

PLANNING BOARD MINUTES  
SPECIAL MEETING  
June 26, 2025

The pre-meeting of the Planning Board was called to order by Vice Chairman Mr. Michael Pantalone at 6:00 PM in the Second Floor Caucus Room of City Hall.

Members Present:

John Casadia  
Sandy Velez  
Thomas Tobolski  
Robert Odorizzi  
Michael Pantalone

Also present were:

Michael Malinsky, Planning Board Solicitor  
Yasmin Perez, Planning Board Secretary  
Kathleen Hicks, Supervising Planner  
Ryan Headley, Planning Board Planner/Engineer  
Elizabeth Jambor, Assistant Planner

PRE-MEETING

NEP Real Estate – Data Center PH 3 Amended– located on the southeasterly corner of Lincoln Avenue and Sheridan Avenue, Block 7503, Lots 1.01 & 35.01, Tax Map Sheet #75, Project No. PBA-24-00028. Amended preliminary/final major site plan approval for the construction of a data center facility, totaling 3,129,726 square feet, along with associated sit improvements over three (3) phases.

Mr. Headley presented an overview of the amended site plan for the data center campus, which was previously approved. The amendments stem from the applicant having secured an end user, resulting in a significant reconfiguration of the overall site layout. The revised plan includes two primary data center buildings: Phase 1: Approx. 760,000 sq. ft. footprint; two stories totaling 1.26 million sq. ft. (currently under construction). Phase 3: Just under 580,000 sq. ft. footprint; two stories totaling 1.16 million sq. ft. Power infrastructure includes three power buildings and modular backup generation units. A total of 135 parking spaces are proposed for approximately 70 employees. The entire site will be enclosed by a perimeter wall and fencing. Shade trees are proposed along Sheridan and Lincoln Avenues; no sidewalks are proposed. The applicant is requesting waivers for this application. Basin setback waivers for basins located closer to property lines. Waiver for individual basin fencing, since the overall site will be secured by perimeter walls. Community design standard waivers for: 1. No sidewalks. 2. Non-curved basin design. 3. No modifications to building front entrances. The applicant has agreed to comply with all staff's engineering and planning comments, and there are no variances for this amendment.

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2024 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, City Clerk, and the Board members.

DEVELOPMENT PLAN

NEP Real Estate – Data Center PH 3 Amended– located on the southeasterly corner of Lincoln Avenue and Sheridan Avenue, Block 7503, Lots 1.01 & 35.01, Tax Map Sheet #75, Project No. PBA-24-00028. Amended preliminary/final major site plan approval for the construction of a data center facility, totaling 3,129,726 square feet, along with associated sit improvements over three (3) phases.

The applicant was represented by Michael Fralinger, Esq. The project was previously approved with no end user or finalized plan for the stormwater infrastructure. Since that time, the team has worked diligently and entered a partnership with Data One USA, LLC for a data center project, with a European-based AI company serving as the end user. As a result of their involvement, the project has been redesigned to meet the user's specifications.

The revised site plan reflects the updated layout and standards. Construction is currently underway for Phase 1, which represents the initial portion of the first building on site. Originally, the site was approved for six data center buildings, an office building, and a parking garage. The current plan reduces the number of data center buildings from six to two, eliminates the garage and office building, and slightly increases the overall square footage dedicated to data centers—from 2,647,628 square feet to 2,547,754 square feet. Although the square footage has decreased slightly, the functionality and efficiency have been enhanced. A significant addition to the project is the construction of three power generation buildings to support the substantial energy needs of the data

center. These facilities will enable the project to generate more power than the entire City of Vineland currently uses. Smaller linear generators (each rated at 250 KVA, requiring four units to produce 1 MW) will also be deployed and may serve as either primary or backup power sources. These smaller generators are being used due to quicker availability. Coordination with Atlantic City Electric is ongoing, and efforts are being made to secure power from their 138 kV line located in the utility easement adjacent to the site. There is also a long-term possibility of accessing a 230 kV line located farther north. In the short term, the applicant plans to pull approximately 5 megawatts from Vineland's existing substation. If successful in securing additional capacity through Atlantic City Electric, a new substation could be constructed in Vineland, allowing for future expansion and greater power redundancy. The three power generation buildings are located below the Phase 2 building, on the north side of the property and adjacent to the Phase 3 building. All generation will use natural gas, and the applicant praised South Jersey Gas for their cooperation in ensuring sufficient gas supply to the site. The ideal scenario includes a hybrid power strategy with both on-site generation and supplemental supply from Atlantic City Electric, enabling full build-out of the site plan in accordance with end-user requirements.

The site will be enclosed by a combination of new and existing walls. 8-foot walls along Lincoln Avenue and 14-foot walls at the rear, tying into existing structures from the prior golf course use. The facility will have a single secured access point with double-entry security measures, including security wedges, bollards, and 24/7 armed professional guards. Entry will be restricted via ID badge systems.

Cooling systems will utilize a closed-loop chilled water system with cold plate technology. Water use will be minimal, and water will be recirculated with low evaporative loss, especially in colder months.

Stormwater management largely remains unchanged from the previous approval, with impervious coverage staying the same (2,494,610 square feet). The applicant requested waivers for several stormwater requirements. Setback waivers for basins at the rear of the site (buffered by the 14-foot wall and adjacent structures). A waiver from fencing each individual basin, as the entire site is already enclosed. A waiver for a front-yard basin fencing requirement. A waiver from curvilinear basin design ("kidney bean" shape), which was not implemented due to the site's visibility restrictions. The applicant will comply with updated NJDEP stormwater rules and has been able to reduce the number of requested waivers compared to the previous plan, thanks to updated basin design by the project engineer.

Parking and Landscaping: 135 parking spaces will be provided. Estimated on-site employment is 70–80 high-tech workers. EV-ready spaces will be included in compliance with ordinance requirements. Shade trees will be planted along Sheridan Avenue as required, with two additional trees added. Landscaping will be focused internally, as the site's exterior appearance is intentionally minimal due to its security-sensitive nature. All landscaped areas will be irrigated. The applicant agreed to comply with all professional review letters with the exception of the specific waivers mentioned.

Timothy Ruga, the applicant's licensed engineer, was sworn in and affirmed the prior testimony regarding the application and requested relief. He confirmed that the project overview previously provided was accurate and complete to his knowledge.

The Vice Chairman entertained a motion to approve the application. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:  
John Casadia: Yes  
Sandy Velez: Yes  
Thomas Tobolski: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

#### ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:  
John Casadia: Yes  
Sandy Velez: Yes  
Thomas Tobolski: Yes  
Robert Odorizzi: Yes  
Michael Pantalone: Yes

TIME: 7:05 PM

Respectfully submitted,

Yasmin Perez  
Planning Board Secretary