

CITY OF VINELAND

ORDINANCE NO. 2018- 4

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 2912 LOT 1 CONSISTENT WITH RESOLUTION 6256 OF THE PLANNING BOARD.

WHEREAS, on March 23, 2004, the City of Vineland adopted Ordinance 2004-25, An Ordinance Adopting the Center City Redevelopment Plan consistent with Resolution 5203 of the Planning Board of the City of Vineland; and

WHEREAS, the City Council acknowledges that a Redevelopment Plan is meant to be an evolving plan subject to amendment from time to time consistent with the interest to revitalize the Center City area; and

WHEREAS, the owner of certain property located at 200 North West Boulevard, Block 2912, Lot 1 (“Property”) located in the Neighborhood Commercial District has requested City Council consider amending the Redevelopment Plan so as to permit the expansion of an existing industrial use and permit food processing, packaging, distribution and related accessory retail; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the expansion of an existing industrial use and permit food processing, packaging, distribution and related accessory retail and provide comments and recommendations regarding the same; and

WHEREAS, on December 13, 2017 the Planning Board adopted Resolution No. 6256, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board after hearing the testimony of Kathleen Hicks, PP, Supervising Planner wherein they recommended City Council adopt an Ordinance amending the Center City Redevelopment Plan so as to allow the expansion of an existing industrial use and permit food processing, packaging, distribution and related accessory retail on the Property; and

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions and Decision of the Vineland Planning Board specified in Planning Board Resolution No. 6256; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6256.

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

1. The Center City Redevelopment Plan shall be amended relating to Block 2912, Lot 1, known as 200 North West Boulevard 710A East Landis Avenue, to allow food processing, packaging, distribution, and related accessory retail consistent with Resolution 6256 of the Planning Board of the City of Vineland.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6256

**RESOLUTION OF FINDING AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD**

WHEREAS, City Council of the City of Vineland has directed the Planning Board of the City of Vineland to review a proposed change to the Center City Redevelopment Plan and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland; and

WHEREAS, City Council has requested that the Planning Board provide comments regarding a proposed amendment to the Center City Redevelopment Plan relating to Limpert Brothers, Inc., 200 North West Boulevard, Block 2912, Lot 1. The request is to amend the Center City Redevelopment Plan to permit the expansion of the existing industrial use and to permit processing, packaging, distribution and related accessory retail on Block 2912, Lot 1; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland; having considered the request by the applicant, made the following factual findings:

1. The applicants are both Limpert Brothers, Inc., owner of the property and the Vineland Revolving Loan Fund as lienholder of the property;
2. Block 2912, Lot 1 measures 300 feet by 600 feet and is one City block consisting of 4.13 acres. Located on the property is Limpert Brothers, a food processing facility.
3. Limpert Brothers is in the process of negotiating a sale of the property and the potential buyer would like to expand the industrial use onto vacant portions of Lot 1. These uses would include food processing, packaging, distribution and accessory retail.
4. The Redevelopment District is NC-Neighborhood Commercial, extending 150 feet from North West Boulevard. The remainder of the lot is R-Residential. The underlying zoning district is R-2 Industrial.
5. City Staff had no objection to the amendment as the purpose is to facilitate sale of the current industrial use.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that a proposed amendment to the Center City Redevelopment Plan so as to permit the expansion of an existing industrial use and to permit processing, packaging, distribution and related accessory retail on Block 2912, Lot 1 should be adopted by City Council.

The Planning Board recommends that City Council approve this amendment as it would facilitate the sale of the property.

The Planning Board finds that the proposed change is not consistent with the City's Master Plan due to a portion of the lot being zoned R-Residential.

The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on December 13, 2017 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 12-13-17

Attest:



YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND



DAVID MANDERS, Chairman

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
SANDY VELEZ
STEVEN PLEVINS
KEITH SALERNO
GARY STANKER
JOHN CASADIA

ABSTAINING

NONE

ABSENT

MARIA PEREZ
CHRISTINE SCARPA
DAVID ACOSTA

OPPOSED

NONE