

ORDINANCE TO RELEASE, VACATE, AND EXTINGUISH ANY PUBLIC RIGHTS IN CERTAIN PAPER STREETS ABUTTING CITY OWNED LOTS AS DEPICTED ON A BOUNDARY SURVEY PREPARED BY FRALINGER ENGINEERING.

WHEREAS, the City of Vineland owns numerous small lots near the south west corner of the intersection of W. Weymouth Road and N. Delsea Drive which abut paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue and an unknown road known as Alley.

WHEREAS, the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue and Alley, or portions thereof, are not needed as a road or for any other public purpose and the public interest would best be served by abandoning, vacating, releasing and extinguishing any and all public rights which the City may have in and to the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue, and Alley, or portions thereof, as more specifically depicted on the Boundary Survey prepared by Fralinger Engineering attached as and made a part hereof.

WHEREAS, the City owned abutting lots are located in an I-1 and I-B Zones and are severely undersized for development for Industrial uses. Vacating said paper streets will advance the public interest by allowing for the consolidation of the numerous undersized lots into a single Lot of 20.78 acres, not subject to wetlands restrictions, which can be sold for industrial development which will increase the City’s tax base, promote employment and otherwise generate economic opportunity for the City and its residents.

WHEREAS, the City of Vineland Planning Department has reported that the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue, Alley are not part of the Master Plan of Streets, and that the Master Plan of Streets will not need to be amended as if those paper streets are vacated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland as follows:

1. The public rights and interests in the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue, and Alley, or portions thereof, as more specifically depicted on the attached Boundary Survey are hereby vacated and extinguished.
2. The vacation expressly reserves and excepts from the vacation all rights and privileges possessed by public utilities, as defined in N.J.S.A. 48:2-13 and by any cable television company, as defined in the “Cable Television Act,” N.J.S.A. 48:5a-1 et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, to be vacated.
3. This Ordinance shall become effective twenty (20) days after its final passage and publication according to law.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

