

ORDINANCE NO. 2020- 12

**AN ORDINANCE OF THE CITY OF VINELAND  
AMENDING CHAPTER 425 ENTITLED “LAND USE” OF  
THE CITY OF VINELAND BY AMENDING THE ZONING  
MAP TO IMPLEMENT MASTER PLAN  
RECOMMENDATIONS**

**WHEREAS**, the City Council of the City of Vineland, a municipal corporation in the County of Cumberland, State of New Jersey, finds that an amendment to the Land Use Ordinance of the City of Vineland to revise the Zoning Map is appropriate and will guide the development of land in the municipality in a manner which will promote the public health, safety, morals, and general welfare pursuant to the purposes of *N.J.S.A. 40:55D-2*.

**WHEREAS**, the Planning Board of the City of Vineland has adopted a Master Plan that comprehensively provides for the appropriate use, regulation and development of lands in the municipality under *N.J.S.A. 40:55D-28*; and

**WHEREAS**, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; and

**WHEREAS**, periodically, the Planning Board has reviewed the Master Plan of the City of Vineland and has make findings and recommendations for the revision of this document and its implementing ordinances; and

**WHEREAS**, the Planning Board completed such periodic reexamination report of the Master Plan on December 12, 2018 wherein various amendments and district boundary changes to the Zoning Map were recommended.

**WHEREAS**, the City Council formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with *N.J.S.A. 40:55D-26*; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at *N.J.S.A. 40:55D-15* and in accordance with *N.J.S.A.40:55D-62.1*.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Vineland, County of Cumberland, and State of New Jersey, as follows:

**Section 1.** §425-271.C, Zoning Map, is hereby modified to apply the following zoning districts, represented by their symbols, to the following block and lots as indicated on the tax assessment maps of the City of Vineland to implement recommendations following a periodic reexamination of the Master Plan:

CITY OF VINELAND, NJ

<b>Block</b>	<b>Lot(s)</b>	<b>Current Zone(s)</b>	<b>Proposed Zone</b>
117	1-2	A5	I-B
118	1-9	A5	I-B
119	1-8	A5	I-B
120	1-6	A5	I-B
121	1-6	A5	I-B
122	1-5	A5	I-B
123	1-3	A5	I-B
124	1-2	A5	I-B
125	1	A5	I-B
126	1-4	A5	I-B
127	1-5	A5	I-B
128	1-2	A5	I-B
129	1	A5	I-B
130	2-4	A5	I-B
131	3, 5-7	A5	I-B
132	Pt. 9*, 10-24	A5	I-B
303	4, 8	A5	I-B
303	22-40	I-1/B-3	I-B
306	3-5, 10	B-3	I-B
307	1-5, 8-15	B-3	I-B
314	12-17	I-1/B-3	I-B
401	85-96	B-3/R-6	I-B
603	5-7	I-B/B-3	I-B
604	9-13, 15-20	B-3	I-B
701	78-87	B-3/R-6	I-B
801	33-46	B-3/R-4	I-B
803	10-12, 15-17	R-4	I-2
1501	52-71	R-3	I-B
1604	2	R-3/I-2	R-3
1604	4-8, 47	R-3/I-2	I-2
2228	29, 31, 35, 36, 48, 49	I-2	R-1
3304	33	A-5	B-4
3402	25	I-4	R-3
4501	32, 33	A-5	MF
5804	56-58	R-5	R-3
6102	18, 19.01 & 19.02	I-3	I-B
6103	19, 29-32, 39, 40	R-5	I-3
7004	2-3, 9-18, 20, 25, 37, 38	B-4	I-B
7109	11, 13-14	R-5	I-B
7110	34-40	B-4	I-B
7501	1-23	B-4	I-B

\*- Part of Lot 9 within 500 feet of Rt. 55.

**Section 2. Repealer.** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

**Section 3. Interpretation.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

**Section 4. Severability.** If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The City Council of the City of Vineland declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon passage, transmittal to the Cumberland County Planning Board, and publication according to law.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk