

ORDINANCE NO. 2015- 15

ORDINANCE AMENDING ORDINANCE 86-38, AS AMENDED, CHAPTER 425 OF THE CITY CODE ENTITLED LAND USE, IN ACCORDANCE WITH RESOLUTION 6110 OF THE VINELAND PLANNING BOARD

WHEREAS, the City Council of the City of Vineland adopted Ordinance 86 – 38, as amended, Chapter 425 of the City Code entitled Land-Use, which includes therein a Zone Map adopted in accordance with Ordinance 2008 – 39; and

WHEREAS, on January 29, 2015, the City Council of the City of Vineland passed a motion requesting the Vineland Planning Board research the potential to rezone Block 2101 Lot 53 from R-3 (incorrectly read as Institutional) to Industrial Use and provide the Board’s findings and conclusions; and

WHEREAS, the rezoning request was considered by the Zoning Committee on February 11, 2015 with Supervising Planner for the City of Vineland, Kathleen Hicks, presenting sworn testimony; and

WHEREAS, on February 11, 2015, the Vineland Planning Board adopted Resolution 6110, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board, which contained therein, the sworn testimony of Kathleen Hicks; and

WHEREAS, Resolution 6110 of the Vineland Planning Board contains the findings and conclusions of the Board as well as their determination that the City of Vineland is in need of additional industrial zoned property and that Block 2101 Lot 53 is prime for rezoning to Industrial Use due to its large size, close proximity to the I-2 Zone and its close proximity to New Jersey Route 55, and that Block 2101 lot 53 be rezoned from R-3 to I-1.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland as follows:

1. The City Council hereby ratifies, confirms and adopts the findings and conclusions of the Vineland Planning Board as reflected in Resolution 6110 of the Planning Board.
2. Block 2101 lot 53 shall be and is hereby rezoned from R-3 to I-1.
3. This Ordinance shall take effect in accordance with the laws of the State of New Jersey.

BE IT FURTHER ORDAINED that any portion of Ordinance 86-38, as amended, not hereby amended, shall remain in full force and effect and any ordinances or portions thereof, inconsistent herewith shall be deleted to the extent of their inconsistency and of no further force and effect.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:


Mayor


ATTEST:

City Clerk



MEMORANDUM

TO: Bob Dickenson, Business Administrator 

FROM: Yasmin Ricketts, Planning Board Secretary 

DATE: February 12, 2015

RE: Rezoning from Institutional to Industrial

Enclosed is a copy of Resolution #6110 of the Planning Board giving comments on a request to rezone Block 2101 Lot 53 from institutional to industrial.

Please arrange to have this presented to City Council.

Encl.
xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor

RESOLUTION NO. 6110
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, the Planning Board of the City of Vineland, has considered a request from the City Council of the City of Vineland to consider rezoning Block 2101, Lot 53, from Institutional to Industrial use; and

WHEREAS, the Planning Board has considered the Memorandum from Richard Tonetta, City Solicitor, dated February 4, 2015; and

WHEREAS, the Planning Board has considered the written Memorandum from Kathleen Hicks, Principal Planner, City of Vineland, dated February 5, 2015; and

WHEREAS, the rezoning request was considered by the Zoning Committee on February 11, 2015 and Kathleen Hicks, Principal Planner, City of Vineland, provided the following sworn testimony:

1. Block 2101, Lot 53 is located at the intersection of Almond Road and Orchard Road and consists of approximately 67.69 acres.
2. The property in question is the site of the former New Jersey Developmental Center, West Campus. The property is owned by the State of New Jersey.
3. The property in question is currently zoned R-3, not Institutional as indicated in the Memorandum from the City Solicitor.
4. The Developmental Center was closed some years ago and most of the buildings on site are currently empty.
5. The recommendation is to re-zone the lot in question from R-3 to I-1, Industrial Use.
6. The City of Vineland has a chronic shortage of industrial zoned land and this lot in particular is a prime candidate for re-zoning to industrial use.
7. The entire south side of Almond Road, opposite of this lot, is zoned I-2. There are a large number of industrial uses just south of Almond Road from this lot.
8. Additionally, this lot is in close proximity to New Jersey Route 55 which is a benefit for industrial zoned property. Truck traffic will not have far to travel and the truck traffic will not disrupt residential areas. The close proximity to Route 55 provides regional access for shipping and receiving.
9. The lot is very large at 67.69 acres which again, makes it a prime candidate for industrial use and the City need larger industrial parcels.
10. The city is in need of additional industrial zoned land as most of the industrial park has been developed.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that recommendation is made to City Council of the City of Vineland that Block 2101, Lot 53 be re-zoned from R-3 to I-1.

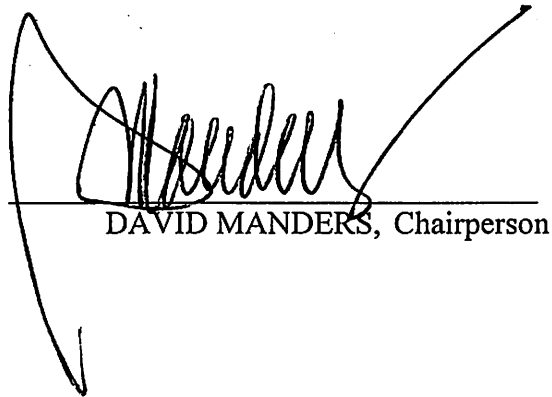
The Planning Board finds that the City is in need of additional industrial zoned property and that this lot in particular is prime for re-zoning due to its large size, close proximity to the I-2 Zone and its close proximity to New Jersey Route 55.

The foregoing is a true copy of the Resolution and decision adopted by the Planning Board of the City of Vineland at its meeting held on February 11, 2015, as reflected in the recorded minutes of the said meeting.

PLANNING BOARD OF THE
CITY OF VINELAND

ADOPTED DATE: February 11, 2015


YASMIN RICKETTS, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

Sandy Velez
David Manders
Ryan Headley
Christine Scarpa
Gary Stanker
Stephen Plevins

ABSTAINING

None

ABSENT

Michael Pantalone
Angela Calakos

OPPOSED

John Casadia
Maris Perez



MEMORANDUM

TO: Planning Board Members

FROM: Kathleen Hicks

TOPIC: Block 2101/Lot 53

DATE: February 5, 2015

On January 29, 2015, City Council passed a motion directing the Planning Board to consider re-zoning the above-referenced property from Institutional to Industrial. The 67.69 acre property is located on the north side of Almond Road between Orchard and Mill Roads. While the current zoning is actually R-3 Residential, the use was institutional, as it was the West Campus of the State School.

There are a number of factors that would make this property attractive for industrial use. They are as follows:

1. City's need for additional industrially zoned land (See S. Forosisky memorandum).
2. City's need for larger industrial parcels.
3. Availability of public infrastructure.
4. Proximity to Route 55:
 - Regional access for shipping and receiving.
 - Reduction of truck traffic traversing the City.
5. Proximity to other industrial zones and uses.

Based upon the above, I would recommend that the Board give consideration to re-zoning this acreage for industrial use, but would suggest the appropriate designation would be I-1 Industrial, which is the most restrictive.