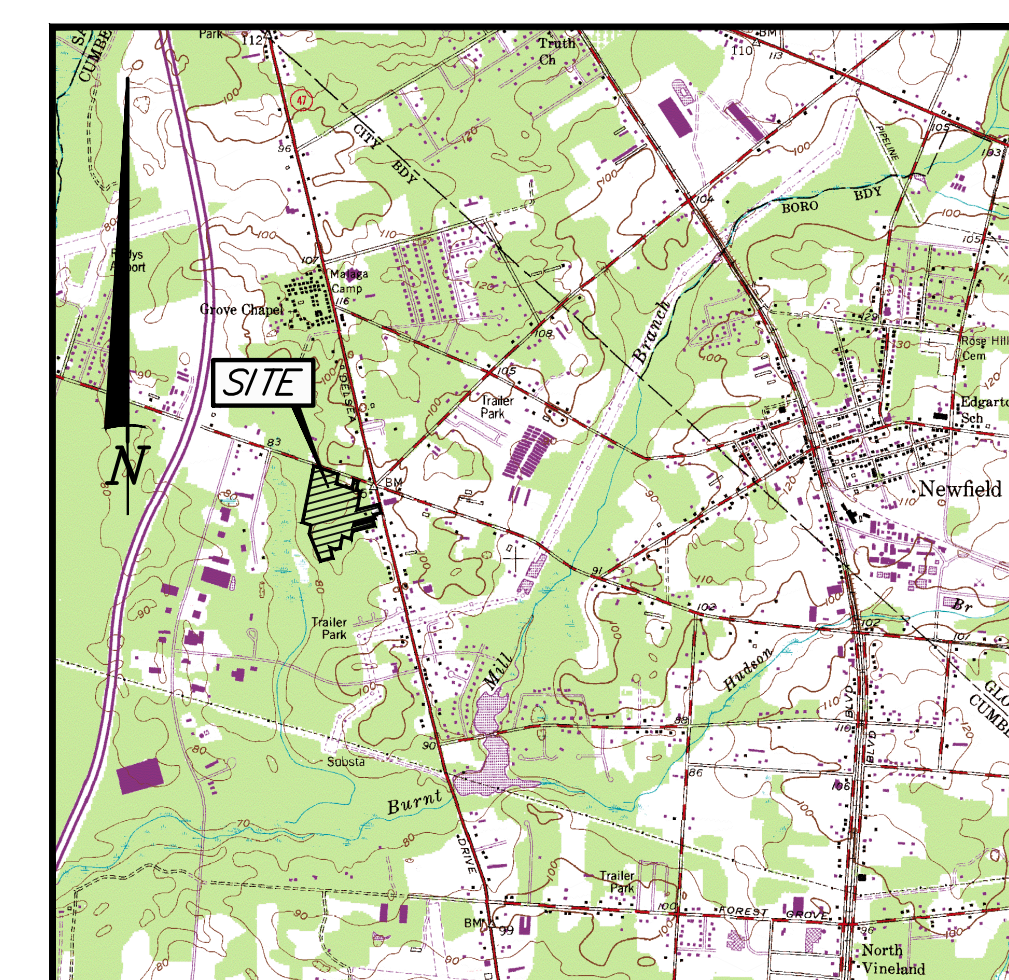
President of Council eaa

Approved by the Mayor:

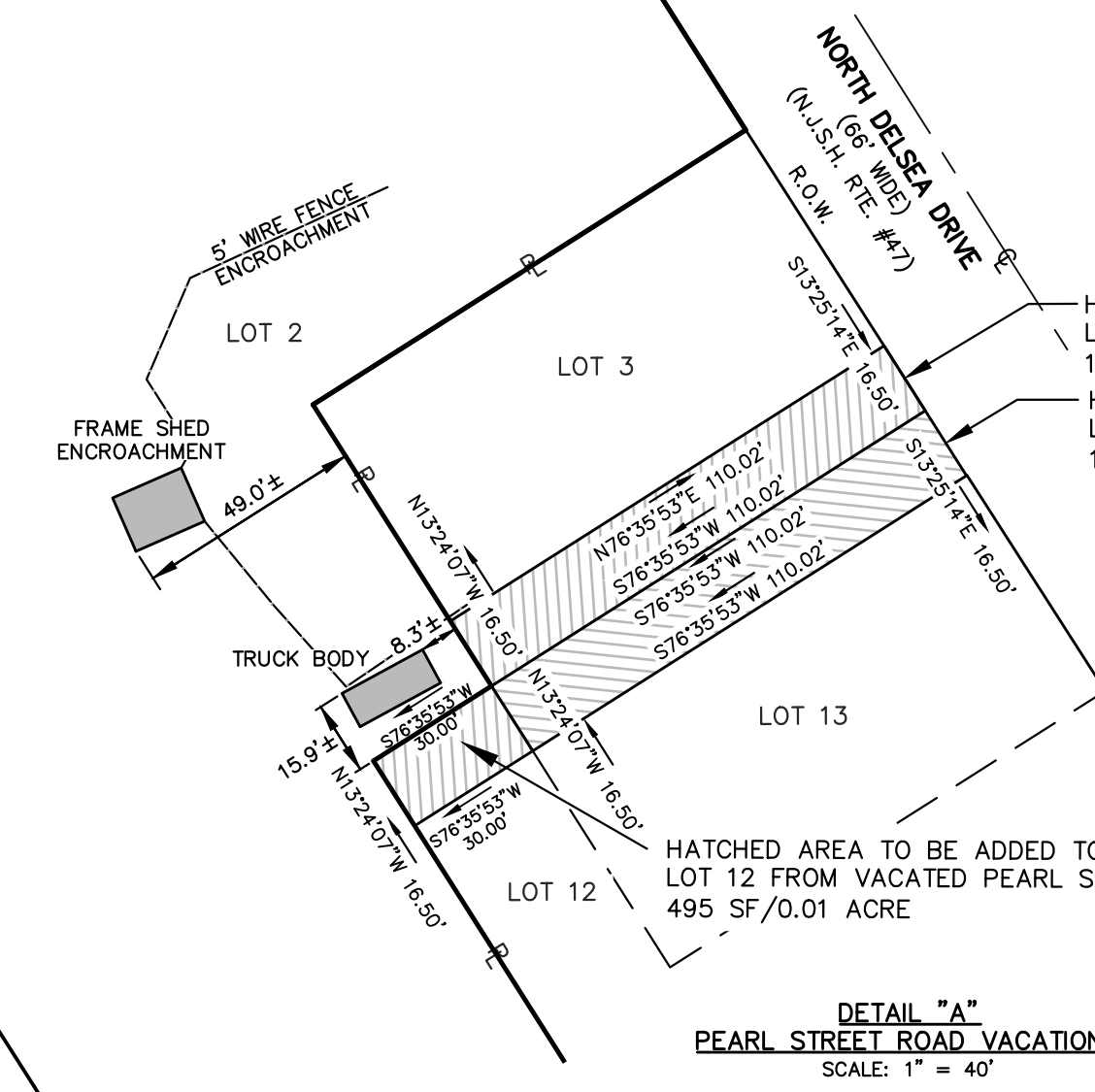
Mayor arf

ATTEST:

