

CITY OF VINELAND

ORDINANCE NO. 2020- 11

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 3018, LOT 15 CONSIDERING RESOLUTION 6385 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 City of Vineland is the owner of certain property located at 516 East Wood Street, Block 3018, Lot 15 (“Property”) located in the NC-Neighborhood Commercial Zone which is the subject of discussions for its acquisition by the adjacent property owner, Laury Vineland Ventures, LLC as a Redevelopment Project and to expand their existing office and contractor’s yard and has requested City Council consider amending the Redevelopment Plan so as to permit the use of the Property for a contractor’s yard and expansion of the office facility; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the use of the Property as a contractor’s yard; and

WHEREAS, the Planning Board adopted Resolution No. 6385, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council amend the Redevelopment Plan at Block 3018 Lot 15 so as to allow the use of the Property as a contractor’s yard, subject to the submission of a site plan for this lot and all other Laury lots on Plum and Wood Streets; and

WHEREAS, the City Council agrees with the findings and conclusions of the Planning Board as to the amendment of the Redevelopment Plan to allow the use of the Property as a contractor’s yard with the submission of a site plan for the Property and the adjacent property, but disagrees with the recommendations that should Laury Vineland Ventures, LLC contract for the acquisition of the Property that they be responsible for site plan submission for all other Laury lots on Plum Street and Wood Street as the issues regarding improvements and site plan requirements for other unrelated properties should be addressed in a Redeveloper’s Agreement; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6326 regarding the amendments to the Redevelopment Plan so as to allow the use as a contractor’s yard/office expansion subject to the submission of site plan for the Property and adjacent property but not to require site plan submissions for all other Laury properties.

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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 3018, Lot 15, known as 516 East Wood Street, to allow its use as a contractor's yard and expansion of an office subject to the submission of a site plan for the Property and adjacent property.
2. City Council finds that issues regarding other properties owned by Laury not adjacent to Block 3018 Lot 15 should be part of a Redeveloper's Agreement and not part of an Ordinance amending the Redevelopment Plan.
3. This Ordinance is subject to and conditioned upon the execution of a Redeveloper's Agreement, which, among other terms, requires all Laury properties on Plum Street and Wood Street to obtain site plan approvals within 2 years from the date of the execution of the Redeveloper's Agreement and sale of the Property to Laury Vineland Ventures, LLC.

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