

ORDINANCE DENYING AN AMENDMENT TO 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 PROHIBIT OUTDOOR STORAGE FACILITIES ON BLOCK 2802 LOT 1 CONSISTENT WITH RESOLUTION 6663 OF THE PLANNING BOARD AND APPROVING A 2 YEAR EXTENSION OF THE ABILITY TO POST A BOND FOR IMPROVEMENTS.

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, Vineland Ventures, LLC has previously requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former and vacant Supermarket building into an indoor only self-storage facility and the approval to construct an additional 75,000 sq. ft. of indoor self-storage space at a future date yet to be determined (Requested Use), which request was granted with certain conditions including repair or replace parking lot and grass planting within 5 years

WHEREAS, Vineland Ventures LLC has requested an amendment to the Redevelopment Plan and prior Plan Amendment to allow outdoor self-storage units and a 2 year extension on the ability to post a bond for completion of site work to include paving the entire parking lot and planting of landscaping

WHEREAS, on September 10, 2024 City Council passed a Motion to request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use and amendments; and

WHEREAS, on November 13, 2024, the Planning Board took testimony from planning staff, including Kathleen Hicks, PP.; and

WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report dated October 31, 2024, which report is attached hereto and incorporated herein at length, which contained recommended conditions of approval; and

WHEREAS, on November 13, 2024 the Planning Board adopted Resolution 6663, Resolutions of Findings and Conclusions and the Decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that the request to amend the Plaza Commercial District of the Center City Redevelopment Plan at Block 2802 Lot 1 to permit the outdoor storage facilities be denied and recommended a two year extension on the ability to post a bond for site improvements

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board are incorporated herein and made a part hereof

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the findings and conclusions of the Planning Board as specified in Resolution 6663 are incorporated herein and adopted as the conclusions of City Council as if set forth herein at length and request to amend the Center City Redevelopment Plan relating to Block 2802 so as to allow outdoor self-storage is hereby denied.

CITY OF VINELAND

BE IT FURTHER ORDAINED that the request to allow the two year extension of the ability to post a bond to address the parking lot issues as set forth in Ordinance 2019-71 be and is hereby approved from the date of the adoption of this Ordinance.

BE IT FURTHER ORDAINED that any portion of Ordinance 2019-71 not amended hereby shall remain in full force and effect.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council

eea

Approved by the Mayor:

Mayor

arf

ATTEST:

City Clerk

kp

MEMORANDUM

TO: Bob Dickenson, Business Administrator
FROM: Yasmin Perez, Planning Board Secretary *Y.P.*
DATE: November 14, 2024
RE: 215 N. Delsea Drive
Block 2802 Lot 1

Enclosed is a signed copy of Resolution #6663 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

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



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-6

APPLICANT: Vineland Ventures, LLC

PROPERTY: 215 N. Delsea Drive (Block 2802/Lot 1)

REQUEST: 1. Prior approval required that the entire parking lot be repaired or replaced or the needed parking be repaired or replaced with excess asphalt removed and grass planted within 5 years of approval. The CCO was to be held until the site work was completed or a performance bond was posted. This application requests a 2-year extension of the ability to post a bond.

2. Approval prohibited outdoor storage. This application requests an allowance for outdoor self-storage units.

STAFF REVIEW: Kathleen Richard Tonetta, Matteo Rabbai, Macleod Carre & Patrick Finley

DATE: October 31, 2024

Staff members met on October 30, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff is that a portion of the request should be approved and a portion should be denied.

Staff is supportive of allowing the 2-year extension of the ability to post a bond to address the parking lot issues. The original approval of this project was for the 1st phase re-use of the 75,000 square foot building for indoor self-storage plus a 2nd phase 75,000 square foot addition. Bonding for the parking lot renovation was permitted because the proposed 2nd phase would take up a significant amount of the existing parking lot and would damage any improvements that had been done.

Staff, however, recommends denial of the portion of the application to allow changing the 2nd phase to outdoor self-storage. The original approval had explicitly prohibited outdoor self-storage. As it took several years for this facility to actually open, and as the applicant has

reported that the existing business is meeting expectations, staff sees no reason to amend the original approval to permit outdoor self-storage.



