

# Vineland Development Corporation

## Thursday, November 15, 2018

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The meeting of the Vineland Development Corporation was called to order at approximately 11:05 am in the Sixth Floor Conference Room, City Hall, Vineland, New Jersey. The meeting was held pursuant to the Open Public Meetings Act with a notice being published in the Daily Journal and the official bulletin board at City Hall.

Present: Mayor Anthony Fanucci  
Cosmo Giovinazzi  
Antony Thomas  
Donata Dalesandro  
Dr. Safee Chaudhri  
William Gruccio

Also Present: Sandra Forosisky  
Adrianna Velazquez  
Frank DiGiorgio

- 1) **Roll Call**: A roll call was made and a quorum was established.
- 2) **Approval of Minutes**: The minutes of the September 20, 2018 meeting was presented for approval.

A motion was made by Donata Dalesandro, seconded by Antony Thomas.

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, William Gruccio

- 3) **Ratification of Bills**: The bills were presented for ratification.

A motion was made by Antony Thoams, seconded by Dr. Safee Chaudhri to ratify the bills as presented.

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, William Gruccio

*(Resolution 2018-17)*

- 4) **Audit Presentation**:  
Brian Stringari presented a detailed report of the 2018 fiscal year audit. No questions were presented. All in favor.

A motion was made by Antony Thoams, seconded by Dr. Safee Chaudhri to approve the 2018 Vineland Development Corporation Audit.

*(Resolution 2018-18)*

- 5) **Old Business**:

- a. **Sale of Landis Marketplace**

Sandra Forosisky advised Michael Tar is continuing work with the CCIA. Landis Marketplace may be leased instead of purchased however all additional discussions are tabled until further development is made with the Data Center and CCIA.

**b. Sheridan Avenue Lease**

Sandra reminded Assem-Pak is currently leasing the warehouse located at 141 Sheridan Avenue. Per the last meeting Sandy met with the business who advised they are currently unable to move forward with the purchase of the building however had substantial interest in continuing to lease. Assem-Pak had ongoing concerns regarding minimum wage increase. Sandy proposed modification of triple-net lease to include payment of taxes which would raise rent approximately \$1,000.00 for a one-year term.

Cosmo advised should Assem-Pak wish to continue renting in one year the Vineland Development Corporation would seek additional rent at that time.

Sandy requested a motion to renew the Assem-Pak lease per terms discussed and terms within the current lease agreement. All in favor.

**c. Sale of Landis Theater**

Sandra Forosisky advised the buyer is expecting to close within the month. Mayor Anthony Fanucci mentioned after settlement will need approximately 45-60 days for renovations prior to opening.

6) **New Business:**

**a. Jersey Fresh Scholarship**

Sandra Forosisky advised Rotary currently disburses about 12 scholarships per year and is interested in administering the one remaining Jersey Fresh Scholarship. Sandy reminded members the remaining membership is due to an unclaimed reward.

Sandy requested Vineland Rotary administer Jersey Fresh Scholarship under all existing criteria. All members in favor.

**b. 818 Landis Avenue**

Sandra Forosisky provided a map of 818 Landis Avenue as well as the Landis Theater Lot. She requested granting 10 feet to Lot 10 old lot 9 and new lot 10.01. This additional 10 feet would allow the bank to have a drive through with access for vehicles to go around the drive through as needed.

A motion was made by Dr. Safee Chaudhri, seconded by Donata Dalesandro to grant 818 additional ten feet from lot 10.

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri

ABSTAIN: William Gruccio

7) **Adjournment:**

Antony Thomas made a motion to adjourn the meeting, seconded by Donata Dalesandro. All members approved.