DATE: Thursday, November 12, 2026

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

CITY OF VINELAND
WHERE IT'S ALWAYS GROWING SEASON

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.)

- Approval of Minutes from October 14, 2026, Board Meeting
- Approval of Resolutions from October 14, 2026, Board Meeting

DEVELOPMENT PLAN

1. Barry Garcia - Southerly side of Landis Avenue between Spring Road and Brewster Road, Block 4401, Lots 6 & 38, Tax Map Sheet #44, Project No. PBA-26-00032. The applicant requests a resubdivision approval to convey a portion of one lot to another lot.

PUBLIC HEARING

2. Pompi's R & R LLC – Northwesterly corner of E. Wood Street and N. Sixth Street, Block 3018, Lot 10, Tax Map Sheet #30, Project No. PBA-26-00014. The applicant requests a minor site plan approval to utilize an existing building as a multi-use development including two (2) 1-bedroom apartments on the second floor and a personal service shop (barbershop with 15 chairs) on the first floor along with associated site plan improvements. ***POSTPONED UNTIL DECEMBER 9, 2026***

3. Crash Champions Minor Subdivision – Northeasterly corner of Delsea Drive and Park Avenue, Block 2201, Lot 63, Tax Map Sheet #22, Project No. PBA-26-00030. The applicant requests a minor subdivision approval to create one (1) new lot with one (1) remainder lot.

4. Crash Champions Site Plan - Northeasterly corner of Delsea Drive and Park Avenue, Block 2201, Lot 63, Tax Map Sheet #22, Project No. PBA-26-00029. The applicant requests a preliminary/final major site plan approval to convert an existing 15,126 square foot retail building into a public garage-auto body shop.

5. Lorraine Singleton – Northerly side of Columbia Avenue between Lake Road and the Municipal Boundary, Block 201, Lots 7 & 7.1, Project No. PBA-26-00033. The applicant requests a minor subdivision approval to reconfigure two (2) existing lots into three (3) lots, thereby creating one (1) new lot.

6. Benjamin Springer – Northerly side of Foster Avenue between S Delsea Drive and S East Boulevard, Block 4813, Lot 20, Tax Map Sheet #48, Project No. PBA-26-00034. The applicant requests a minor subdivision approval to create one (1) new lot with one (1) remainder lot.

SPECIAL BUSINESS

7. Redevelopment Amendment – Vineland Ventures, LLC, 215 N. Delsea Drive, Block 2802, Lot 1

8. Redevelopment Amendment – Michael Ajayi & Eunice Obamiro, 238 W. Chestnut Avenue, Block 3914, Lot 9

9. Land Use Ordinance Amendment – Amendment to Article XV Zoning, Section 425-276 R-P Residential-Professional Zone standards of the Land Use Ordinance.

10. Cumberland County Annual Planning Incentive Grant Discussion

PUBLIC COMMENT