



Project bringing Olive Garden to Vineland on track

Anthony V. Coppola, May 11, 2017



VINELAND - The \$13 million project expected to bring Olive Garden and furniture giant Raymour & Flanigan to Delsea Drive is moving forward as planned.

Vineland Director of Economic Development Sandy Forosisky told The Daily Journal she spoke Tuesday with Raymour & Flanigan representatives, who said the company is finalizing the lease for two lots at the site of the former Kmart.

Part of that process includes a site plan exhibit that must be approved by Olive Garden, according to Forosisky.

The project calls for the renovation of the Kmart building — which closed in October 2015 — into a 30,000-square-foot showroom for Raymour & Flanigan and a 50,000-square-foot Gabe's discount clothing store.

Olive Garden and still-to-be-named grocery and auto parts stores would also be constructed on 123,000 square feet of space at the 15-acre site at 3850 S. Delsea Drive.

The existing TD Bank and Arby's restaurant on location would be unaffected by the project.



Olive Garden and Raymour & Flanigan are expected to anchor new businesses coming to the former site of Kmart on South Delsea Drive in Vineland.

In March, the New Jersey Economic Development Authority approved a proposal by Raymour & Flanigan Properties, LLC, that includes roughly \$3 million in eligible state tax refunds.

On Thursday, the NJEDA at its board meeting OK'd a recommendation to designate Vineland Delsea Drive, LLC (VDD), as the recipient of the incentives.

In a memorandum to the board, NJEDA President and Chief Operating Officer Timothy Lizura wrote "The expectation was that Raymour & Flanigan Properties, LLC would create a new single purpose entity (VDD) to be the owner of the property, which is consistent with how development projects are handled by (Raymour & Flanigan)."

Lizura noted VDD was prepared to close on one of the two lots needed for the project at a cost of \$2.85 million.

The March proposal said the project would create approximately 133 full-time jobs. Estimated opening dates for the businesses are contingent on land acquisition, with Raymour & Flanigan needing a year; Olive Garden and Gabe's 18 months; and the grocer and auto parts stores two years.