REDEVELOPMENT PROPOSAL 2024-6

NAME OF APPLICANT

Vineland Ventures, LLC c/o Doowop Mgt.
P.O. Box 881 (from tax records).
Forked River, NJ 08731
(908)601-5500

REPRESENTED BY

Cecilia I. Lassiter
Sills Cummis & Gross P.C.
One Riverfront Plaza
Newark, NJ 07102
(973)643-5590
classiter@sillscummis.com

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 16, 2024

BLOCK & LOT NUMBERS

Block 2802/Lot 1

ADDRESS

215 N. Delsea Drive

EXISTING USE

Building #1 - Indoor self-storage (75,000 square feet).
Building #2 - Dance studio.

PROPERTY DIMENSIONS

8.41 acres.
215.04 feet frontage on N. Delsea Drive

PROPOSED USE

Addition of outdoor self-storage to existing indoor self-storage & dance studio.

REDEVELOPMENT DISTRICT

PC – Plaza Commercial District

UNDERLYING ZONING DISTRICT

B-4 Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – Indoor self-storage (75,000 square feet in existing building + 75,000 square foot addition) approved by Ordinance #2019-71, with conditions.

1. Approval required that the entire parking lot be repaired or replaced or the needed parking be repaired or replaced with excess asphalt removed & grass planted within 5 years of approval as the existing asphalt is far more extensive than needed for the planned use. The CCO was to be held until the site work was completed or a performance bond was posted. This application requests a 2-year extension of the ability to post a bond.
2. Approval prohibited outdoor storage. This application requests an allowance for outdoor self-storage units.



CITY OF
VINELAND
WHERE IT'S ALWAYS GROWING SEASON


Richard G. Franchetta, RMC, EJD
Deputy Municipal Clerk
Rfranchetta@vinelandcity.org
www.vinelandcity.org

640 E. Wood Street
PO Box 1508
Vineland, NJ 08362-1508
Phone: (856) 794-4060
Fax: (856) 405-4611

October 9, 2024

Sent via e-mail

TO: Kathleen Hicks, Principal Planner
Yasmin Perez, Planning/Zoning Secretary

FROM: Richard G. Franchetta, RMC, EJD, Deputy Municipal Clerk 

RE: City Council Motion 2

At their regular scheduled meeting conducted on September 10, 2024, Vineland City Council adopted a motion, *"to refer to the Planning Board of the City of Vineland a request to amend the Center City Redevelopment Plan so as to allow outdoor self-storage facilities and provide for an additional 2 (two) years for a bond to complete site plan requirements on property known as Block 2802 Lot 1, 215 North Delsea Drive and present findings of fact and recommendations thereto."*

Please allow this notification to serve as an official referral of said motion and a request to take the necessary action regarding this matter.

Thank you for your assistance.

Xc: Mayor Anthony R. Fanucci
Robert E. Dickenson, Jr., Business Administrator
Richard P. Tonetta, Esq., City Solicitor
Keith Petrosky, RMC, Municipal Clerk

/RGF

Sills Cummis & Gross

A Professional Corporation

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Cecilia I. Lassiter, Esq.
Member
Admitted In NJ, NY
Direct Dial: 973-643-5590
Email: classiter@sillscummis.com

September 19, 2024

VIA OVERNIGHT DELIVERY

Ryan R. Headley, PE, PP, AICP
Supervising Engineer,
City of Vineland,
640 East Wood Street,
Vineland, NJ 08360
Telephone: (856) 794-4000

RE: Application for Center City Redevelopment Plan Amendment for Block 2802, Lot 1 on the tax maps of the City of Vineland, New Jersey (and known as 215 North Delsea Drive, Vineland, New Jersey)

Dear Mr. Headley:

We represent Vineland Ventures LLC (the "**Company**"). As requested, enclosed please find the Application for Center City Redevelopment Plan Amendment (the "**Application**") submitted on behalf of the Company for the above-referenced property. In connection with the Application, enclosed are the following:

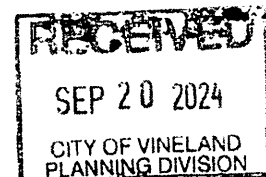
1. Application for Center City Redevelopment Plan Amendment;
2. \$200 application fee made payable to the City of Vineland;
3. Concept plans of the outdoor storage units; and
4. Ordinance #2019-71.

If you have any questions regarding the enclosed, please feel free to call me at (973) 643-5590. Thank you for your attention to this matter.

