

Vineland Industrial Commission

Special Meeting – Tuesday, July 2, 2019

The meeting of the Vineland Industrial Commission was called to order at approximately 2:00 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 Charles Gabage Larry Berman Richard Dapp Frederick Angelo	Also Present:	Sandra Forosisky Adrianna Velazquez
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Absent: Carmen Minguela

Public: Kathie Hicks

II. Approval of Minutes

A motion was made by Larry Berman, seconded by Charles Gabage to approve the minutes of the March 28, 2019 meeting. All members approved as presented.

III. Director's Remarks

a) Sale of property Blue Hole Subdivision

Sandra Forosisky advised she received a request from Rovagnati who is a manufacturing company from Italy who specializes in prosciutto and currently distributes from New York. They are interested in manufacturing their products in the United States. Sandra advised Rovagnati found Vineland through Choose NJ upon initial research. The process would include manufacturing, processing and aging. Phase 1 would consist of approximately twenty-five employees while additional phases 2 and 3 are projected to occur within five years. Sandra provided a drawing that would subdivide lot located on Oak Road. Kathy Hicks (City of Vineland Planner) reviewed the concept drawing to the commission in the phases as presented. Kathy advised the first phase would be built in the middle of the lot; phases 2 and 3 would expand the manufacturing processes. The request from Rovagnati is to purchase 25.80 acres at \$35,000.00 per acre. The commission discussed a potential contingency based on existing isolated wetlands. DEP would dictate the period for building to begin. Dan Kuhar advised the potential risk since there is no guarantee in additional phases however; the intent to expand is included in the site plan. Upon Industrial Commission approval, the request will go to City Council and the lot would be transferred from the City to Industrial Commission. Once ownership is transferred to Industrial Commission, the Solicitor will prepare an agreement. All members agreed the subdivision and sale of land. Dan Kuhar requested a motion to approve subdivision (25.80 acres) and sale of land at \$35,000.00 per acre. A motion was made by Frederick Angelo, seconded by Charles Gabage to approve the sale of land to Rovagnati.

IV. Chairman's Remarks

V. Other Business

VI. Adjournment

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