

**ORDINANCE NO. 2024-17**

**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 4001 LOT 25.1, 27 SOUTH EAST BOULEVARD, CONSISTENT WITH RESOLUTION 6633 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 owner of certain property located at 27 South East Boulevard, Block 4001, Lot 25.1 (“Property”), located in the LMS Landis Avenue Main Street District, proposes to convert the existing community center to a community center/house of worship which are not permitted in said District and has requested City Council consider amending the Redevelopment Plan so as to permit the use of the building as a community center/house of worship; and

**WHEREAS**, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow a community center/house of worship on the Property and request comments and recommendations regarding the requested changes; and

**WHEREAS**, the Planning Board adopted Resolution No. 6633, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council amend the Redevelopment Plan so as to allow a community center/house of worship at 27 south East Boulevard, Block 4001 Lot 25.1 subject to and conditioned upon the following:

1. The church portion of the Property will be required to be Zoning and UCC compliant and obtain a Certificate of Occupancy for all uses. and
2. Drug treatment and residential uses are strictly prohibited. and
3. No overnight occupancy shall be permitted for any reason. and
4. There shall be no loitering or congregating outside the Property, other than for events sponsored by the owner as a community center or house of worship. Persons loitering or congregating outside the Property in violation of this section shall be considered trespassers. The owner shall provide the Vineland Police Department with a Power of Attorney authorizing them to enforce this provision.

**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. 6633 regarding the Plan Amendment allowing a community center/house of worship on Block 4001 Lot 25.1; and

**WHEREAS**, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6633 regarding the amendments to the Redevelopment Plan subject to the conditions set forth therein.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended relating to Block 4001, Lot 25.1, known as 27 South East Boulevard, to allow a community center/house of worship consistent with Resolution 6633 of the Planning Board of the City of Vineland subject to and conditioned upon the following.

1. The church portion of the Property will be required to be Zoning and UCC compliant and obtain a Certificate of Occupancy for all uses. and
2. Drug treatment and residential uses are strictly prohibited. and

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3. No overnight occupancy shall be permitted for any reason. and
4. There shall be no loitering or congregating outside the Property, other than for events sponsored by the owner as a community center or house of worship. Persons loitering or congregating outside the Property in violation of this section shall be considered trespassers. The owner shall provide the Vineland Police Department with a Power of Attorney authorizing them to enforce this provision.

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

**RESOLUTION NO.6633**

**RESOLUTION OF FINDINGS AND CONCLUSIONS AND  
DECISION OF THE VINELAND PLANNING BOARD**

**WHEREAS**, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Center City Redevelopment Plan, submitted by City's Hope Community Development Corporation (Pastor Ralph Graves), and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on January 23, 2024; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, and having considered the Redevelopment Amendment Report developed by City staff, made the following factual findings:

1. The application proposes the conversion of a community center (i.e., Daniel's Den) to a community center/church at 27 S. East Boulevard (Block 4001/Lot 25.1).
2. The property is located in the LMS Landis Avenue Main Street Redevelopment District where churches aren't permitted.
3. In the City of Vineland Master Plan, the property is designated 'public use/public land'. The Plan further classifies churches as quasi-public. The underlying zoning designation is R-B Residential-Business, which allows churches as a conditional use. The proposed amendment to the Center City Redevelopment Plan is therefore deemed consistent with the Master Plan.
4. City staff recommended approval of the request, subject to conditions.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland recommends that City Council give positive consideration to the proposed amendment to the Center City Redevelopment Plan to allow for a community center/church at 27 S. East Boulevard (Block 4001/Lot 25.1), conditioned upon the following:

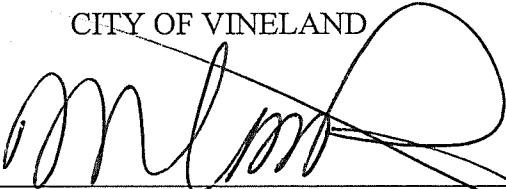
1. The church portion of the property will need to be Zoning and UCC compliant and obtain a CO prior to occupancy.
2. Drug treatment and any residential use of the property shall be prohibited.
3. Any overnight occupancy shall be prohibited.
4. There should be no loitering or congregating outside the structure, other than for events sponsored by the owner. The owner will need to give the Police Department a power of attorney to allow enforcement of this provision.

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 February 14, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 2/14/24

Attest:

  
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YASMIN PEREZ, Secretary

PLANNING BOARD OF THE  
CITY OF VINELAND  
  
\_\_\_\_\_  
MICHAEL PANTALIONE, Vice Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

JOHN CASADIA  
THOMAS TOBOLSKI  
SANDY VELEZ  
NILSA ROSARIO  
ROBERT ODORIZZI  
MICHAEL PANTALIONE

ABSTAINING

NONE

ABSENT

DAVID CATALANA  
DOUG MENZ  
DAVID ACOSTA  
DAVID MANDERS

OPPOSED

NONE