

**ORDINANCE NO. 2024- 38**

**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 2802 LOT 2, 40 WEST LANDIS AVENUE, CONSISTENT WITH RESOLUTION 6647 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 40 West Landis Avenue, Block 2802, Lot 2 (“Property”), located in the PC-Plaza Commercial Redevelopment District, proposes an addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing House of Worship property and the addition of a second floor on the eastern side of the existing House of Worship, requiring only interior renovations and the construction of a two story addition in front of the 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 and the construction of a food pantry and meeting area; and

**WHEREAS**, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the construction of a 3,000 square foot food pantry/meeting area and addition to the existing House of Worship on the Property and request comments and recommendations regarding the requested changes; and

**WHEREAS**, the Planning Board adopted Resolution No. 6647, 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 an addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing House of Worship property and the addition of a second floor on the eastern side of the existing House of Worship, requiring only interior renovations and the construction of a two story addition in front of the House of Worship at 40 West Landis Avenue, Block 3802 Lot 2, subject to and conditioned upon the following:

1. The submission and approval of a site plan that would address parking and landscaping and improved aesthetics for the exterior of the proposed food pantry so it does not appear as an industrial building by coordinating the exterior with the House of Worship façade by installing Dryvit at the bottom which will match the House of Worship facade and metal siding above.

**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. 6647 regarding the Plan Amendment allowing the addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing House of Worship property and the addition of a second floor on the eastern side of the existing House of Worship, requiring only interior renovations and the construction of a two story addition in front of the House of Worship at 40 West Landis Avenue, Block 3802 Lot 2, subject to the submission and approval of a site plan that would address parking and landscaping and improved aesthetics for the exterior of the food pantry so it appears less like an industrial building an industrial building by coordinating the exterior with the House of Worship façade by installing Dryvit at the bottom which will match the House of Worship facade and metal siding above.  
; and

**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. 6647 regarding the Plan Amendment allowing the addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing House of Worship property and the addition of a second floor on the eastern side of the existing House of Worship, requiring only interior renovations and the construction of a two story addition in front

CITY OF VINELAND

of the House of Worship at 40 West Landis Avenue, Block 3802 Lot 2, subject to the submission and approval of a site plan that would address parking and landscaping and improved aesthetics for the exterior of the proposed food pantry so it does not appear as an industrial building by coordinating the exterior with the House of Worship façade by installing Dryvit at the bottom which will match the House of Worship facade and metal siding above: and

**WHEREAS**, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6647 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 2802, Lot 2, known as 40 West Landis Avenue to allow an addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing House of Worship property and the addition of a second floor on the eastern side of the existing House of Worship, requiring only interior renovations and the construction of a two story addition in front of the House of Worship at 40 West Landis Avenue, Block 3802 Lot 2, subject to and conditioned upon the following:

1. The submission and approval of a site plan that would address parking and landscaping and improved aesthetics for the exterior of the proposed food pantry so it does not appear as an industrial building by coordinating the exterior with the House of Worship façade by installing Dryvit at the bottom which will match the House of Worship facade and metal siding above.

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

MEMORANDUM

TO: Bob Dickenson, Business Administrator  
FROM: Yasmin Perez, Planning Board Secretary  
DATE: June 13, 2024  
RE: 40 W. Landis Avenue  
Block 2802 Lot 2

Enclosed is a signed copy of Resolution #6647 of the Planning Board giving comments and recommendations regarding the above referenced property.

YP/KH

Encl.

xc: Keith Petrosky, City Clerk  
Richard Tonetta, City Solicitor

**RESOLUTION NO. 6647**

**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 for 40 W. Landis Avenue (Block 2802/Lot 2), submitted by Higher Places Ministries and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on June 11, 2024; and

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

1. The application proposes the addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing church property. This project is planned for this year. During the review process, the application was expanded to include the addition of a 2<sup>nd</sup> floor on the eastern side of the church (requires only interior renovation) and the construction of a 2-story addition in front of it. This project is planned for 2024 or 2025.
2. The property-in-question has an existing violation as 6 basketball courts replaced parking on the site. The parking lot configuration and landscaping also need to be addressed.
3. The property is located in a PC-Plaza Commercial Redevelopment District where churches aren't permitted.
4. In the City of Vineland Master Plan, the property is designated 'downtown commercial'. While the Plan recognizes houses of worship as existing uses in downtown commercial, the incorporation of the provisions of the Center City Redevelopment Plan into the Master Plan results in the existing church and proposed expansion being inconsistent with the Master Plan.
5. City staff recommended approval of the application subject to submission and approval of a site plan that would address parking and landscaping and improved aesthetics for the exterior of the food pantry so it appears less utilitarian industrial.
6. The applicant agrees to improve the aesthetics of the food pantry by coordinating the exterior with the church façade by installing Dryvit at the bottom, which will match the church façade, and metal siding above.

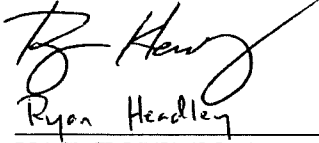
**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland recommends that City Council give positive consideration to the proposed amendment to the Center City Redevelopment Plan to allow for the addition of a freestanding 3,000 square foot steel building for a food pantry and meeting space to an existing church property and the addition of a 2<sup>nd</sup> floor on the eastern side of the church (requires only interior renovation) and the construction of a 2-story addition in front of it at 40 W. Landis Avenue (Block 2802/Lot 2).

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 June 12, 2024, as reflected in the recorded minutes of said meeting.

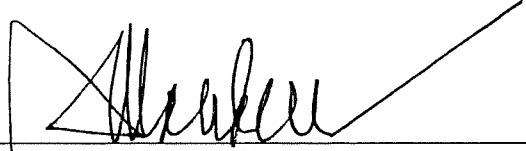
ADOPTED DATE: June 12, 2024

PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:



for YASMIN PEREZ, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS  
MICHAEL PANTALIONE  
ROBERT COZZI  
DOUG MENZ  
DAVID CATALANA

ABSTAINING

NONE

ABSENT

JOHN CASADIA  
SANDRA VELEZ  
DAVID ACOSTA  
NILSA BOSALIO

OPPOSED

NONE



## REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-3

APPLICANT: Higher Places Ministries

PROPERTY: 40 W. Landis Avenue (Block 2802/Lot 2)

REQUEST: Addition of 3,000 square foot steel building for food pantry & meeting space/construction of a 2<sup>nd</sup> floor on the eastern side of the church (requires only interior renovation) & construction of a 2-story addition in front of it

STAFF REVIEW: Kathleen Hicks, Elizabeth Jambor, Sandra Forosisky, Patrick Finley (e-mail), Aaron Melnick & Macleod Carre

DATE: May 29, 2024

Staff members met today regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff is that the request should be approved subject to the following:

1. Submission and approval of a site plan that would address parking and landscaping.
2. Improved aesthetics for the exterior of the food pantry so it appears less utilitarian industrial. The church proposes Dryvit at the bottom, which will match the church façade & metal siding above.



**REDEVELOPMENT PROPOSAL 2024-3  
(revised June 6, 2024)**

**NAME OF APPLICANT**

Higher Places Ministries  
2102 E. Oak Road, Unit B-6  
Vineland, NJ 08360  
(856)265-9809

**REPRESENTED BY**

N.A.

**NAME OF CURRENT PROPERTY OWNER**

Higher Places Ministries

**DATE OF APPLICATION**

May 10, 2024

**BLOCK & LOT NUMBERS**

Block 2802/Lot 2

**ADDRESS**

40 W. Landis Avenue

**EXISTING USE**

Church

**PROPERTY DIMENSIONS**

372'9" x 481'34" x 374' x 453'4"(S) or 447'4"(D)  
4.0 acres

**PROPOSED USE**

Addition of 3,000 square foot steel building for food pantry & meeting space/  
**NOTE: At some point after 2017, 6 outdoor basketball courts replaced parking/  
Addition of a 2<sup>nd</sup> floor on the eastern side of the church (requires only interior  
renovation) & construction of a 2-story addition in front of it**



**REDEVELOPMENT DISTRICT**  
**PC – Plaza Commercial District**

**UNDERLYING ZONING DISTRICT**  
**B-4 Business Zone**

**PLAN AMENDMENT REQUIRED (YES/NO)**  
**Yes – Existing use not permitted**

Higher Places Ministries  
40 W. Landis Ave.  
Vineland, NJ 08360  
[pastor@higherplacesministries.org](mailto:pastor@higherplacesministries.org)

May 31, 2024

Mrs. Kathy Hicks  
Planning Department  
City of Vineland

To whom it may concern:

My name is Ozzie Heredia and I am the Senior Pastor at Higher Places Ministries. We are a local church which has been in the City of Vineland for the past 11 years. We have recently applied for permission to construct a 3,000 square foot Food Distribution Center on our property and are undergoing the process with the Redevelopment procedure. This letter is to also inform the City and committees involved that we will also be building a 5400 sq. Ft. Addition to the existing HPM building. This addition will have two floors. This will house our administrative offices and some meeting rooms on the second floor. We will also be adding a second floor to the existing building in late 2024 or early 2025. This will all be interior work. Our church has an empty space between the first floor and roof of about 20 feet. So therefore we will just be adding a second story to our building. This will be used for additional rooms and for a meeting room on the second floor for event gatherings. This second floor will have an industrial kitchen for our personal use. We hope that this addition to our building will be considered at this time along with the Food Distribution Center so that we may be able to continue our proposed projects without having to visit this process once again. We thank you for your time and consideration. If you have any questions, please feel free to contact me at 856-265-9809. God Bless you all.

Best regards,  
Pastor Ozzie Heredia  
Senior Pastor



CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 40 W. Locks Ave Block 2802 Lot 2

Property owner: Higher Places Ministries

Owner's address: 2102 E. Oak Rd Unit B76  
Vineland NJ 08360

Phone: 856-265-9809

Applicant is:  owner  other

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

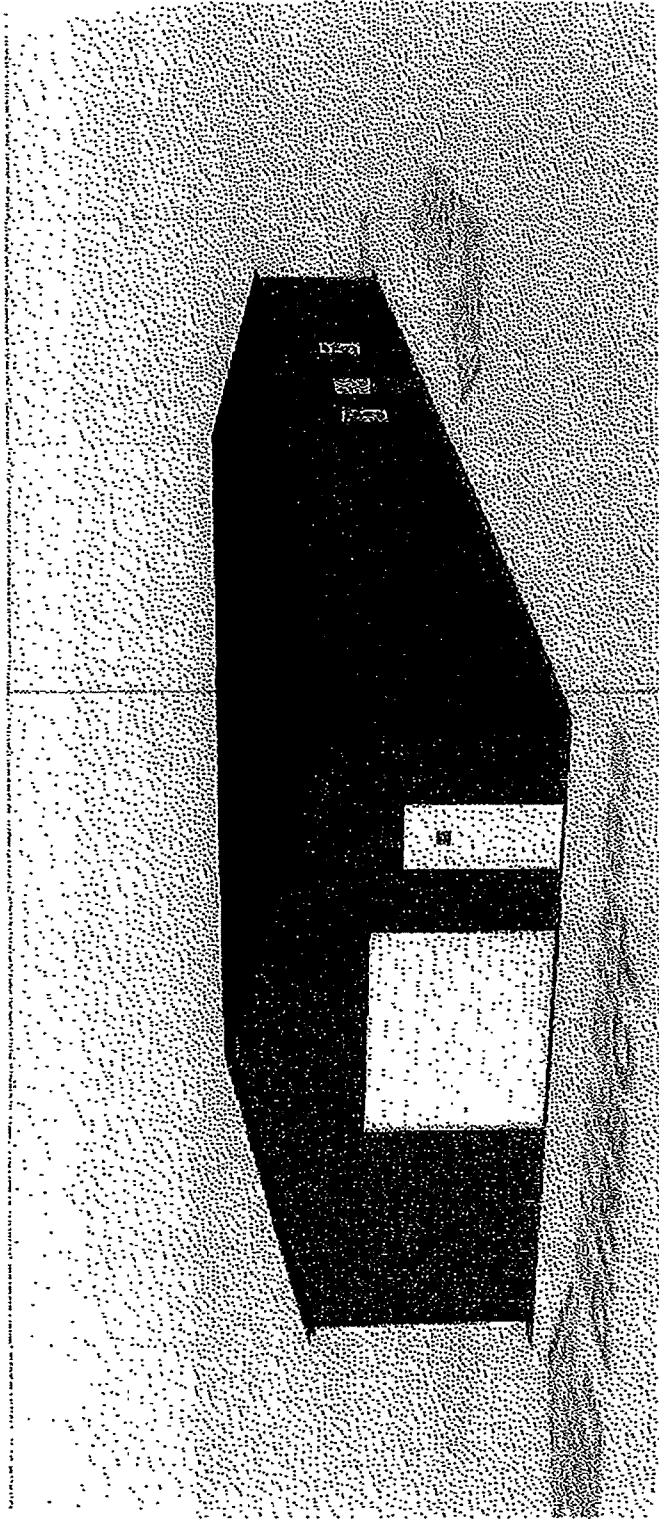
Current or most recent use of the property: Church

