

# VINELAND INDUSTRIAL COMMISSION

Regular Meeting – March 15, 2022

## MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:00 p.m. in the fourth floor conference room at Vineland City Hall. Dan Kuhar read the notice pursuant to the Open Public Meetings Act into the record.

### 1. Roll Call

Present:	Dan Kuhar	Also Present:	Sandra Forosisky
	Christy DiLeonardo		Frank DiGiorgio
	Charles Gabage		Adrianna Williams
	Gary Galloway		
	Larry Berman		
	Carmen Minguela		

Absent: Frederick Angelo

### 2. Approval of Minutes

A motion was made by Gary Galloway, seconded by Christy DiLeonardo to approve the minutes of the March 15, 2022 regular meeting. All members approved as presented.

### 3. Old Business

#### i. 1615 West Garden Road

Sandra Forosisky advised property located at 1615 West Garden Road is under contract and buyer has requested extension for due diligence due to artifacts found in the rear of the property. Sandy reminded members the Blackwater stream runs through this property. Sandy advised Shippo investigated and approved map for the referenced artifacts. Members discussed the request for due diligence extension and advised due to the previous investigation completed and approved by Shippo the Industrial Commission will not provide an extension.

#### ii. Mill Road EPA Easement

Sandra Forosisky advised we have been working with EPA and DEP to remove work easement so land can be sold. Sale of land will be on hold until issues have been resolved.

#### iii. Truck Stop

Dan advised commission members he attended the planning board meeting to advise the Truck Stop is needed and supported; however, the driveway needs to be across from Demarco Drive. Members will be updated as progress is made.

#### iv. 1674 West Garden Road

Sandra Forosisky advised Eugene Medio agreed to subdivision, Medio would be purchasing land at \$50,000.00/acre. Maestri D'Italia waiting for subdivision to be completed. Dan Kuhar requested approval to sell lot 31 (.5 acre) in the amount of \$50,000.00/acre. A motion was made by Christy DiLeonardo seconded by Gary Galloway to approve the sale of land to Eugene Medio or assignee. All members approved as presented.

Dan Kuhar requested approval to increase the price of Lot 30 (12.23 acres) from \$45,000.00 per acre to \$50,000.00 per acre for a total of \$616,200.00. A motion was made by Christy DiLeonardo seconded by Gary Galloway to increase the price of the sale of Lot 30 to \$50,000.00 per acre. All members approved as presented.

**v. Rovagnati**

Dan Kuhar advised he spoke with Dave Manders regarding the Industrial Commissions ability to approve renderings for City owned land. Members agreed they would like to reinforce and reinstate the approval of renderings. As progress is made, members will be updated.

**4. New Business**

**i. 2572 NW Blvd**

Sandra Forosisky reminded the commission we approved the sale of Block 803 lots 3.3, 4 and 10 (2572 N. West Blvd.) to Green City Builders for \$35,000 per acre. We subdivided the property to allow for lot 3.2 to be granted to Vineland Board of Education for access to D'Ippolito school. Green City Builder's has now asked to purchase lot 3.1 (a/k/a 3.01) to use for a solar field. Sandy advised this lot is only 2.02 acres and really has no utility for us as a stand-alone industrial lot. Sandy presented a request ratify the Commission's approval to modify the sales contract to modify the sales contract to include 3.1 at the same cost of \$35,000.00 per acre for an additional \$70,700.00

Dan Kuhar requested approval for the sale of block 803, lot 3.1 to 2572 NW BLVD LP for seventy thousand seven hundred (\$70,700.00) dollars A motion was made by Gary Galloway seconded by Carmen Minguela to modify the sales contract to include 3.1 at the same cost of \$35,000.00 per acre for an additional \$70,700.00. All members approved as presented.

**ii. D'Ippolito Drive**

Sandra Forosisky advised the per acre market value of 3530 D'Ippolito Drive, Block 303, Lot 46; and 3500 D'Ippolito Drive, Block 303, Lot 47 is compromised due to the shape, size and location of the Lots resulting in no prior offers to purchase the Lots. 510 Investments has made an offer to purchase the two Lots for \$50,000.00.

Dan Kuhar presented a request to approve the sale of 3530 D'Ippolito Drive, Block 303, Lot 46; And 3500 D'Ippolito Drive, Block 303, Lot 47 to 510 Investments or its assignee for \$50,000.00. A motion was made by Gary Galloway seconded by Carmen Minguela to approve the sale of 3530 D'Ippolito Drive.

**iii. VDC West Campus**

Sandra Forosisky advised the State is giving property to the City. Upon subdivision, we will obtain title and proceed with demolition. Members will be updated as progress is made.

**5. Other Business**

**i. Board Organization**

Sandra Forosisky honored Charles Gabage and his years of service to the Vineland Industrial Commission; Members took a moment of silence to honor Charles.

**6. Adjournment**

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Christy DiLeonardo, and seconded by Larry Berman to adjourn the meeting.

YEAS: Dan Kuhar, Christy DiLeonardo, Charles Gabage, Gary Galloway, Larry Berman, Carmen Minguela