

DATE: Wednesday, September 8, 2021

TIME: 6:00 P. M. (Pre-Meeting) Council Caucus Room  
6:30 P. M. (Regular Meeting) Council Chambers

PLACE: City Hall, 640 E. Wood Street, Vineland, NJ 08360



## AGENDA PLANNING BOARD

### PRE-MEETING CONFERENCE (6:00 P.M.)

- Roll call, read Open Public Meetings statement, discuss agenda items.

### REGULAR MONTHLY MEETING (6:30 P.M.)

- Approve minutes from August 11, 2021 board meeting.  
- Approve resolutions from August 11, 2021 board meeting.

### DEVELOPMENT PLAN

1. Burger King Double Drive Thru – located on the easterly side of Delsea Drive between Landis Avenue and Park Avenue, Block 2801, Lot 2, Tax Map Sheet #28, Project No. 21-00050. Minor site plan approval to construct site improvements to an existing fast-food restaurant (Burger King).
2. Chemglass Realty IV LLC – located on the westerly side of N. Mill Road between Weymouth Road and Gallagher Drive, Block 302, Lot 3, Tax Map Sheet #3, Project No. 21-00067. Preliminary/final major site plan approval to construct a 12,900 square foot addition to an existing industrial building along with associated site improvements.

### PUBLIC HEARING

3. Newcomb Senior Apartments Amended – located on the easterly side of State Street, southerly side of Almond Street and westerly side of Howard Street, Block 4216, Lots 1.01 & 1.02, Tax Map Sheet #42, Project No. 21-00056. Preliminary/final major site plan approval to construct two (2) 4-story low and moderate income senior garden apartment buildings. Each building will consist of a total gross floor area of 60,520 square feet (15,130 square feet per floor) with a total of sixty-five (65) 1-bedroom units. The Applicant also proposes to modify the location of the existing southerly access drive.
4. Garden State Truck Stop – located on the northerly side of Garden Road between Mill Road and New Jersey State Highway Route No. 55, Block 602, Lots 8 & 9, Tax Map Sheet #3, Project No. 19-00072. Preliminary/final major site plan approval to construct fifty-three (53) parking spaces for tractor-trailer trucks, a 1,200 square foot restroom facility building, a truck weigh station, and associated site improvements to an existing truck wash, gas station, and convenience center.
5. Garden State Islamic Center – located on the easterly side of Maurice River Parkway and northerly terminus of Bird Street, Block 2008, Lots 6 & 17, Tax Map Sheet #20, Project No. 10-1194. Amended preliminary/final major site plan approval to request waiver relief from previously approved lighting and landscaping requirements.

### SPECIAL BUSINESS

6. Zoning Committee Report

### PUBLIC COMMENT

