

ORDINANCE NO. 2022-38

ORDINANCE ADOPTING THE FINDINGS AND CONCLUSIONS OF RESOLUTION 6499 OF THE PLANNING BOARD OF THE CITY OF VINELAND TO AMEND ORDINANCE 86-38, AS AMENDED, CHAPTER 425 OF THE CODE OF THE CITY OF VINELAND ENTITLED LAND USE SO AS TO REZONE BLOCK 7503 LOT 1.01, PART OF LOT 3.01, PART OF LOT 4.01, PART OF LOT 5.01, LOT 6, LOT 6.01, PART OF LOT 7, LOT 35.02, LOT 47 AND LOT 48.01 TO I-B, INDUSTRIAL BUSINESS AND TO REZONE PART OF BLOCK 7503 LOT 19.01 TO A-5 AGRICULTURAL AND ADOPT A ZONE MAP CHANGE.

WHEREAS, City Council passed a motion requesting the Planning board consider the rezoning of Block 7503 Lot 1.01, part of Lot 3.01, part of Lot 4.01, part of Lot 5.01, Lot 6, Lot 6.01, part of Lot 7, Lot 35.02, Lot 47 and Lot 48.01 to I-B, Industrial Business and to rezone Block 7503 part of Lot 19.01 to A-5 Agricultural (Property); and

WHEREAS, on March 9, 2022 the Planning Board heard testimony from Kathleen Hicks, Supervising Planner, who opined that there is only a finite amount of land close to Route 55 interchange which is most desirable for industrial purposes, further that this Property is best suited to uses which are large truck dependent, providing better access for goods moving in and out of the City of Vineland and to rezone this property will reduce truck traffic traversing the City; and

WHEREAS, The City of Vineland, County of Cumberland and Cumberland County Improvement Authority have worked together to enhance development opportunities at this particular interchange; and

WHEREAS, the Planning Board had considered the testimony and recommendations of the Planning Division and concurs with their recommendation to rezone the Property and has adopted Resolution No. 6499 a Resolution of Findings and Conclusions and Recommendations to City Council; and

WHEREAS, City Council adopts the findings and conclusions of the Planning Board and incorporates the same herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 86-38, as amended, Chapter 425 of the Code of the City of Vineland be and is hereby amended rezoning Block 7503 Lot 1.01, part of Lot 3.01, part of Lot 4.01, part of Lot 5.01, Lot 6, Lot 6.01, part of Lot 7, Lot 35.02, Lot 47 and Lot 48.01 be to I-B, Industrial Business and to rezone Block 7503 part of Lot 19.01 to A-5 Agricultural

BE IT FURTHER ORDAINED that the new Zone Map change is hereby adopted as attached hereto and made a part hereof

BE IT FURTHER ORDAINED that the balance of Ordinance 86-38, as amended, Chapter 425 of the Code of the City of Vineland not amended hereby shall remain in full force and effect.

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed unenforceable by a court of competent jurisdiction, that portion so determined to be unenforceable, shall be void and the balance hereof shall remain in full force and effect.

CITY OF VINELAND

BE IT FURTHER ORDAINED that should any Ordinance or portion thereof be inconsistent herewith, such Ordinance or portion thereof shall be void to the extent of such inconsistencies.

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

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6499

**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 review and provide comments regarding a proposed amendment to the City's Land Use Ordinance with regard to a certain zoning change; and

WHEREAS Michael Fralinger, Esq. submitted a request, on behalf of NEP Real Estate of Vineland NJ Urban Renewal, LLC, to City Council on February 28, 2022, to have certain lands on Lincoln Avenue and Sheridan Avenue re-zoned to I-B Industrial-Business; and

WHEREAS, City Council referred the matter to the Planning Board on March 8, 2022, requesting findings of fact and recommendations; and

WHEREAS, the properties-in-question to be re-zoned I-B Industrial-Business are Block 7503/Lots 1.01, part of 3.01, part of 4.01, part of 5.01, 6, 6.1, part of 7, 35.02, 47 and 48.01; and

WHEREAS, a small portion of Block 7503/Lot 20, that was subject to an earlier subdivision, should be re-zoned A-5 Agricultural; and

WHEREAS, NEP Real Estate of Vineland NJ Urban Renewal, LLC was previously named redeveloper of the Energy and Minerals Redevelopment District and subsequently constructed 2 industrial projects south of the 60 foot wide Connectiv right-of-way; and

WHEREAS, NEP Real Estate of Vineland NJ Urban Renewal, LLC had previously had a redevelopment plan amendment approved to allow construction of a golf course with amenities north of the 60 foot Connectiv right-of-way, but now wishes to utilize the property for industrial purposes ; and

WHEREAS, NEP Real Estate of Vineland NJ Urban Renewal, LLC has been acquiring and optioning additional properties contiguous to the Energy and Minerals Redevelopment District; and

WHEREAS, Kathleen Hicks, Supervising Planner, provided testimony in support of the request, opining that there is only a finite amount of land close to Route 55 interchanges. This land is best suited to uses which are heavily truck dependent, providing better access for goods moving in and out of the area. It also reduces truck traffic traversing the City if these truck dependent uses are located at interchanges; and

WHEREAS, the City of Vineland, County of Cumberland, and Cumberland County Improvement Authority have worked together to enhance development opportunities at this particular interchange by constructing the Burns Avenue extension.

