

Vineland Industrial Commission
Regular Meeting – Tuesday, March 21, 2017

The meeting of the Vineland Industrial Commission was called to order at approximately 12:00 p.m. in the Fourth Floor Conference Room, City Hall, Vineland, New Jersey. Carmen Valentin read the notice pursuant to the Open Public Meetings Act into the record.

Roll Call:

Present:	Gary Galloway	Also Present:	Sandra Forosisky
	Dan Kuhar		Carmen Valentin
	Frederick Angelo		Frank DiGiorgio
	Larry Berman		
	Charles Gabage		

Absent: Richard Dapp
Carmen Minguela

Approval of Minutes: A motion was made by Charles Gabage, seconded by Frederick Angelo to approve the minutes of the June 21, 2016 meeting. All members approved as presented.

Director's Remarks:

1) Sale of Property – Block 303, Lot 45

Sandra Forosisky reported to the commission that Frank DiGiorgio showed Block 303, Lot 45 to an individual interested in building a Pole Barn for a landscaping business ad to store equipment. Frank DiGiorgio advised that he received an offer of \$35,000 for the property. The commission discussed the offer and agreed that they are not interested in lowering the \$60,000 price set for said property. Sandra Forosisky recommended that the city offer him Block 303, Lot 2 for \$25,000 for the entire property. The commission asked Frank to advise the buyer that the commission did not accept his offer and to attempt to discuss the possibility of purchasing Lot 2.

The commission discussed the price for Block 303, Lot 2 and all concurred that the price for said lot should be \$25,000 for the entire property.

A motion was made by Larry Berman, seconded by Frederick Angelo, to approve the sale of 3500 D'Ippolito Drive (Block 303, Lot 47) in the amount of \$25,000 for the entire lot. All members approved; Charles Gabage opposed.

2) Update – Weymouth & Mill Roads Sign

Sandra Forosisky advised that the new sign at Weymouth & Mill Roads will be installed by March 27, 2017. She also advised that Turf Construction was hired to fix the landscaping. Sandy also advised the commission that she will be getting a new proposal for landscaping services for 2017 since the 2016 contract has expired.

3) Update on Industrial Park – West (VDC West Campus)

Sandra Forosisky reported to the commission that the State of New Jersey has agreed to give the Vineland Developmental Center – West Campus property to the City of Vineland “as is” including any possible environmental issues. She advised that Richard Tonetta was concerned with said condition. Charles Gabage recommended that the contract be reviewed by an Environmental Attorney to make sure that the language is correct and favorable to the city.

Chairman’s Remarks:

Gary Galloway requested that commission meeting invites be emailed to all the commission members so that the date of the meeting will be in their calendars. He also requested that the agenda be email a couple of days prior to the meeting for review by the commission.

Other Such Business:

1) Mill and Industrial Way Property

Sandra Forosisky updated the commission on the sale of 1951 Industrial Way (Block 1003, Lot 13), which is located at the corner of Mill Road and Industrial Way. She advised that the “reverter clause” listed in the contract of sale is preventing for the sale to be finalized. Sandy advised that the purchaser is planning on developing the property but does not want to be held to the 12 month time frame listed in the contract of sale. Sandra Forosisky recommended to the commission that they consider removing said clause for this particular sale since said property is only beneficial to Lucca Freezer.

A motion was made by Frederick Angelo, seconded by Larry Berman to remove the reverter clause in the contract of sale for Block 1003, Lot 13 (1951 Industrial Way). All members approved; Dan Kuhar abstained.

2) Tires at the Industrial Park

Dan Kuhar requested that the Public Works Department be contacted to make a schedule to drive through the industrial parks to collect tires that are being illegally dumped at the parks. He suggested that perhaps they can go weekly or every other week. Sandra Forosisky will be contacting Public Works.

Adjournment: Frederick Angelo motioned to adjourn, seconded by Larry Berman. All members approved.