Discover The Difference

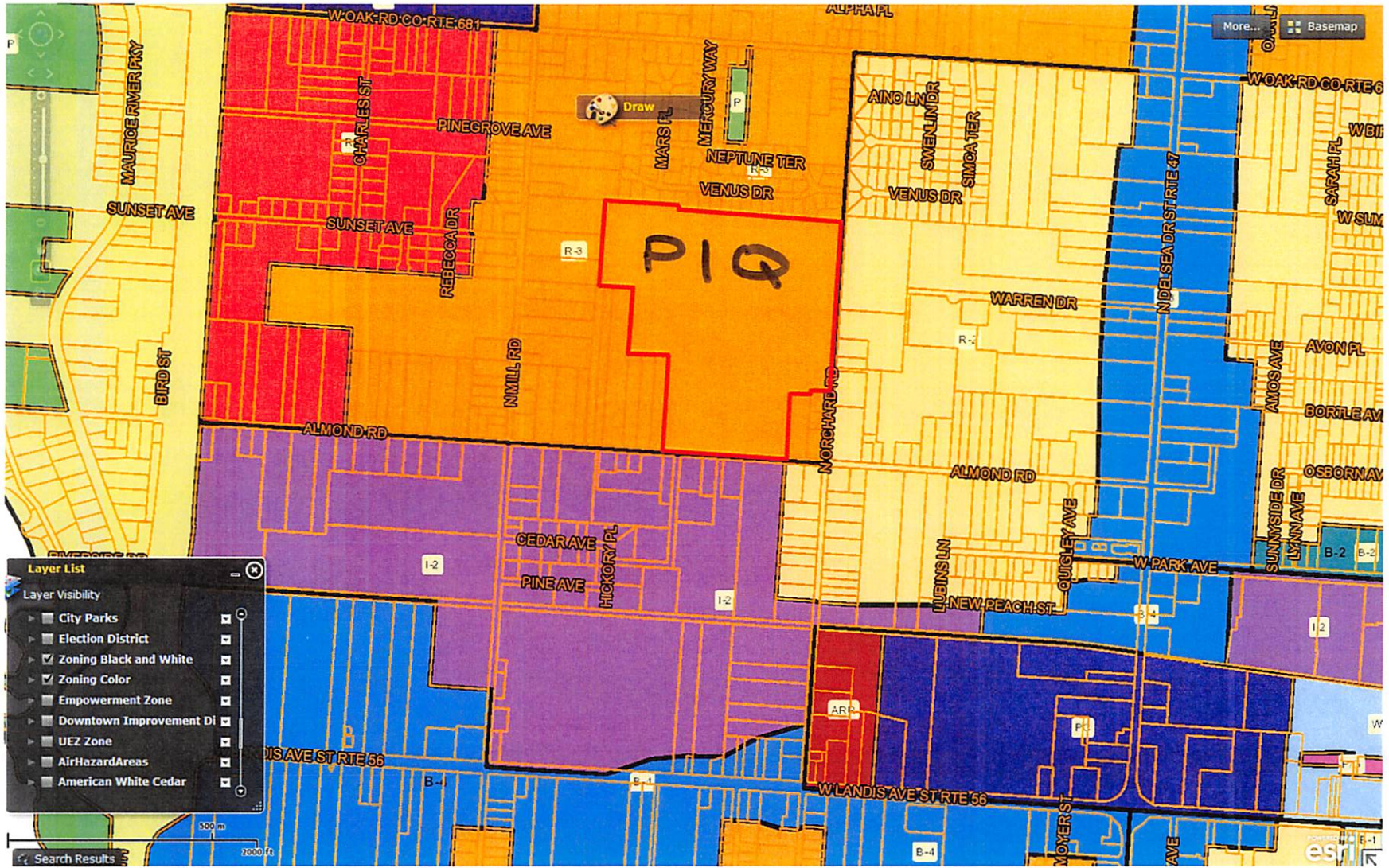
Memo

To: Kathie Hicks
From: Sandy Forosisky
Date: February 5, 2015
Re: Block 2101 Lot 53

