

ORDINANCE NO. 2022- 93

ORDINANCE AMENDING ORDINANCE 86-38, AS AMENDED, CHAPTER 425 OF THE CODE OF THE CITY OF VINELAND ENTITLED LAND USE SO AS TO REZONE A PORTION OF BLOCK 7503 LOT 33.1 FROM I-3 INDUSTRIAL TO A-5 AGRICULTURAL AND PORTIONS OF BLOCK 7503 LOTS 6.1 AND 35.2 FROM I-B INDUSTRIAL BUSINESS TO W-5 WOODLANDS AND ADOPT A ZONE MAP CHANGE.

WHEREAS, City Council passed a motion requesting the Planning Board consider the rezoning of a portion of Block 7503 Lot 33.1 from I-3 Industrial to A-5 Agricultural and portions of Block 7503 Lots 6.1 and 35.2 from I-B Industrial Business to W-5 Woodlands; 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 is working on plans for development of the balance of the Redevelopment District plus additional lands that have been acquired; and

WHEREAS, NEP Real Estate of Vineland NJ Urban Renewal, LLC wishes to refine the zoning boundary between industrial and agricultural/woodlands areas; and

WHEREAS, on December 22, 2022 the Planning Board heard testimony from Kathleen Hicks, Supervising Planner, who opined that the proposed re-zoning isn't in conformance with the City of Vineland Master Plan, but that the modifications being made to the zoning boundaries aren't of significance, amounting to only 8.76 and 7.00 acres; and

WHEREAS, the Planning Board of the City of Vineland adopted Resolution 6542 a Resolution of Findings and conclusions wherein the Board found that the proposed Land Use Ordinance amendment should be adopted by City Council as an amendment to the City's Land Use Ordinance; and

WHEREAS, the City Council adopts the findings and conclusions of the Planning Board as if set forth herein at length and determines that the zone changes are in the best interest of the City.

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 a portion of Block 7503 Lot 33.1 from I-3 Industrial to A-5 Agricultural and portions of Block 7503 Lots 6.1 and 35.2 from I-B Industrial Business to W-5 Woodlands in accordance with the Zzone Map as attached hereto and made a part hereof.

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.

CITY OF VINELAND

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.

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:

Approved by the Mayor:

President of Council

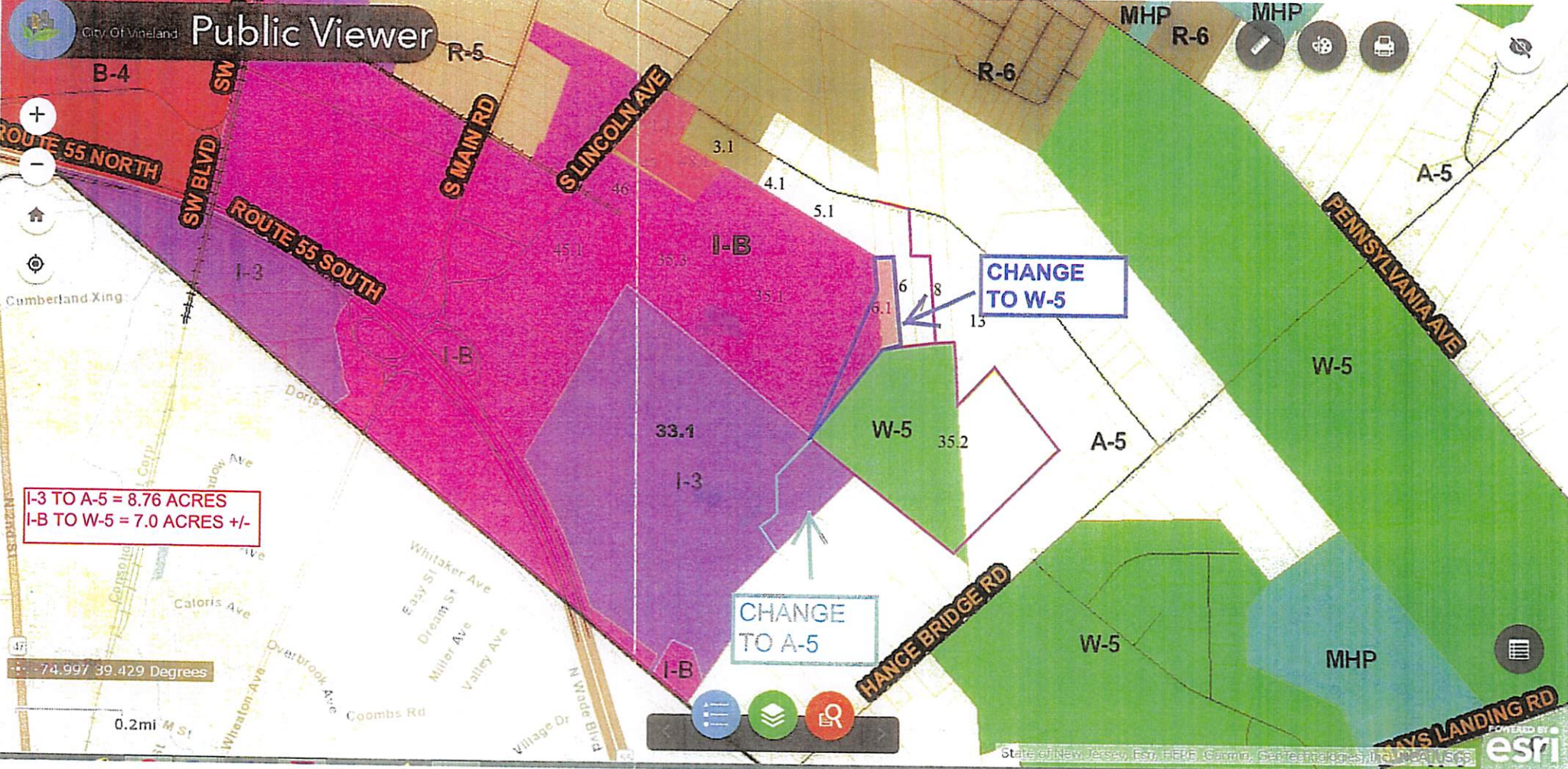
Mayor

ATTEST:

City Clerk

Public Viewer

City Of Vineland



I-3 TO A-5 = 8.76 ACRES
I-B TO W-5 = 7.0 ACRES +/-

