

DATE: Wednesday, June 11, 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 May 14, 2025 board meeting.
- Approve resolutions from May 14, 2025 board meeting.

1. Proposed Fourth Round Housing Element and Fair Share Plan

DEVELOPMENT PLAN

2. Garden State Truck Stop Amended – located on the northerly side of Garden Road between Mill Road and N.J.S.H. State Route No. 55, Block 602, Lot 8, Tax Map Sheet #6, Project No. PBA-25-00022. Preliminary/final major site plan approval for modifications to existing site improvements on a previously approved truck wash, gas station and convenience center.
3. Relema, Inc.– located on the northerly side of Garden Road between Delsea Drive and Mill Road, Block 604, Lot 30.01, Tax Map Sheet #6, Project No. PBA-25-00025. Amended preliminary/final major site plan approval for modifications to existing site improvements on a previously approved 137,892 square foot industrial building constructed over two (2) phases.

PUBLIC HEARING

4. 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-25-00024. Preliminary/final major site plan approval, to construct a 6,400 square foot four bay specialized repair garage and an 8,000 square foot truck wash building along with additional site improvements.
5. Gandhi Master Plan of Streets - located on the northerly side of Maple Avenue between N Spring Road and N Brewster Road, Block 2503, Lot 43, Tax Map Sheet #25, Project No. PBA-25-00023. Revision to the Master Plan of Street Extensions map that would eliminate the connection of Concetta Lane and Loretta Lane.
6. Rushin Gandhi Major Subdivision- located on the northerly side of Maple Avenue between N Spring Road and N Brewster Road, Block 2503, Lot 43, Tax Map Sheet #25, Project No. PBA-24-0009. Preliminary major subdivision approval to configure one (1) existing lot into thirteen (13) lots. Ten (10) of the lots would be available for the construction of a single-family dwelling and three (3) lots are proposed for a stormwater basin.

SPECIAL BUSINESS

7. Extension Request- Eastern Pacific Development, Resolution #6602.

PUBLIC COMMENT