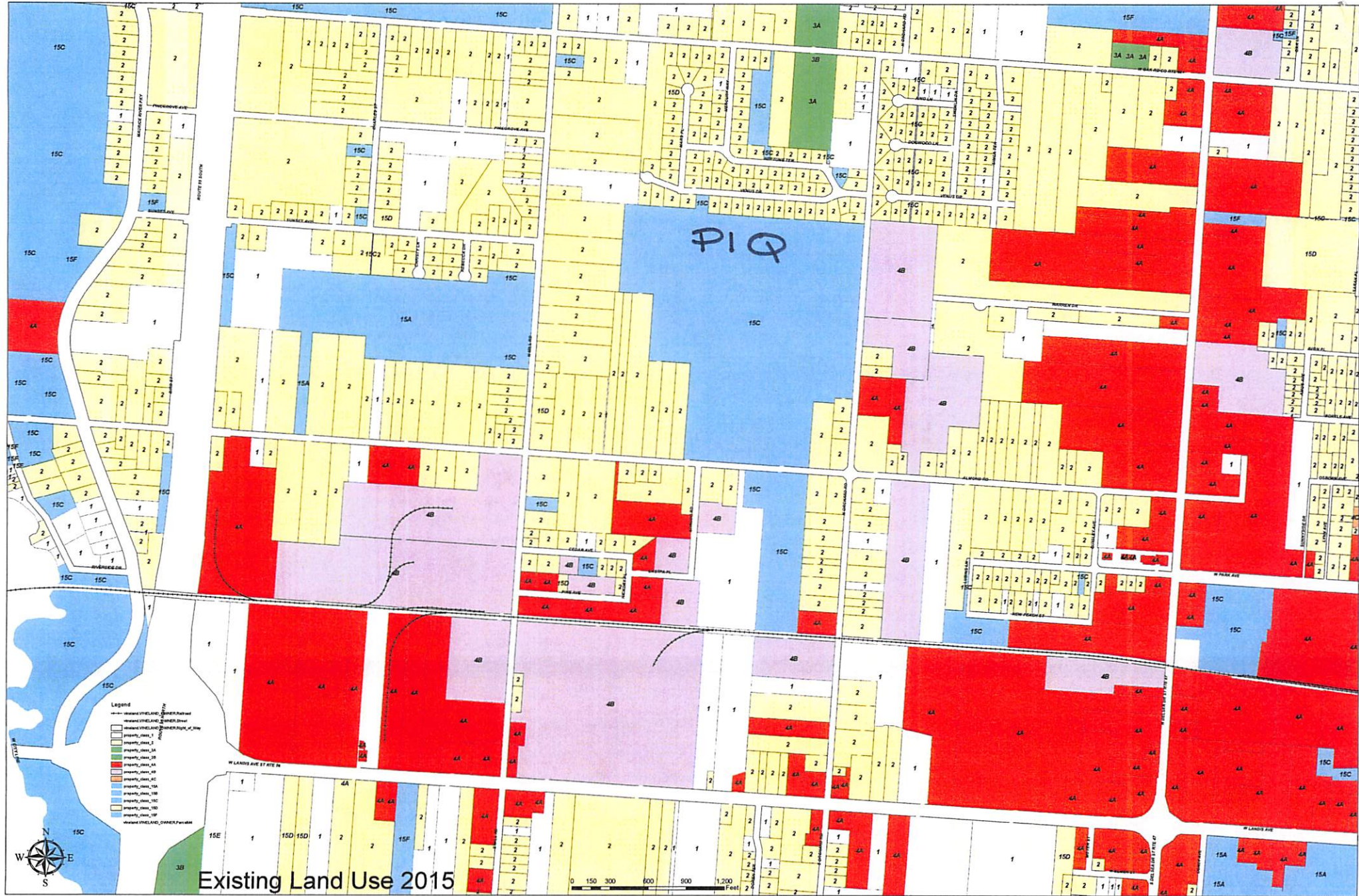
A handwritten signature in black ink, appearing to read "S. Forosisky", is written over the "From:" line of the memo.

The Office of Economic Development is identifying land for future industrial expansion since we have very little left in inventory. The area of focus is the Garden Road corridor and Mill Road corridor due to its proximity to Route 55 and it is in close proximity to our existing industrial parks. To that end, we have identified the above referenced parcel as a future industrial park that could add approximately 15 new industrial lots to our inventory. Your consideration in zoning this parcel as light industrial would be very beneficial to our efforts.

Should you have any questions, please do not hesitate to contact me.



EXISTING ZONING



WHITE - vacant
YELLOW - residential
GREEN - agricultural

BLUE - institutional
RED - commercial
PURPLE - industrial