\_\_\_\_\_  
\_\_\_\_\_

Proposed use of the property: Construct 3,000 sq steel building  
for food pantry and meeting space.

\_\_\_\_\_

Owner's Signature Orlando Hernandez Date 5/11/2024



1/0 West Landing Ave

20'

Church Building

10'

185'

Grass Area

20'



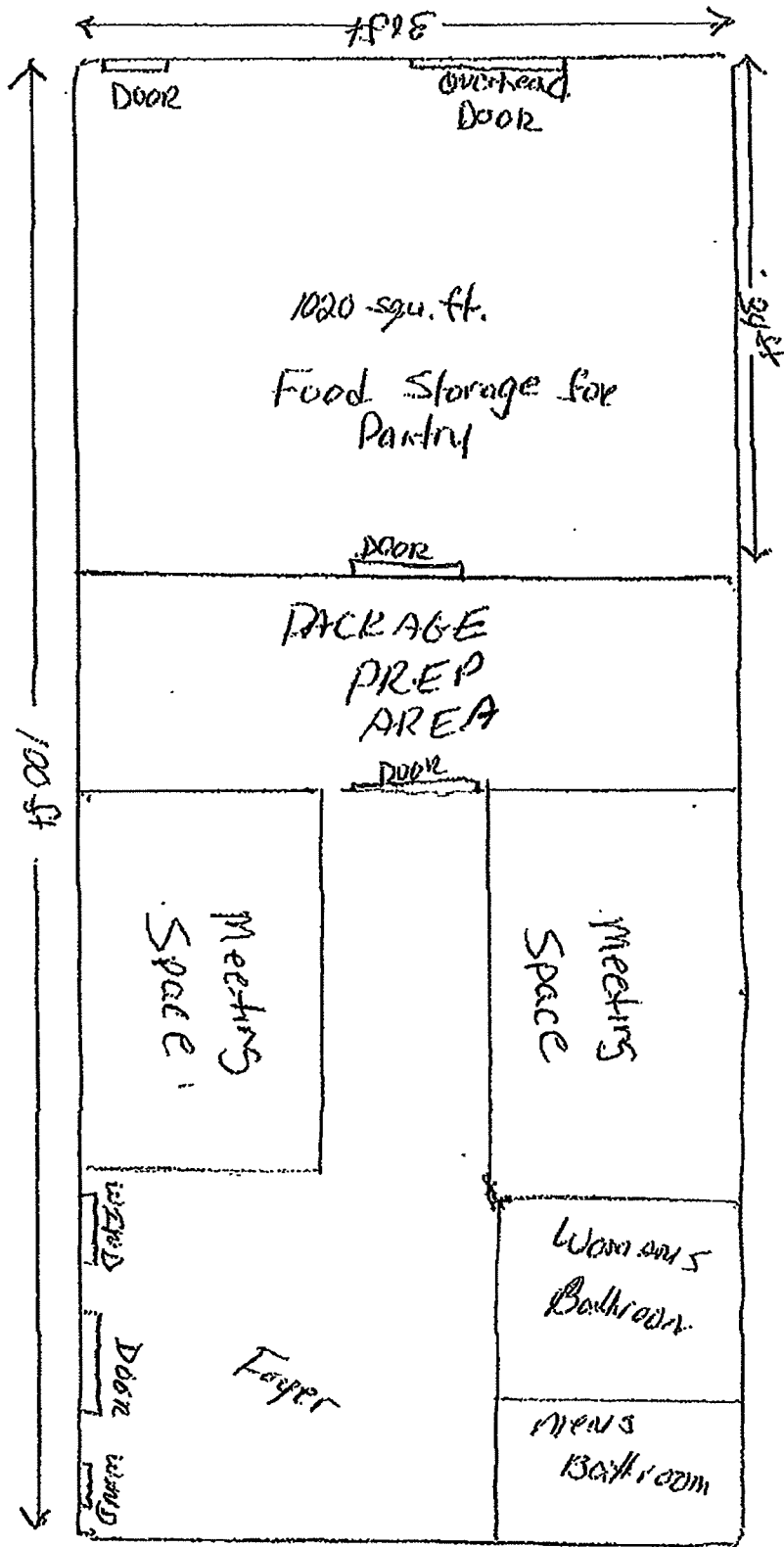
50'