City Clerk kp



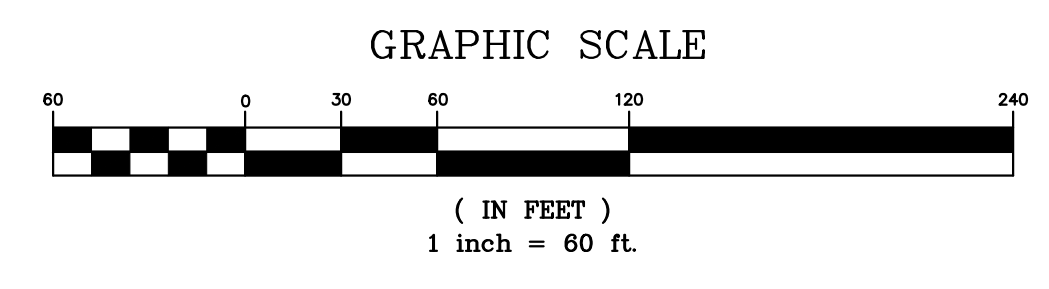
U.S. GEOLOGICAL SURVEY MAP
SCALE: 1" = 2000'
PART OF THE U.S.G.S. "NEWFIELD, NJ" QUADRANGLE



PEARL STREET ROAD VACATIONS
SCALE: 1" = 40'

GENERAL NOTES

- TAX MAP REFERENCE:
SHEET 3.01
BLOCKS 303 304 305 306 307
LOT 9-17, 19 1-3 2-6 1, 4, 6-9 1, 2, 4-11, 16-18
SHEET 3.01
BLOCKS 308 309 310 311 312 313
LOT 1-8 1-5 1, 2 1-4 1 1
- TOTAL AREA: 905,201 SF, 20.78 ACRES
- FIELD SURVEY PERFORMED 08-02-2024 BY FRALINGER ENGINEERING, PA. (NAVD '88).
- OWNER: CITY OF VINELAND
ECONOMIC DEVELOPMENT
640 EAST WOOD STREET
VINELAND, NJ 08360
- FILED PLANS:
MAP OF LOTS AT "PLEASANTVILLE, CUMBERLAND COUNTY, NJ SURVEYED BY SHEPPARD ENGLISH, DATED: NOVEMBER 21, 1895, RECORDED: FEBRUARY 6, 1907
MAP OF LOTS OF PLEASANTVILLE, NJ, SURVEYED BY SHEPPARD ENGLISH, AND SURVEYED FOR LOUIS STRAUS, DATED: MARCH 12, 1908, RECORDED JULY 18, 1908.



THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.
NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 14:27-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.
THIS PLAT DOES NOT SHOW OR INTEND TO SHOW ANY NONRECORDED EASEMENTS OR RIGHTS-OF-WAY.
ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAT, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.
THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING, PA.

GUY M. DE FABRITES, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 1483
PROFESSIONAL PLANNER N.J. LIC. NO. 688

NO.	DATE	REVISION
1	08-02-2024	ADD BLOCK 306, LOT 4 TO SURVEY
2	10-03-2024	ADD BLOCK 306, LOT 17 AND 19 TO SURVEY
3	08-02-2024	ADD BLOCK 306, LOT 4 TO SURVEY

CONSULTING ENGINEERS
PLANNERS
ENVIRONMENTAL SERVICES
& LAND SURVEYORS

Fralinger Engineering PA

629 SHILOH PIKE
SUITE 200
VINELAND, NJ 08360
(856) 451-2000 PHONE (856) 451-6336 FAX
WWW.FRALINGER.COM

BOUNDARY SURVEY		COMMISSION NUMBER		DATE		DRAWN BY	
CITY OF VINELAND - ECONOMIC DEVELOPMENT		31301.00		8-26-2024		LANG	
CITY OF VINELAND	COMMISSION NUMBER	31301.00	CAD FILE NUMBER	31301.00	DATE	8-26-2024	SCALE
CUMBERLAND COUNTY	DATE	8-26-2024	DRAWN BY	LANG	SCALE	1"=60'	