Very truly yours,

/s/ Cecilia I Lassiter, Esq.

CECILIA I. LASSITER



CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 215 North Delsea Drive, Vineland, NJ 08360 Block 2802 Lot 1

Property owner: Vineland Ventures LLC

Owner's address: 215 North Delsea Drive, Vineland, NJ 08360

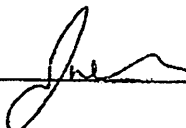
Phone: (908) 601-5500

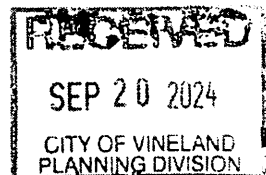
Applicant is: owner other

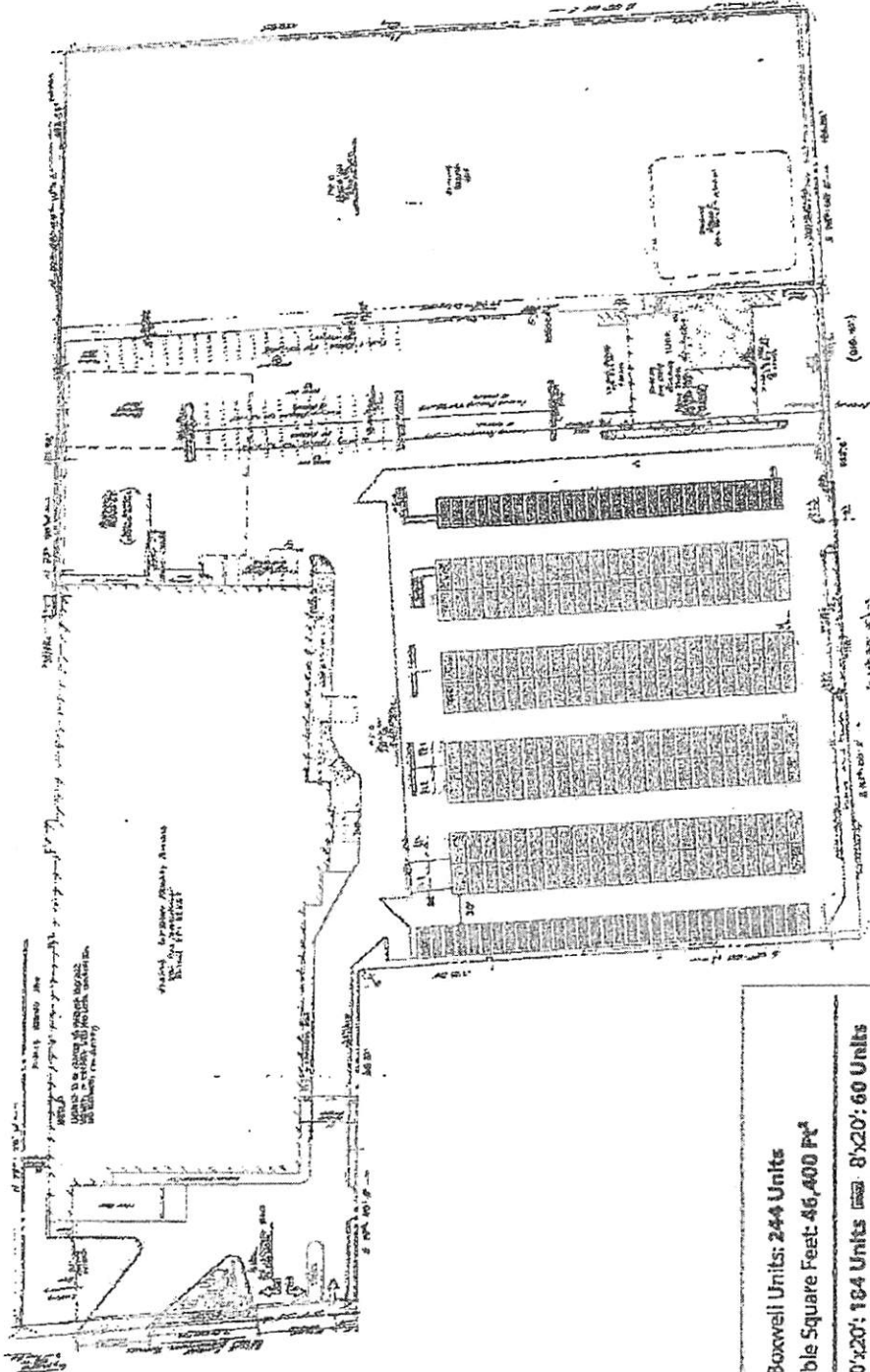
If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

Current or most recent use of the property: Indoor self-storage facility.

