

Vineland Industrial Commission

Regular Meeting – Thursday, March 28, 2019

The meeting of the Vineland Industrial Commission was called to order at approximately 12:28 p.m. in the Fourth Floor Conference Room, City Hall, Vineland, New Jersey. Sandra Forosisky 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
	Carmen Minguela		Adrianna Velazquez
	Larry Berman		
	Richard Dapp		

Absent: Frederick Angelo

Public: Dennis Palmer, Kathie Hicks, Ryan Headley

II. Approval of Minutes

A motion was made by Richard Dapp, seconded by Carmen Minguela to approve the minutes of the December 18, 2018 meeting. All members approved as presented.

III. Sewer Service Area

Dennis Palmer (Landis Sewerage Authority), Kathie Hicks and Ryan Headley (City of Vineland Planning) joined the meeting for further discussion on the 2019 sewer service area and the reexamination of the master plan. Dennis advised the long term goal is to receive approval for the master plan. He provided background of the plans and the process for approval, the current sewer capacity could serve through 2040. To date the state has changed rules and revised mapping. All counties are in charge of the corresponding plans. Dennis advised the commission of the steps and studies necessary to put properties back into the plan and receive approval through DEP. Kathie added the proposed rules could increase the wetland buffer to 300ft. Kathie provided a map with the outlined properties in the reexamination of the master plan which displayed potential industrial land and availability to the sewer service area. Per the outline none of the lots identified in the plan are in the sewer service area. Commission members established moving forward they will identify properties, have a contract pending dep approval and complete dep studies prior to purchase of property. Kathie advised she will assist and meet with Sandy to discuss the initial evaluation of potential properties.

IV. Director's Remarks

a) Pero Farms

Sandra Forosisky updated members on Pero farms she advised V. Paulis is not purchasing property located at 1615 W. Garden Road, Block 1101 Lot 17. They advised Sandy the rising minimum wage to \$15.00 per hour was a concern for them.

b) Blue Hole Properties

Sandra reminded members CME Associates was hired for Environmental Consulting Services for Wetlands Delineation for Block 1101 Lot 17 and Block 1003 Lots 14 and 14.1.

She advised she is continuing efforts working with Environmental Protection Agency (EPA) to remove work easement while the City of Vineland owns the property. Once easement is removed CME will complete the delineation and submit maps. Upon receipt of maps the LLI will be submitted. As progress is made, members will be updated.

c) 2019 Grounds Maintenance Proposal for Industrial Park

Sandra provided the 2019 proposal from Turf Construction for landscape and irrigation at Industrial Park Entrances (Gallagher Drive & Delsea Drive; Garden Road & Mill Road; Garden Road & Demarco Drive; Demarco Drive - 2nd Island; Mill Road & Industrial Way and Mill Road & Weymouth Road) All members agreed to renew contract and accept proposal as submitted.

Dan requested a motion to approve 2019 Turf Construction approval. Motion made by Charles Gabage, seconded by Richard Dapp.

V. Chairman's Remarks

VI. Other Business

VII. Adjournment

Larry Berman motioned to adjourn, seconded by Carmen Minguela. All members present approved.