

Vineland Industrial Commission

Regular Meeting – Tuesday, September 18, 2018

The meeting of the Vineland Industrial Commission was called to order at approximately 12:30 p.m. in the Fourth Floor Conference Room, City Hall, Vineland, New Jersey. Dan Kuhar read the notice pursuant to the Open Public Meetings Act into the record.

I. Roll Call

Present:	Dan Kuhar	Also Present:	Sandra Forosisky
	Charles Gabage		Frank DiGiorgio
	Richard Dapp		Adrianna Velazquez
	Larry Berman		

Absent: Frederick Angelo, Carmen Minguela

II. Approval of Minutes

A motion was made by Larry Berman, seconded by Charles Gabage to approve the minutes of the June 26, 2018 meeting. All members approved as presented.

III. Director's Remarks

a) Helen's Acres

Sandra Forosisky presented members with a request from Helen's Acres to purchase 1675 W. Garden Road and 1705 W. Garden Road known as block 1101, Lots 15 and 16. Sandra advised Steve Matych of Buffalo Repack was previously interested in purchasing this lot and received Site Plan approval however was unable to follow through with the purchase of land. Helen's Acres made an offer to the Industrial Commission to purchase property for the same amount of \$830,200.00, utilizing the approvals obtained by Buffalo Repack. Sandra advised Pero Farms was also interested in purchasing land, but Helen's Acres acted first and secured the property; the commission discussed the possibility of Helen's Acres building a road approximately 300-400 ft long between lot 16 and 17 (lot 17 is the property east of 15 & 16) to allow both clients access to the overall property. The road would have to be constructed to municipal standards and the road will be dedicated back to the City of Vineland when development is complete. Commission members continued to discuss standards and costs associated with the development of the road; further discussion is needed with Helen's Acres and Sandy would advise.

b) Blackwater Subdivision

Sandra reminded the committee two developers are interested in the lots a subdivision of lot 17; it would be ideal to open another piece of land for sale. As discussed above the potential road could serve both Pero and Helen's Acres. The committee continued to discuss the benefits of building the road and plans if subdivided. Sandra advised Pero is currently figuring out which lot (front or back) would be more suitable for their development; we are currently waiting for a call back. The response from Pero could lead to an additional special meeting. Discussion was tabled until Sandy had more discussions with both clients.

c) Pero Farms

Sandra Forosisky advised we received a letter of intent to purchase from Pero Family Farms. However, as previously discussed Helen's Acres has site plan approval and is interested in starting their project as soon as possible. Sandra advised she is currently looking into additional options as to relocate Pero to lot 17 adjacent to lots 15 and 16. Lot 17 could potentially be subdivided which will be discussed with Pero and the Developer. Sandra advised she is currently waiting for a call back from Pero. Again, discussion was tabled until Sandy had discussions with Pero Farms.

d) Blue Hole Properties

Sandra advised CME Associates has been hired for Environmental Consulting Services for Wetlands Delineation for Block 1101 Lot 17 and Block 1003 Lots 14 and 14.1. As progress is made, members will be updated.

IV. Chairman's Remarks

- Dan Kuhar advised Industrial Park South No Street Parking Ordinance has been implemented all business owners are happy and the road is much safer.
- Dan questioned the building rendering approval process for new projects to be constructed on City Owned properties. In the past, the Commission was responsible to approve a building rendering as a requirement prior to final sale. All members agreed moving forward to be sure Industrial Commission request and review building renderings on all parcels approved for sale by the Commission.

V. Other Business

All members discussed meeting dates. Members agreed to add meetings as needed should any additional land sell or items need approval.

Dan reminded the commission a new member will need to be added to the Industrial Commission if anyone has recommendations please send to Sandy and Dan.

VI. Adjournment

Larry Berman motioned to adjourn, seconded by Charles Gabage. All members present approved.