

CITY OF VINELAND

ORDINANCE NO. 2018- 5

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 2904 LOT 6 CONSISTENT WITH RESOLUTION 6254 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 known as Block 2904, Lot 6 (“Property”) located in the R-Residential District has requested City Council consider amending the Redevelopment Plan so as to permit a commercial parking lot thereon which would serve an adjacent retail use located on Block 2904 Lots 7 and 8, all of which are owned by the same persons/entity; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the commercial parking lot thereon to serve an adjacent retail use; and

WHEREAS, on December 13, 2017 the Planning Board adopted Resolution No. 6254, 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 a commercial parking lot on the Property subject to submission of and approval of site plan for Block 2904 Lots 6, 7, and 8; 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. 6254; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6254.

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 2904, Lot 6, to allow a commercial parking lot on the Property to service the adjacent retail use consistent with Resolution 6254 of the Planning Board of the City of Vineland.
2. In the event the owner of Block 2904 Lot 6 fails to make application and receive site plan approvals for Block 2904 Lots 6, 7, and 8 within one year from the adoption of this Ordinance, the relief granted herein shall be void and the use of Block 2904 Lot 6 shall revert back to that permitted in the R-Residential District of the Center city Redevelopment Plan.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk