

SPCEIAL PLANNING BOARD MINUTES

July 23, 2026

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

Members Present:

John Casadia
David Catalana
Jeffrey DiMatteo
Douglas Menz
Thomas Tobolski
Sandy Velez
Janine Andreoli
Robert Odorizzi
Elizabeth Arthur
David Manders

Also present were:

Michael Malinsky, Planning Board Solicitor
Alena Broshchan, Substitute Planning Board Secretary
Kathleen Hicks, Supervising Planner
Ryan Headley, Planning Board Planner/Engineer
Elizabeth Jambor, Assistant Planner

FLAG SALUTE

This meeting is being held in accordance with the New Jersey Open Public Meetings Act. Notice of this meeting was given on December 16, 2025, and has been posted on the Official Bulletin Board in City Hall, posted on the City's website and published in the Vineland Daily Journal.

RESOLUTIONS

Resolution #6743

John Casadia: Yes
David Catalana: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Janine Andreoli: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

Resolution #6744

John Casadia: Yes
David Catalana: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Janine Andreoli: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

PUBLIC HEARING

Fresh Wave Cold Storage— located on the westerly side of N. Main Road between Oak Road and Wheat Road, Block 1802, Lot 4, Tax Map Sheet #18, Project No. PBA-26-000015. Minor site plan approval to construct a 3,750 square foot expansion to an existing industrial cooler facility.

The applicant was represented by Michael Gruccio, Esq. He explained that the proposal consisted of constructing a 3,750-square-foot expansion to an existing industrial cooler facility on the existing 20.38-acre produce auction property to accommodate the increasing demand for refrigerated produce storage. The proposed refrigerated structure would be located in the southeast corner of the site on an existing paved area and would not increase the site's existing impervious coverage. The application required a bulk variance to permit a 20-foot side yard buffer where the ordinance requires a 25-foot buffer adjacent to residential property.

Mr. Gruccio testified that the 20-foot buffer had existed for many years and represented a long-standing condition on the property. He further noted that the industrial zone requires only a 20-foot side yard setback for structures, making the requested relief limited to the buffer requirement. No additional employees would be hired as a result of the project since the improvement was intended solely to improve refrigeration capacity for the existing produce operation.

Mr. Gruccio addressed the Planning Report dated July 1, 2026. Under Comment 6(a), the applicant requested approval of the 20-foot side yard buffer variance in lieu of the required 25 feet. Regarding Comment 10, the applicant requested waivers from requirements to delineate parking spaces throughout the entire 20-acre produce auction property, identify all existing structures, and provide truck turning radii for the entire facility, arguing that these requirements were disproportionate to the scope of the proposed 3,750-square-foot refrigeration addition. Under Comment 12, the applicant requested a waiver from submitting complete site lighting plans and all other detailed perfected plan requirements applicable to the entire produce auction complex. During discussion of Comment 10, Mr. Headley questioned the existence of vehicles parked on unimproved surfaces. Mr. Gruccio confirmed that the applicant was not requesting permission to continue that practice and agreed that the produce auction would direct those responsible to cease parking vehicles on unimproved areas. Under Comment 13, the applicant confirmed compliance with all items except requesting a waiver from the requirement to depict all existing site features across the property. The applicant also acknowledged that the property currently contains 72.9 percent impervious coverage, exceeding the ordinance maximum of 60 percent, but emphasized that the proposed refrigerated vessel would not increase the existing impervious coverage.

The Chairman entertained a motion to close the public hearing. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Janine Andreoli: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Janine Andreoli: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

D'Oso, LLC– located on the easterly side of Main Road between Wheat Road and Vine Road, Block 1909, Lot 67.2, Tax Map Sheet #19, Project No. PBA-26-00018. The applicant requests an amended preliminary/final major site plan approval for a bulk “c” variance for an existing cold storage facility.

The applicant was represented by attorney Robert Baranowski, Esq. He explained that the application sought after-the-fact variance relief to recognize existing conditions identified by a lender’s survey that differed from previous surveys. The lender’s survey indicated that the existing cold storage building was located approximately 15.8 feet from the rear property line, where a 20-foot setback was required, and that an existing frame dwelling was located approximately 9.4 feet from the property line, where a 12-foot setback was required. He explained that the variances were requested to maintain the existing structures in their current locations and were not related to any proposed expansion or modification.

Mr. Hawk, Professional Planner, testified on behalf of the applicant. He provided testimony regarding the requested C(1) and C(2) variance criteria. He stated that the applicant demonstrated practical difficulties because relocating the existing cold storage building would require significant structural modifications and would create substantial disruption to an active cold storage operation. He further testified that the requested relief would not result in substantial detriment to the public good or impair the intent of the zoning ordinance, noting that surrounding properties consisted primarily of non-sensitive uses, vacant land, or property under common ownership.

Mr. Hawk further explained that allowing the existing conditions to remain would promote the efficient use of industrial property and support an important agricultural and food-processing-related use within the City. The applicant agreed to restore an existing stone parking area to grass in accordance with the original approval.

Mr. Manders questioned the discrepancy between the prior surveys and the lender's survey. Mr. Baranowski explained that surveying differences can occur based on field conditions and measurement methods, and that the purpose of the application was to address the lender's concerns and establish the existing conditions as legally recognized.

The Chairman entertained a motion to close the public hearing. Ms. Velez so moved, Mr. Odorizzi seconded.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Janine Andreoli: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

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

Roll Call:

John Casadia: Yes
David Catalana: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Janine Andreoli: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll Call:

John Casadia: Yes
David Catalana: Yes
Jeffrey DiMatteo: Yes
Douglas Menz: Yes
Thomas Tobolski: Yes
Sandy Velez: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
David Manders: Yes

TIME: 7:13 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary