

DATE: Wednesday, July 8, 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



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 June 10, 2026, Board Meeting
- Approval of Resolutions from June 10, 2026, Board Meeting

DEVELOPMENT PLAN

1. Northeast Precast, LLC– located on the easterly side of S. Lincoln Avenue between State Highway Route 55 and Sheridan Avenue, Block 7503, Lot 33.01, Tax Map Sheet No. 75, Project No. PBA-26-000013. Amended preliminary/final major site plan approval, to amended Phases 3 and 4, which will constitute the construction of a 241,384 square foot industrial building and a 50,800 square foot parking garage.

PUBLIC HEARING

2. Heller Minor Subdivision- located on the westerly side of South Mill Road between West Landis Avenue and West Chestnut Avenue, Block 3402, Lot 28, Tax Map Sheet #34, Project No. PBA-26-00008. Minor subdivision approval to create one (1) new lot with one (1) remainder lot.
3. Prime Development and Construction LLC – located on the easterly side of Holmes Avenue between Walnut Road and Magnolia Road, Block 5112, Lot 40.02, Tax Map Sheet #51, Project No. PBA-26-00011. The applicant requests preliminary major subdivision approval to configure one (1) existing lot into fourteen (14) lots. Thirteen (13) of the lots would be available for the construction of single-family dwellings and one (1) lot is proposed for a stormwater basin.
4. Pulse Title Agency Monument Sign – located on the southerly side of E. Landis Avenue between Vassar Place and Evelyn Avenue, Block 4209, Lot 2, Tax Map Sheet #42, Project No. PBA-26-00012. Minor site plan approval to construct a twenty-four (24) square foot monument sign at an existing office use (Pulse Title Agency).

PUBLIC COMMENT