

REGULAR WORK SESSION
TUESDAY, MAY 3, 2022
6:00 P.M.

The Regular Work Session 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 P. Tonetta, Esq., City Solicitor
Robert E. Dickenson, Jr., Business Administrator

The President led the Pledge of Allegiance.

The Deputy 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;
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.

The Deputy Municipal Clerk opened the public comment portion of the meeting and mentioned that each citizen wishing to publically speak shall have a five minute limit on their comments. At the end of his/her five minutes the chairperson shall ask the speaker to make a closing statement as they've reached their five minute limit. President Dr. Arthur asked if anyone would like to publically comment.

Dr. Paul Trivelini, 1598 Sheridan Avenue, stated he is here tonight to oppose the passage of Ord. No. 2022-38. His family have been property owners on Sheridan Avenue for generations and stated he opposes the zone change to Industrial for one person rather than the applicant to go before the Zoning Board for a variance. As a former Zoning Board member, Changes of use go with the land, not the applicant. If granted, it would allow every use in an I-Zone without further review and he listed a long list of establishments as examples. Zoning change allows for public input. He stated a small token of South Vineland residents have come before Council tonight in hopes they reconsider and consider as a zoning variance so the public knows what will happen. They feel they were kept in the dark and City has not been transparent. He thanked Council for their time and begged they re-consider this proposed change.

Steve Brown, lives on Country Bridge Road, and voiced his opposition to the same Ordinance saying that he opposes any change in zoning/use on the tract along the power lines just south that run parallel to Coverbridge Road. Years ago, he and others came to Council to oppose a huge solar farm that was going to be created there. The same is happening again. He first heard of this change last night via phone call. He argued the transparency is not there. Brown said he knew something was happening because he saw all the construction equipment. He believes the land is agricultural use and it should stay agricultural use.

Dave Dalesandro lives on Covered Bridge Road. He said the reason he chose to live out there for over thirty years was for the wooden peaceful life which is all now being taken away. He wanted to know what the justification was for the change in Zone. He opined the change like the one proposed seems to benefit one and not many. Dalesandro declared the job of the City is to look out for the community as a whole for their well-being over any one person. He asked Council to please consider not making this change as the area is not conducive to traffic.

Daniel Weir, former volunteer firefighter and former District Chief of Station #2, lives at 940 Sheridan Avenue. He said the traffic at the Main, Lincoln and Rt. 55 intersection is atrocious and this change will make much worse. He constantly hears Rt 55 traffic day and night due to the deforestation of the area. He offered that if Council would like to know what it will end up looking, just take a drive to Swedesboro. It is one thing to bring a taxable rate up but something completely different to destroy the reputation the City has of being a farming community. He opposes the Zone change.

Anthony Dalesandro, from 1118 Hance Bridge Road, opposes the rezoning. He's lived in the area over thirty years. Northeast Precast is directly in his backyard. Doesn't seem to be any transparency on this and it is just happening. He said if they allow this, what's to stop said individual from developing even more. The landscape of the whole area has changed drastically. Mounds of dirt and mulch show up out of nowhere now and there is industry that he hears at 4 in the morning now. He does not see any justification for it at all. Also if concerned that if we bring in this type of work to the City what will happen to the manufacturing jobs in the industrial park.

Stevi Groetsch, 1661 Hance Bridge Road, lives across from the proposed plan. She shares the same concerns spoken previously. There is a lack of transparency. She stated they feel very confused and have not been provided the proper information. Other things should be considered such as value of the area; farming to be considered; additional traffic concerns; she is opposed to any changes and thanked Council for hearing her concerns.

Steve Lewis, Vineland resident complained of the continued Ord. No 2022-36. He spoke several times previously and is against the Ordinance for several reasons. He thinks everyone should have to take a test and if they cannot pass a test, they should not be hired. He would hire someone who had the lowest score before someone was "recommended" to be hired because of political pull, etc... . He mentioned if the City were hire off the list, make sure they have everyone on the list checked and interviewed first and everyone on the list should know what the City is doing, [inferring if they are going to hire off the list to notify those on the list the City is

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intends to hire off the list]. He said he's looking after those that took the time to take the test and believes they should be hired first.

There being no one further to be heard, the Deputy Clerk reviewed the agenda.

Councilman Vargas commented on the Continued Public Hearing of Ord. No. 2022-36 in that he agreed with Mr. Lewis' comments. Vargas is a retired officer and mentioned he had to take an additional test to prove he was qualified. He would've never gotten that job if it weren't for that test. If one individual holds that power, he is concerned what that individual can do with that power and for that reason, he disagrees with the Ordinance.

Councilman Acosta, (Planning Board liaison) remarked concerning Ord. No. 2022-38 and stated this issue was discussed at the Planning Board meeting and asked if the specific language is a revision to the zone. Solicitor Tonetta commented in the affirmative. Tonetta explained the chronological events which lead to the recommendations before Council. He mentioned Supervising Planner, Kathy Hicks, testified at the Planning meeting and Tonetta stated he would ensure Ms. Hicks attends the next Council meeting to address Council and field questions presented by the residents.

President Dr. Arthur asked for remarks from members of Council and with no comment, the President entertained a motion by Councilman Acosta, and seconded by Councilman Spinelli, to adjourn the meeting.

The Deputy Clerk called the roll: YEAS: Councilman Acosta
Councilman Spinelli
Councilman Vargas
President Dr. Arthur

Meeting adjourned at 6:42 P.M.

Dr. Elizabeth A. Arthur
President of Council

ATTEST:

Richard G. Franchetta, RMC, EJD
Deputy Municipal Clerk