168'

225'

Parking Deck

376'



Proposed Building

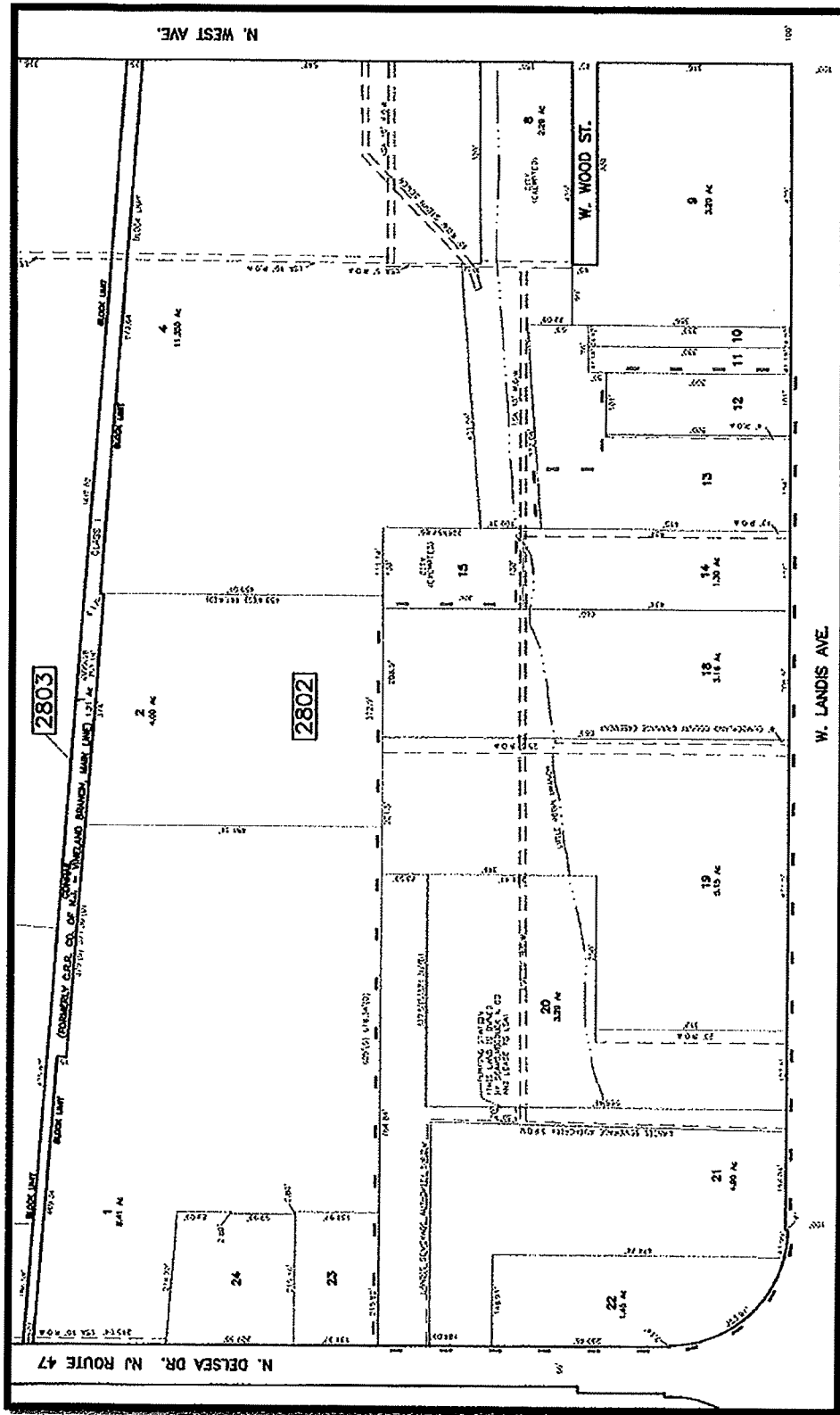




**PROPOSED CHURCH EXPANSION**

