

CITY OF VINELAND

ORDINANCE NO. 2018- 32

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 2802 LOT 4 CONSISTENT WITH RESOLUTION 6288 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 2802, Lot 4 (“Property”) located in the West Vineland Village District has requested City Council consider amending the Redevelopment Plan so as to permit a 3,200 square foot warehouse addition to the southwestern building; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit a 3,200 square foot warehouse addition to the southwestern building; and

WHEREAS, on May 9, 2018 the Planning Board adopted Resolution No. 6288, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board after hearing the testimony of Kathleen Hicks, PP, Supervising Planner wherein they found that the use is presently in an industrial area just south of the railroad and it is unlikely that this area would be used for residential purposes as set forth in Resolution 6288; 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. 6288; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6288.

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 2802, Lot 4, to allow a 3,200 square foot addition to the existing southwestern warehouse building consistent with Resolution 6288 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



MEMORANDUM

TO: Robert Dickenson, Business Administrator

FROM: Yasmin Ricketts, Planning Board Secretary *YR*

DATE: May 10, 2018

RE: Amendment to Redevelopment Plan
46 N. West Avenue
Block 2802 Lot 4

Enclosed is a signed copy of Resolution #6288 of the Planning Board giving comments on an amendment to the Center City Redevelopment Plan concerning the above referenced property.

YR/
Encl.
xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor
Kenneth Heather, CDP

RESOLUTION NO. 6288
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, City Council of the City of Vineland, has requested that the Planning Board of the City of Vineland, review a proposed change to the West Vineland Village District of 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 requested that the Planning Board provide comments regarding a proposed amendment to the Redevelopment Plan requested by Vineland Construction Co. relating to an existing warehouse at 46 N. West Avenue, being known as Block 2802, Lots 4; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the Redevelopment Amendment request by Vineland Construction Co. made the following factual findings:

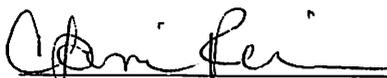
1. The property in question is located at 46 N. West Avenue, and is 11.38 acres. Located on the site are two industrial buildings.
2. The applicant is requesting to amend the Redevelopment Plan so as to permit a 3,200 square foot warehouse addition to the southwestern building. Warehousing is not a permitted use in the District.
3. The City staff had no objection to the request.
4. The staff noted that the area is industrial and just south of the railroad. Residential use in this area is not likely.
5. The underlying zone is B-4 Business and I-2 Industrial. Therefore, the proposed use is in accordance with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that a proposed amendment to the West Vineland Village District of the Center City Redevelopment Plan so as to permit a 3,200 square foot addition to an existing warehouse should be adopted by City Council.

The Planning Board finds that the proposed change is consistent with the City's Master Plan.

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 May 9, 2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: May 9, 2018



YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
STEPHEN PLEVENS
SANDY VELEZ
CHRISTINE SCARPA
DAVID ACOSTA

ABSTAINING

NONE

ABSENT

GARY STANKER
MARIA PEREZ
KEITH SALERNO
JOHN CASADIA

OPPOSED

NONE