

PRE-MEETING CONFERENCE  
TUESDAY, FEBRUARY 22, 2022  
6:00 P.M.

The Pre-Meeting Conference of the City Council of the City of Vineland was called to order by the President Dr. Elizabeth A. Arthur.

The following members were present at roll call:

Councilman David Acosta  
Councilman Paul F. Spinelli  
Councilman Albert Vargas  
President Dr. Elizabeth A. Arthur

Councilman Ronald J. Franceschini, Jr. was absent

Also present were: Richard Tonetta, Esq., City Solicitor  
Robert E. Dickenson, Jr., Business Administrator  
Edwin Alicea, Director of Public Safety

President Arthur led the Pledge of Allegiance.

The Municipal Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 15, 2021 by the City Clerk in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall on;
2. Providing written notice to the offices of The Daily Journal and The Press of Atlantic City;
3. Filing written notice in the office of the City Clerk of the City of Vineland.

President Arthur asked if anyone from the public would like to comment.

Steve Lewis again restated his opinion that all cannabis businesses should be located in industrial zones, and he mentioned attending the Zoning Board meeting last week.

There being no one further to be heard, the Clerk reviewed revisions and additions to the agenda.

The ordinance amending the Land Use Ordinance entitled "Zoning, Location and other Restrictions," was removed from the agenda by the Solicitor. Ordinance 2022-19 was assigned to ordinance amending ordinance 86-84, as amended chapter 425, section 425-72 of the code of the City of Vineland entitled Stormwater Control, was added. Ordinance 2022-20, ordinance amending ordinance 2009-45, as amended, chapter 135, section 135-5 of the code of the City of Vineland entitled director of department of public works, was added. Ordinance 2022-21, ordinance amending ordinance 2009-42, chapter 157, article III, section 157-4 of the code of the City of Vineland entitled department directors, was added. Ordinance 2022-22, bond ordinance providing for improvements to various roads and related drainage and sidewalk improvements in and by the City of Vineland, in the County of Cumberland, New Jersey, appropriating \$5,000,000 therefor and authorizing the issuance of \$4,750,000 bonds or notes of the city to finance part of the cost thereof, was added. Ordinance 2022-23, bond ordinance providing for various capital improvements in and by the City of Vineland, in the County of Cumberland, New Jersey, appropriating \$5,000,000 therefor and authorizing the issuance of \$4,000,000 bonds or notes of the city to finance part of the cost thereof, was added. A spelling error was corrected in the title of Resolution 2022-63. Resolution 2022-74 added the owners and operators to the resolution authorizing the issuance of original and/or renewal taxicab licenses for the year 2022. Resolution 2022-75, acknowledging certain requirements set forth in the memorandum of the New Jersey Cannabis Regulatory Commission dated December 10, 2021 for cannabis license classes 1 through 4 for Columbia Care New Jersey LLC at 1560 North West Boulevard & 51 West Park Avenue, was added. Resolution 2022-76, amending Resolution 2022-44 to correct a typographical error therein, was added. Resolution 2022-77, authorizing the issuance of an amendatory supplemental change order No. 1 to various purchase orders in connection with the new furniture/work stations for the Finance 5<sup>th</sup> floor renovation, was added. Resolution 2022-78, re-appointing Sheena Santiago as a member of the Board of Directors for the Police Athletic League, was added. Resolution 2022-79, re-appointing Luis Quiles to the Board of Directors of the Police Athletic League, was added. A communication from Mayor Fanucci appointing Christopher Peale to the Board of Directors of the Police Athletic League, was added. A motion to refer a request to the Planning Board to amend the number of class 1, 2, 3, and 4 cannabis business licenses from unlimited to a total of five for each class and limit the number of class 5 licenses to a total of two and request findings of fact and recommendations thereto, was added.

Councilman Acosta likened the cannabis licensing to his experience in the gaming industry, and a host community agreement. This Council, our legal staff and Planning staff spent a significant amount of time discussing the cannabis issue and crafting the resulting ordinance. He just can't understand how the Zoning Board of Adjustment could simply ignore the stipulations City Council decided. He announced that he would not support any resolution presented to Vineland as a host community that falls outside of what this Council set forth.

Councilman Spinelli stated that while he understands Councilman Acosta's annoyance, the job of the Zoning Board of Adjustment is to allow exceptions to the law. He noted that he is not privy to any additional information the Zoning Board may have had to make their decision. He would like to review the minutes to determine that.

Solicitor Tonetta noted that Councilman Spinelli is correct that the Zoning Board is given the authority to vary from the law – hence they permit 'variances.' But they also are obliged to follow the city's Master Plan and it is possible they felt this applicant met the Master Plan parameters.

Councilman Acosta responded that he understands the role and functioning of the Zoning Board, but this was a specific issue.

President Arthur entertained a motion by Councilman Acosta, and seconded by Councilman Spinelli, to adjourn the meeting. The Clerk called the roll: YEAS: Councilman Acosta  
Councilman Spinelli  
Councilman Vargas  
President Arthur

---

Dr. Elizabeth A. Arthur  
President

ATTEST:

---

Keith Petrosky, RMC  
Municipal Clerk