

PRE-MEETING CONFERENCE
TUESDAY, JANUARY 28, 2025
5:00 P.M.

The Pre-Meeting Conference 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:
Councilmember Dr. Elizabeth A. Arthur
Councilmember Scott E. English
Councilmember Cruz Gomez, Jr.
Councilmember Albert Vargas
President Paul F. Spinelli

Also present were: Richard P. Tonetta, Esq., City Solicitor
Greg Gallo, Business Administrator's Staff
Richard G. Franchetta, RMC, EJD, Deputy Municipal Clerk
Maryanne Wolf, RMC, Legal Secretary, Municipal Clerk's Office
Edwin Alicea, Director of Public Safety
H. James Neher, Director of Public Works

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 11, 2024 by the Municipal 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.

The President asked if anyone from the public would like to comment.

There being no one to be heard, the Clerk reviewed the changes to the agenda since last week's work session. The title for Resolution 2025-57 was changed by the legal staff, which is now authorizing the execution of a solar ground lease agreement by and between Vineland Solar LLC, Hamilton, NJ, a Delaware limited liability company and the City of Vineland for a portion of property know as 1271 South Mill Road, Vineland, for the construction and operation of a solar field in accordance with a redevelopment agreement. Resolution 2025-62, authorizing the execution of a professional services agreement by and between the Bohlin Group, Hoboken, NJ and the City of Vineland for representation and consulting in regard to transportation, logistics and infrastructure matters, was added. Resolution 2025-63, proving for supplemental funding for the State of New Jersey Department of Environmental Protection Green Acres Program, was added. Communication from Mayor Fanucci reappointing Ariana Headley as Alternate #1 to the Environmental Commission; reappointing Dr. Charles Valentine and Diane Amico to the Environmental Commission; appointing Dr. Theresa A. Fabrizio to the Vineland Public Library Board of Trustees; and reappointing Aaron Melnick to the Vineland Public Library Board of Trustees, were all added. A motion to refer to the Planning Board a request to amend the Newcomb Hospital Redevelopment Area so as to allow the construction of a four story building with 60 independent living units and parking on 3.265 acres of land on Block 4216, Lot 1.05 and a portion of Lot 1.03, reconfigure Block 4216, Lots 1.03, 1.04 and 1.05 and one or more four story apartment buildings on Block 4216, Lots 2, 3, and 5 and appropriate site amenities and appurtenances more particularly described in letter from Michael Gruccio, Esq. attorney for applicant Eastern Pacific Development LLC dated January 2, 2025 attached hereto, was added.

President Spinelli reported that the VDID board met, the Revolving Loan Fund met today, and the Vineland Development Corporation met today. He also noted the need for roof and air conditioning repairs are needed at the Landis Theater.

Director Alicea stated that there are now 175 banners honoring Vineland veterans on Landis Avenue. He is also working on the Memorial Day parade.

President Spinelli entertained a motion by Councilmember Vargas, and seconded by Councilmember Arthur, to adjourn the meeting. The Clerk called the roll: YEAS: Councilmember Arthur
Councilmember English
Councilmember Gomez
Councilmember Vargas
President Spinelli

Paul F.
Spinelli
President

ATTEST:

Keith Petrosky, RMC

