

CITY OF VINELAND

ORDINANCE NO. 2019- 38

ORDINANCE AMENDING ORDINANCE 2017-73, AS AMENDED, AN ORDINANCE ADOPTING THE ENERGY AND MINERALS CONDEMNATION REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 6234 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 7503 LOT 33.01 CONSISTENT WITH RESOLUTION 6337 OF THE PLANNING BOARD

WHEREAS, the City Council of the City of Vineland adopted Resolution 2016-23 directing the Planning Board of the City of Vineland to undertake a preliminary investigation to determine whether Block 7502 Lots 1, 2, 3 and 33, 35, 48, 49 and 50 should be designated as a Condemnation Redevelopment Area in accordance with NJSA 40A:12A-1 et seq. ; and

WHEREAS, after conducting a preliminary investigation and public hearing on December 9, 2015 in accordance with the said statute and thereafter adopted Resolution 6138 finding Block 7503 Lots 33, 35, 49, and 50 (Property) meet the standards to be considered a redevelopment area; and

WHEREAS, City Council of the City of Vineland adopted Resolution 2016-23 determining the Property to be a Condemnation Redevelopment Area; and

WHEREAS, on August 8, 2017 City Council directed the Planning Board to develop a plan for the Redevelopment Area; and

WHEREAS, after taking testimony of Kathleen Hicks, City Planner who submitted a proposed Redevelopment Plan and recommending the Energy and Minerals Condemnation Redevelopment Area be an overlay on the City Zoning Map replacing existing zoning designations as specified in the proposed Plan which is attached hereto and made a part hereof, the Planning Board adopted Resolution 6234 recommending City Council adopt the Energy and Minerals Condemnation Redevelopment Area Plan dated August 2017; and

WHEREAS, on the City Council of the City of Vineland adopted Ordinance 2017-73, An Ordinance adopting the Energy and Minerals Condemnation Redevelopment Plan Consistent with Resolution 6234 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 designated Energy and Minerals Condemnation Redevelopment Area; and

WHEREAS, the owner of Block 7503 Lot 33.01 has received preliminary and final major site plan approval for an industrial fabrication facility consisting of a 268,962 square foot industrial building for North East Precast which includes a 50,707 square foot corporate office building, a 93,152 square foot steel fabrication building which itself includes 6,308 square feet of corporate office space and a concrete batch plant together with associated site improvements; and

WHEREAS, the owner has requested an amendment to the Redevelopment Plan to exceed the height limitation of the underlying I-3 zone which is 40 feet and allow a building height of 70 feet to accommodate the state of the art precast production equipment and an overhead crane (Requested Change), and

WHEREAS, City Council passed a motion to request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Change; and

WHEREAS, on April 10, 2019 the Planning Board took testimony from Planning Staff, including Kathleen Hicks, PP. who had no objection to the the Requested Change and noted that the underlying zone is I-3 Industrial which makes no comment regarding height; and

WHEREAS, the Planning Board thereafter adopted Resolution 6337, a Resolution of Findings and Conclusions and Decision of the Planning Board recommending that City Council amend the Energy and Minerals Condemnation Redevelopment Plan so as to permit a building height of 70 feet; 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. 6337; and

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WHEREAS, City Council finds it in the best interest of the City to amend the Energy and Minerals Condemnation Redevelopment Plan consistent with Resolution 6337 so as to permit a building height of 70 feet in the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Energy and Minerals Condemnation Redevelopment Plan shall be amended so as to permit a building height of 70 feet in the Redevelopment Area.

BE IT FURTHER ORDAINED that any Ordinance or portions thereof that are inconsistent herewith shall be deleted and void to the extent of such inconsistencies and the terms of this Ordinance shall supersede the same.

This Ordinance shall take effect upon adoption and publication according to Law.

Passed First Reading:

Passed Final Reading:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 6337
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 Energy & Minerals Redevelopment District 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 Energy & Minerals Redevelopment District requested by Northeast Precast, LLC, relating to an approved industrial/ manufacturing facility at 4031 S. Lincoln Avenue, being known as Block 7503, Lot 33.01; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, and having considered the Redevelopment proposal request by Northeast Precast, LLC, made the following factual findings:

1. The property in question is located at 4031 S. Lincoln Avenue, Block 7503, Lot 33.01 and is 151.108 acres.
2. By way of Resolution No. 6333 of the Vineland Planning Board, the applicant was granted preliminary and final major site plan approval for an industrial fabrication facility consisting of a 268,962 square foot industrial building for Northeast Precast which includes 50,707 square feet of corporate office space; a 93,152 square foot steel fabrication building which includes 6,308 square feet of corporate office space and a concrete batch plant together with associated site improvements.
3. The applicant is now requesting an amendment to the Redevelopment Plan to exceed the height limitation of the underlying I-3 Industrial zone which is 40 feet.
4. The applicant is requesting a plan amendment to permit a building a height of 70 feet. The 70 feet is needed to accommodate certain state of the art Precast production equipment and a overhead crane
5. The Planning Staff had no objection to the request.
6. The underlying zone is I-3 Industrial. The City's Master Plan makes no comment regarding height.

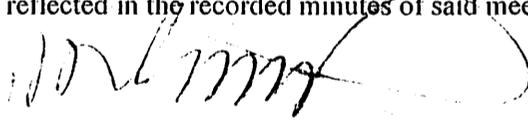
NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, recommends that a proposed amendment to Energy & Minerals Redevelopment District so as to permit a building height of 70 feet should be adopted by City Council.

The proposed amendment is neither consistent with nor not consistent with the 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 April 10, 2019 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: April 10, 2019

Attest:


PLANNING BOARD OF THE
CITY OF VINELAND



YASMIN RICKETTS, Secretary



~~DAVID MANDERS, Chairperson~~
Michael Pantalone Vice

ROLL CALL VOTE

VOTING IN FAVOR

Christine Scarpa
Stephen Plevins
John Casadia
Sandy Velez
Samuel Fiocchi
David Catalana
Michael Pantalone

ABSENT

Keith Salerno

ABSTAINING

N/A

OPPOSED

N/A