Proposed use of the property: Indoor and outdoor self-storage facility. The applicant is requesting an amendment for the following: 1) an extension of the ability to post a bond for a period of 2 additional years, and 2) changing the provision in Ordinance #2019-71 that calls for the additional development to be indoors only to also allow for outdoor units per the enclosed plans.

Owner's Signature  Date 9/16/2024





Total Boxwell Units: 244 Units
Rentable Square Feet: 46,400 Ft²
 10'x20': 184 Units 8'x20': 60 Units
 16 units can be subdivided 29 units can be subdivided

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AERIAL

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 CONSISTENT WITH RESOLUTION 6361 OF THE PLANNING BOARD FOR BLOCK 2802 LOT 1.

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, Vineland Ventures, LLC has executed a contract for the acquisition of certain property within the City of Vineland known as Block 2802 Lot 1, 215 North Delsea Drive, a vacant Supermarket and therefore has standing to make an application to amend the Center City Redevelopment Plan; and

WHEREAS, Vineland Ventures, LLC has requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former and vacant Supermarket building into an indoor only self-storage facility and the approval to construct an additional 75,000 sq. ft. of indoor self-storage space at a future date yet to be determined (Requested Use); and

WHEREAS, City Council passed a Motion to request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use; and

WHEREAS, on October 9, 2019, the Planning Board took testimony from planning staff, including Kathleen Hicks, PP., and sworn testimony of Richard Montefort, principal of the applicant; and

WHEREAS, the Planning Staff had no objection to the request for the amendment to the Redevelopment Plan in as much as the building has been vacant for approximately 6 years and a prior amendment had been approved to convert the former super market into light industrial use which never proceeded; and

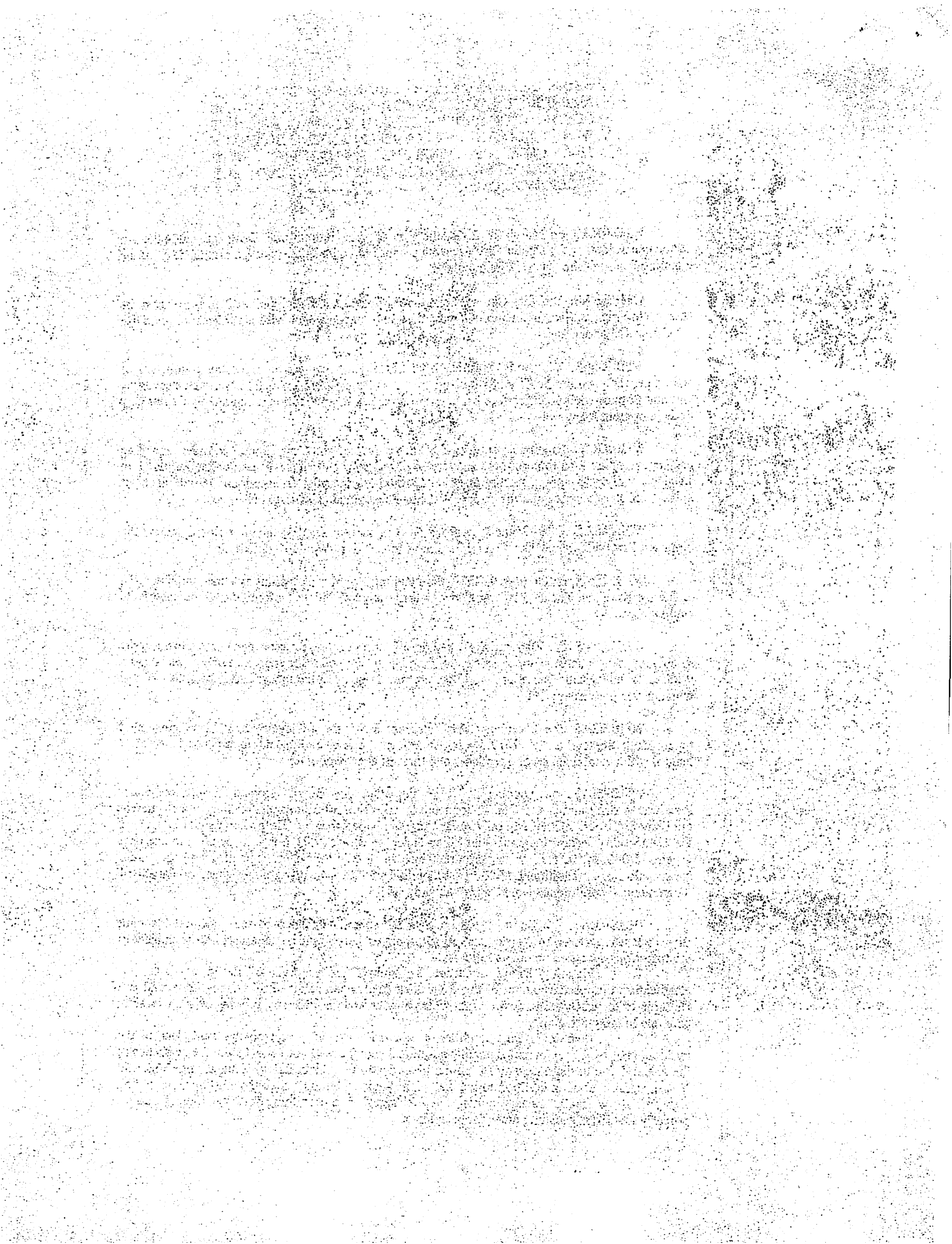
WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report from September 30, 2019, which report is attached hereto and incorporated herein at length, which contained recommended conditions of approval; and