WHEREAS, the Planning Board has considered the recommendations of Staff and has reviewed the proposed Land Use Ordinance change; and

WHEREAS, the Planning Board agrees that the zone change should be made.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland that recommendation is made to City Council to amend the City's Land Use Ordinance to adopt a Zone Map change . Said proposed Zone Map is attached hereto and incorporated by reference into this resolution.

The Board finds that the proposed Land Use Ordinance amendment should be adopted by City Council as an amendment to the City's Land Use Ordinance and Zone Map.

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 March 9, 2022 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: March 9, 2022

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:

YASMIN RICKETTS, Secretary

DAVID MANDERS, Chairperson

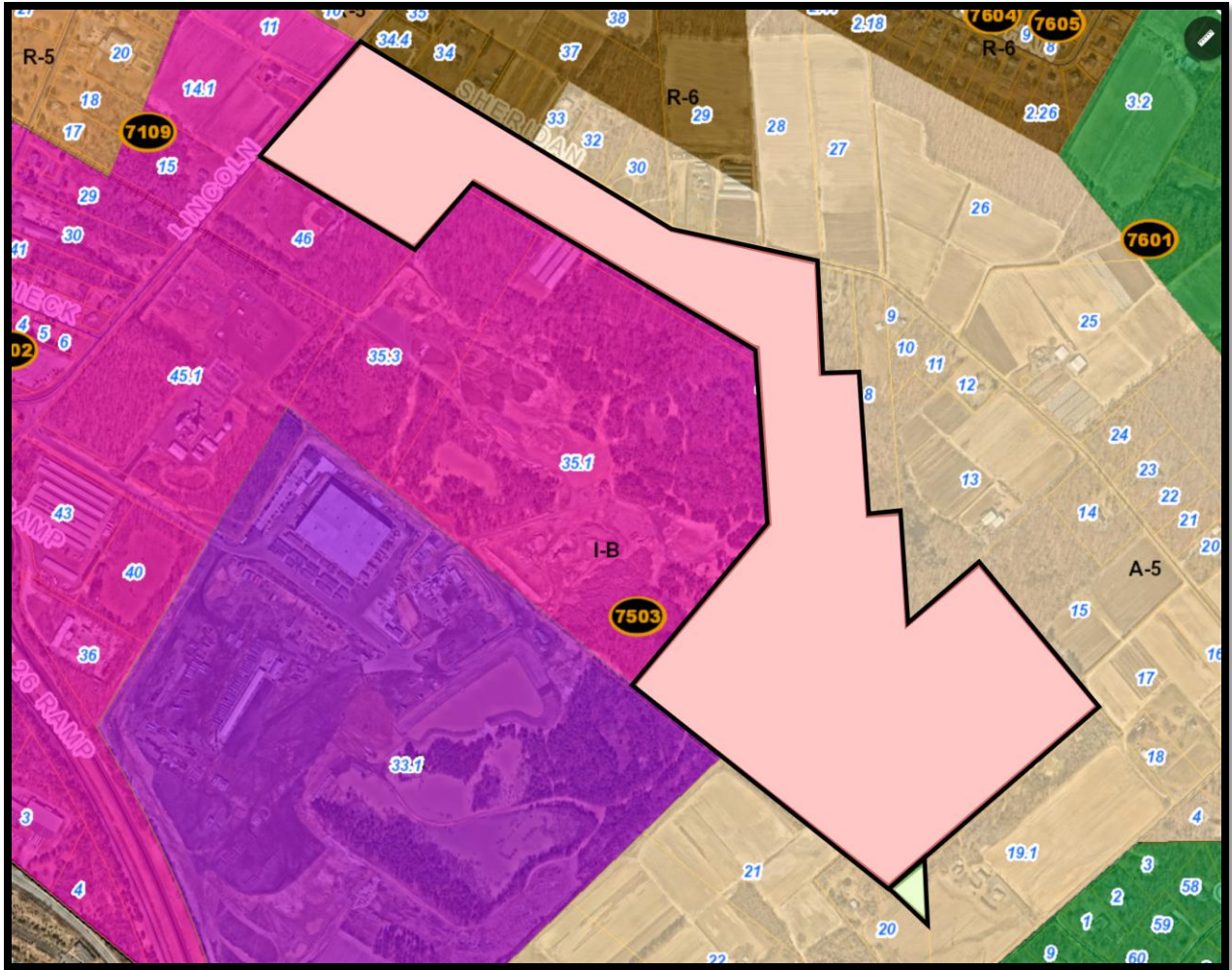
ROLL CALL VOTE

VOTING IN FAVOR

OPPOSED

ABSTAINING

ABSENT



NEP RE-ZONING REQUEST

PALE PINK – I-B INDUSTRIAL-BUSINESS ZONE

PALE GREEN – A-5 AGRICULTURAL ZONE