Millville boundary line, Block 7701, Lots 3 and 2, Tax Map Sheet #77, Project No. PBA-25-00021. Resubdivision approval to convey a portion of one (1) lot to another.

PUBLIC HEARING

3. 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.
4. 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.
5. 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.
6. 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.
7. Letizia Minor Subdivision –located on the northerly side of Piacenzia Avenue and southerly side of Chestnut Avenue, between New Panther Road and the Municipal boundary line, Block 4602, Lots 7 and 38, Tax Map Sheet #46, Project No. PBA-25-00020. A resubdivision approval to convey a portion of one (1) lot to another lot.

8. Prime Construction – located on the westerly side of S. Spring Road between E. Walnut Road and Magnolia Road, Block 5112, Lot 40, Tax Map Sheet #51, Project No. PBA-25-00015. Minor subdivision approval to create three (3) new lots with one (1) remainder lot.
9. Dilisciandro- located on the southerly side of Grant Avenue between S East Boulevard and S Main Road, Block 6701, Lot 2, Tax Map Sheet #67, Project No. PBA-25-00016. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
10. Davco Master Plan of Streets – located on the easterly side of Lincoln Avenue between S. Brewster Road and Menantico Road, Block 5204, Lot 15.05, Tax Map Sheet #52, Project No. PBA-25-00017. Master Plan of Street Extensions revision.
11. Davco Master Plan of Streets-located on the southeasterly corner of Lincoln Avenue and Magnolia Road, Block 5219, Lot 3, Tax Map Sheet #52, Project No. PBA-25-00018. Master Plan of Street Extensions revision.

SPECIAL BUSINESS

12. State Plan Discussion

PUBLIC COMMENT