

Industrial land interest presses Vineland property development

Joseph P. Smith, Vineland Daily Journal 2/27/2021

VINELAND – The City of Vineland continues to do a brisk business selling land parcels to industrial interests, though the downside is constant pressure to find more usable land.



© Joseph P. Smith Location map inside Vineland Industrial Park North on North Mill Road.

"I wish I had a ton more of land," Economic Development Director Sandy Forosisky said Thursday.

Vineland is preparing to part with about 44 acres off 1615 West Garden Road, close to North Mill Road and the municipal industrial park. The sale price is about \$1.15 million. About 33 acres of the property is not subject to wetlands restrictions.

An ordinance will be introduced this month to transfer the property, legally owned by city government, to the Vineland Industrial Commission, the city's development arm.

The transfer is necessary because the commission is able to directly sell land to a specific buyer, while the city would have to publicly auction the property.

Forosisky said the buyer's identity will be disclosed after a sales contract is reached. The buyer was not the first party interested in the area, though.

"We had someone interested who didn't need all 44 acres," Forosisky said. "They only wanted the front. So then, I was trying to figure out the back. And in the meantime, before they even made up their mind, we got someone who said, 'No. We want the whole 44 acres.'"

Presently, Vineland also is moving in two other locations to create one large and one small industrial property for eventual sale.

On the large end, the city is engaged in an environmental assessment of the former West Campus of the state Vineland Developmental Center at Almond and North Orchard roads.

The campus, which closed in 2013, is roughly 68 acres and contains 17 buildings. The property is near the industrial park, which fits with a long-term city desire to concentrate development resources in that area.

At the low acreage end, the city intends to buy a former farm at 2572 North West Boulevard. The purchase authorization is before the City Council for approval.

For \$120,000, the city would pick up 7.79 acres that can be combined with an adjacent 1.63 acres the city owns on Carol Drive. That combined parcels will be put up for sale as an industrial lot.

Joe Smith is a N.E. Philly native transplanted to South Jersey more than 30 years ago. He is a former editor and current senior staff writer for The Daily Journal in Vineland, Courier-Post in Cherry Hill, and the Burlington County Times. Have a tip? Reach out at (856) 563-5252 or jsmith@thedailyjournal.com or follow me on Twitter, [@jpsmith-dj](https://twitter.com/jpsmith-dj). Help support local journalism with a subscription.