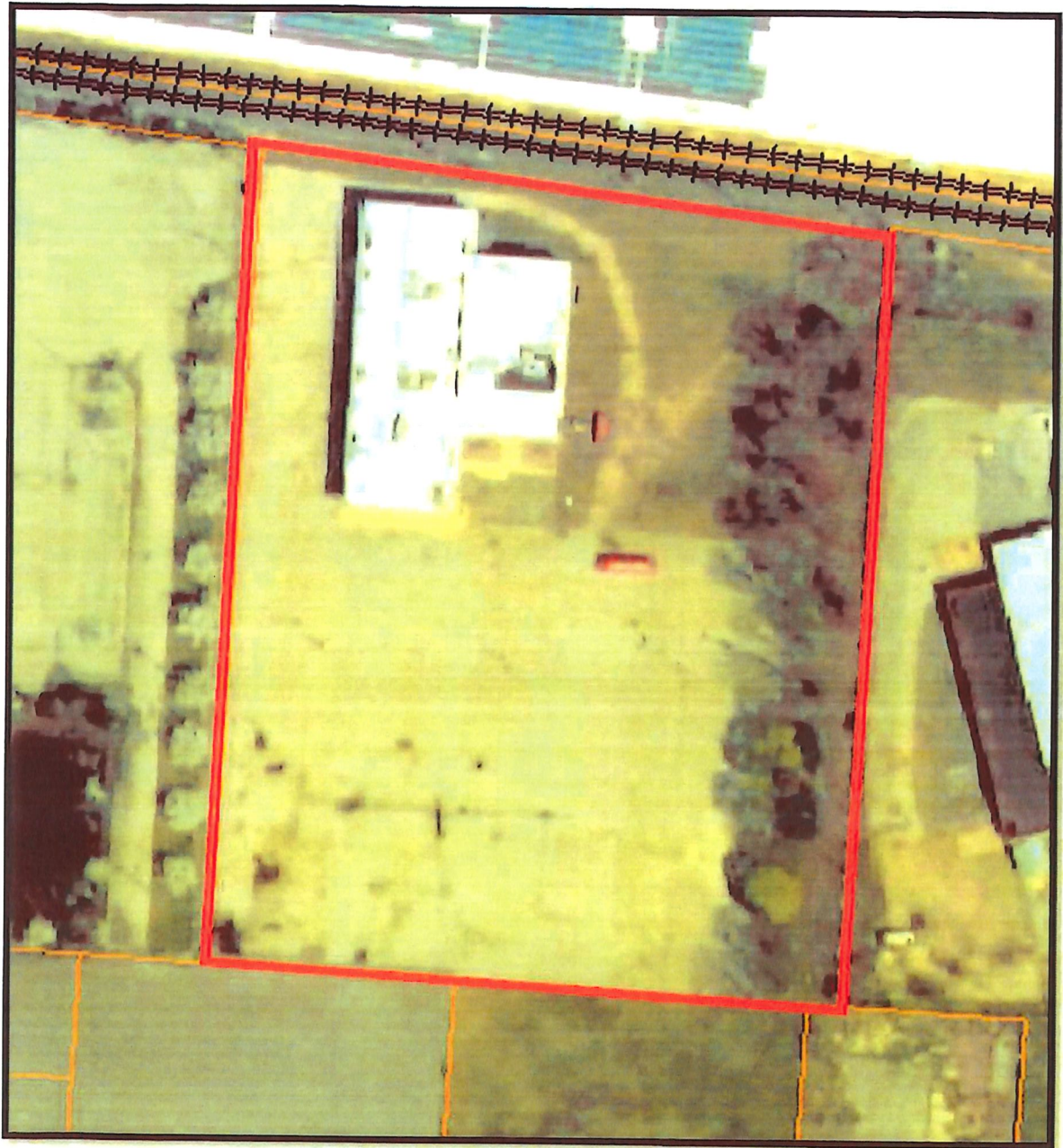
**Green - 2-story renovation**

**Red - 2-story addition**



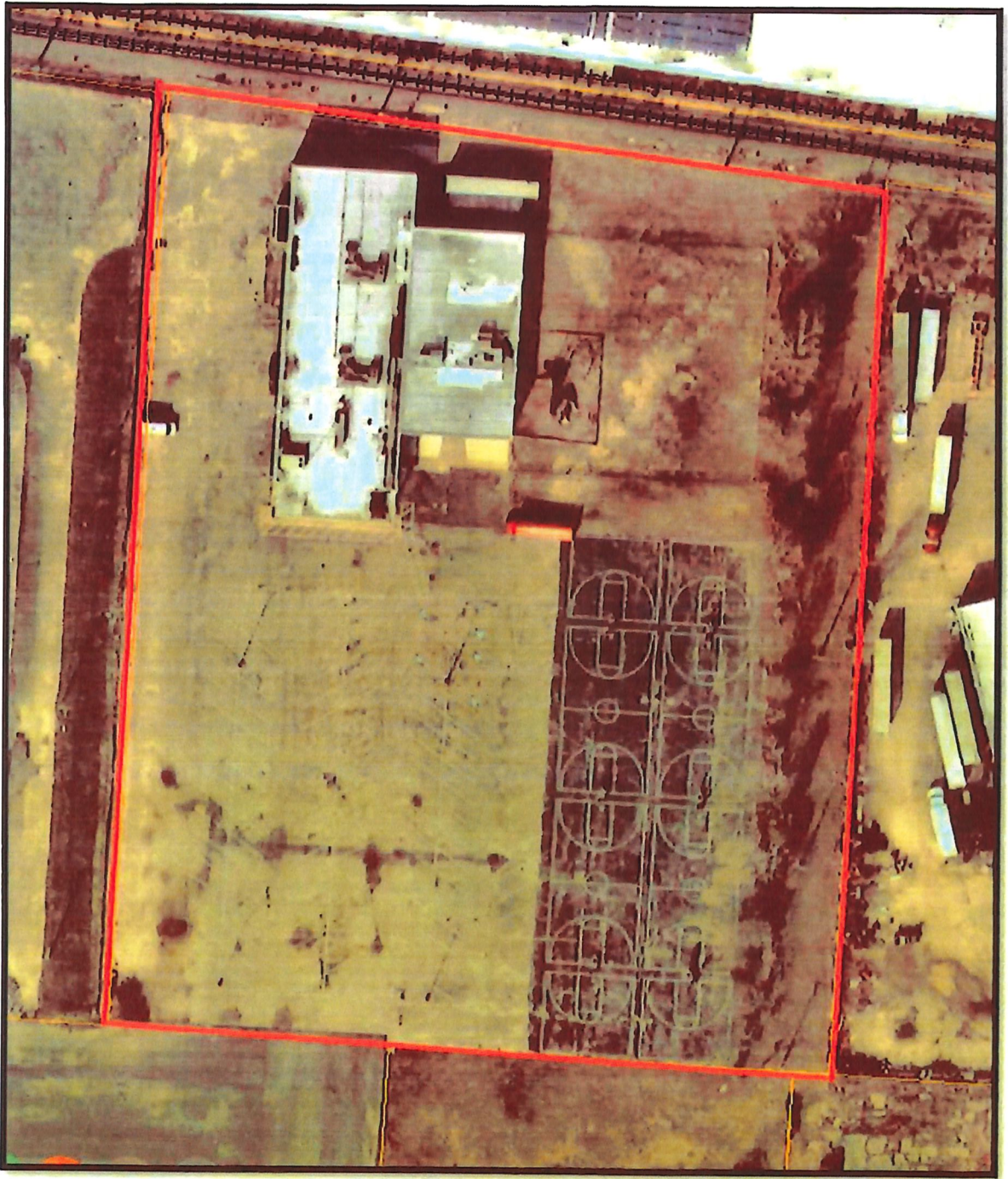
**TAX MAP**  
**Block 2802/Lot 2**





**2015 AERIAL**  
**(before outdoor basketball courts installed)**





2023 AERIAL