

REGULAR WORK SESSION  
TUESDAY, OCTOBER 15, 2019  
6:00 P.M.

The Regular Work Session of the City Council of the City of Vineland was called to order by the President, Paul F. Spinelli.

The following members were present at roll call:

Councilman David Acosta  
Councilwoman Dr. Elizabeth Arthur  
Councilman Ronald J. Franceschini, Jr.  
Councilman Albert Vargas  
President Paul F. Spinelli

Also present were: Richard P. Tonetta, Esq., City Solicitor  
Robert E. Dickenson, Jr., Business Administrator  
Edwin Alicea, Director of Public Safety  
Ryan Headley, Planning Board staff

President Spinelli led the Pledge of Allegiance.

The Municipal Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 12, 2018 by the City Clerk in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall on;
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.

President Spinelli noted that Mr. Lewis again offered the use of his vehicles by City Council at the upcoming Christmas parade. Council was appreciative of Mr. Lewis's offer and will consider it. President Spinelli asked if anyone from the public would like to comment.

There being no one to be heard, the President invited representatives of Vineland Ventures, LLC, d/b/a American Self Storage/Storage Box Central. Present were attorney Brian D. Lozuke of the firm Mattleman, Weinroth & Miller, P.C.; Richard Montefort and John Mercandante. Mr. Montefort described their project as the "next generation" of self storage, complete with climate control and CCTV security cameras throughout. The project is intended for the former ShopRite facility on Delsea Drive. The applicants explained that they received approval from the Planning Board last week. There were several issues on the list of conditions the applicants would like to discuss with City Council. The major issue is the loading dock in front of the building. The Planning Board called for the low wall to be removed and the truck ramp to be removed and filled in. The applicants at first, proposed to have the loading dock doors sealed/bricked closed, some architectural features and even a gate, because they anticipated great expense for this. Ryan Headley provided his estimate that the removal, fill and grass seed would total approximately \$15,960. The applicants agreed that if it could be done for approximately \$15,000, they would remove the loading dock wall and ramp. Ultimately the applicants agreed that they would deal with this issue. The applicants addressed the signage, and indicated they would be adding some directional signage and using wall signs and the standing sign that currently exists. They agreed to repair and infill the portion of Delsea Drive sidewalk as recommended by the Planning Board, but asked that NJDOT approvals not hold up the issuance of a CO. They also suggested that they would repair, seal coat and linestripe the areas of the parking lot closest to the structure, and bond for possible future repair and seal coat and linestriping of the remaining portion of the parking lot. This was agreed. The applicants also requested a ten year span to determine if they would proceed on the proposed 75,000 square foot expansion. They believe future needs would crystalize after 36-48 months. The other issues raised by the Planning Board were generally not contested.

The Municipal Clerk reviewed the agenda.

Administrator Dickenson presented a brief report on the progress of the new trash collection program. There is generally an overall positive reaction. A few issues remain to be resolved, for instance, the bulk items identified by City employees as in violation and getting sprayed with pink paint. Council members feel this needs to be discussed further to find a more fair method of enforcement. City staff will work on it.

Councilman Vargas recapped some Recreation Commission issues, including fingerprinting issues, flag pole installation, Pagliughi Park and Third Street Park court repairs. President Spinelli commented that complaints were made about the unclean condition at the Challenger League clubhouse constructed by the Vineland Rotary Club. Solicitor Tonetta also added that a project is being explored for the Jake's Law inclusive park funding.

Councilman Acosta shared some proposed land use amendments.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, to adjourn the meeting. The Clerk called the roll: YEAS:

Councilman Acosta  
Councilwoman Arthur  
Councilman Franceschini  
Councilman Vargas  
President Spinelli

ATTEST:

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Paul F. Spinelli  
President of Council

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Keith Petrosky, RMC  
Municipal Clerk