

PRE MEETING CONFERENCE
TUESDAY, JULY 14, 2026
5:01 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:

Councilmember Dr. Elizabeth A. Arthur
Councilmember Scott E. English
Councilman Albert Vargas
Council Vice President Cruz Gomez, Jr.
Council President Paul F. Spinelli

Also present were:

Richard P. Tonetta, Esq., City Solicitor
Greg Gallo, Assistant Business Administrator
Maryanne Wolf, RMC, Deputy City Clerk
Jim H. Neher, Director of Public Works
Ed Alicea, Director of Public Safety

The President 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, 2025 by the City Clerk in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall;
2. Providing written notice to the offices of The Daily Journal, The Press of Atlantic City; Vineland Voice; and publishing electronically on the city's official website; and
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.

With no one to publicly comment, the Clerk reviewed changes to the agenda. since the July 7th work session: ORDINANCE NO. 2026-47, ORDINANCE AUTHORIZING THE ACQUISITION OF 819 N. MILL ROAD, BLOCK 2101, LOT 76 BY PURCHASE OR CONDEMNATION FOR USE AS A PUBLIC ROAD was removed by the Legal Department, Alan Giebner, Esq. on July 13, 2026 and as a result, Ordinance No. 2026-55 was renumbered to Ordinance 2026-47 by the City Clerk's office.

Following Council's previous discussions regarding the potential to enact legislation regarding air conditioning concerns and standards of living in rental complexes president Spinelli conferred with Solicitor Tonetta to have a first reading on ORDINANCE NO. 2026-55 "ORIDNANCE AMENDING ORDINANCE 2025-41, AS AMENDED, CHAPTER 537 SECTION 537-2 OF THE CODE OF THE CITY OF VINELAND ENTITLED PROPERTY MAINTENANCE; AMENDMENTS TO STANDARDS" which was added July 14, 2026.

RESOLUTION NO. 2026-325, RESOLUTION ADOPTING THE FINDINGS OF THE CITY OF VINELAND CANNABIS REVIEW COMMITTEE AND DENYING THE ISSUANCE OF A CLASS I CANNABIS CULTIVATION MUNICIPAL LICENSE TO ARISE CANNABIS NJ, LLC was removed by the Legal Department on July 10, 2026 and the Finance Department added, A RESOLUTION PROVIDING FOR THE INSERTION IN THE CALENDAR YEAR 2026 BUDGET OF THE CITY OF VINELAND A SPECIAL ITEM OF REVENUE MADE AVAILABLE BY REVENUE REALIZED FROM VINELAND REVOLVING LOAN FUND IN THE AMOUNT OF \$225,000.00 AND AN APPROPRIATION IN SAID BUDGET FOR LIKE SUM AND PURPOSE which the City Clerk's office numbered RESOLUTION NO. 2026-325.

The City Clerk's office received a resignation letter from Planning Board Class 2 member Nilsa Rosario effective July 10, 2026. The City Clerk office also received a Communication the same day from Mayor Anthony R. Fanucci appointing Janine Andreoli as Class II member of the Planning Board to fill the vacancy of a term expiring on December 31, 2026 and request the same to be received and filed in the office of the City Clerk.

In response to council's discussion at a recent meeting, City of Vineland Principal Planner Kathie Hicks spoke to Solicitor Tonetta and the City Clerk and as a result, a MOTION was added on July 14, 2026 by Solicitor Tonetta TO PERMIT A REDUCED FEE FOR A REDEVELOPMENT PLAN AMENDMENT APPLICATION IN THE AMOUNT OF \$200.00 FOR TRULY BLESSED DISTRIBUTION PROGRAM FOR 211 WEST LANDIS AVENUE.

The Mayor's Office added a Communication from Mayor Anthony R. Fanucci re-appointing Joseph Stefano as a member of the Zoning Board of Adjustment for a term expiring on June 30, 2030 today and request the same to be received and filed in the office of the City Clerk.

Subsequently, RESOLUTION NO. 2026-364, A RESOLUTION RATIFYING AND CONFIRMING THE RE-APPOINTMENT OF JOSEPH STEFANO AS A MEMBER OF THE ZONING

BOARD OF ADJUSTMENT was added by the City Clerk's office.

Councilmember English noticed rumble strips at Spring and Magnolia Roads intersection he inquired about previously are completed.

Councilmember Dr. Arthur stopped by the Senior Center and stated it was nice to see it thriving with people.

President Spinelli commented on a recent tour of the Public Works building and remarked how nice and impressive it looks.

Director Alicea commented on the Landis Avenue Hometown Heros banners and comparing them to banners he viewed in the town of Pitman. He stated he is getting a quote on updating weathered banners and would like to move to this type larger banner.

President Spinelli entertained a motion moved by Councilmember Vargas, and seconded by Councilmember Dr. Arthur, to adjourn the meeting.

The Clerk called the roll: YEAS

Councilmember Dr. Elizabeth A. Arthur

Councilmember Scott E. English

Councilman Albert Vargas

Council Vice President Cruz Gomez, Jr.

Council President Paul F. Spinelli

Meeting adjourned at 5:15 P.M.

Paul F. Spinelli
Council President

ATTEST:

Richard G. Franchetta, EJD, RMC, CPM
Municipal Clerk