

Vineland Industrial Commission

Regular Meeting – December 17, 2019

The meeting of the Vineland Industrial Commission was called to order at approximately 12:30 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
Carmen Minguela
Charles Gabage
Frederick Angelo
Gary Galloway

Also Present: Sandra Forosisky
Frank DiGiorgio
Adrianna Velazquez

Absent: Larry Berman, Richard Dapp

Public: Stephen Olivera, Ryan Headley, Kathie Hicks

II. Approval of Minutes

A motion was made by Charles Gabage, seconded by Frederick Angelo to approve the minutes of the July 2, 2019 meeting. All members approved as presented.

III. Director's Remarks

a) Status of Rovagnati

Sandra Forosisky provided an update on the status of Rovagnati. Stephen Olivera, DEP Liaison coordinated a conference call with DEP on December 19, 2019 regarding the isolated wetlands permit. A Prospective Purchaser Agreement (PPA) was signed by DEP for all successors however, Stephen advised DEP no longer administers PPA's. The isolated wetlands permit for the land located at the Rovagnati site had expired however, pending the conference call and DEP investigation the property will require a new fill permit. Sandra advised Ryan Headley, City of Vineland Planning will be on the call with DEP as well as ARH engineers. Members will be updated as progress is made with the DEP cornering the isolated wetlands permit.

b) Blackwater Sub-division

Sandra Forosisky advised Kopke is interested in expanding on West Garden Road lot. City of Vineland Department of Planning, Kathy Hicks advised of the potential flood hazard area, and provided a map that outlined the potential buffer area. Chair, Dan Kuhar added; if Kopke has the ability to expand, it should be their responsibility to develop a concept plan on how they would develop the potential land and provide details to the Industrial Commission for further review. Members discussed sub-division based on the best use, and size of the land with consideration of the buffer area; the commission agreed to the concept and added we could add a right of first refusal option for Kopke for the remainder.

c) Vineland Development Center West Campus DEP Grant

Sandra Forosisky advised commission members we have received a grant in the amount of \$121,000 for the sixty-five acre property located on Almond Road known as Vineland Development Center West Campus. This is a state approved grant for site and remedial investigation to identify problems and determine estimated grant project cost. As progress is made commission members will be updated.

IV. Old Business

Dan Kuhar restated the Industrial Commission wants the ability to review rendering conceptual for the Rovagnati property as well as future projects. Members would like to see colored rendering be included in future contracts as part of the planning board approval process. Charles Gabage requested email announcements including project updates between scheduled meetings.

V. Guest Speaker NJDEP Liaison – Stephen Olivera

Stephen Olivera, NJ DEP Liaison provided the commission with his professional background working with Community Collaborative Initiative and NJ DEP. Stephen provided his knowledge on the PPA signed for the Rovagnati site. Stephen stated EPA does PPA's New Jersey DEP does not. NJ DEP is implementing a new directive Pre-purchaser Administrative Consent Order (ACO) that allows certain adjustments to the direct oversight requirements to parties who are under contract to purchase a site that is subject to direct oversight. The Pre-Purchaser ACO enables a buyer who is not in any way related to the responsible party to purchase and remediate a site while maintain compliance with the requirements of direct oversight. He reviewed freshwater buffer guidelines as well as providing additional information on Category one (C1) buffers and how this could potentially affect Industrial Commission properties.

VI. Adjournment

Gary Galloway motioned to adjourn, seconded by Frederick Angelo. All members present approved.