WHEREAS, on October 9, 2019 the Planning Board adopted Resolution 6361, Resolutions of Findings and Conclusions and the Decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that the Plaza Commercial District of the Center City Redevelopment Plan be amended at Block 2802 Lot 1 to permit the use of a vacant 75,000 sq. ft. former supermarket into an indoor Self Storage facility and the future construction of an additional 75,000 sq. ft. building for indoor only storage which contained 14 recommended conditions on said approval; and

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board inclusive of the 14 restrictions are incorporated herein and made a part hereof, subject to modifications specified herein as follows:

1. Planning Board condition 3 required the removal of the front dock. For clarification purposes, removal of the front dock shall mean removal of existing knee wall and filling in of the truck/trailer down ramp, which may be accomplished by infilling over the existing concrete loading drive aisle.

2. Planning Board condition 4 allowed for 1 wall sign on the south face of the building (10' by 20'). Council finds that additional signage will not detract from the aesthetics of the site and due to the necessity for public identification of the building, Council finds Vineland Ventures, LLC may, in addition to the wall sign specified herein, rehab the existing freestanding sign and allow small, not larger than 2' by 2' signs on the building for directional purposes, properly identifying loading areas for customers.



...completing this condition as an application must be made the NJDOT for permits to accomplish this condition provided the appropriate performance bond be submitted to assure the completion of this condition. City Council finds that a bond will serve as assurance for the completion of this condition and will satisfy the requirements of the Planning Board while not adversely impacting the use of the facility provided an application has been made to NJDOT.

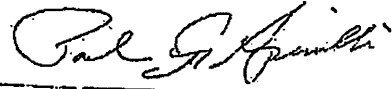
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the findings and conclusions of the Planning Board as specified in Resolution 6361 are incorporated herein and adopted as the conclusions of City Council as if set forth herein at length and the Center City Redevelopment Plan shall be amended relating to Block 2802, Lot 1 to allow the existing vacant 75,000 sq. ft. former Supermarket to be used as an indoor only self-storage facility with the ability to construct an additional 75,000 sq. ft. building for indoor self storage on Block 2802 Lot 1 which is approved subject to the following conditions:

1. No outdoor storage shall be permitted.
2. Vehicle rental use is limited to one truck owned by the resident company stored on site.
3. Removal of a front dock, including the filling in of the truck/trailer down ramp. Vineland Ventures, LLC may infill over the existing concrete loading drive aisle and shall also remove the existing knee-wall.
4. Allow for one wall sign on the south face side of the building (10 ft. by 20 ft.), rehab of the existing freestanding sign and mounting of small 2 ft. by 2 ft. directional signs for customers, which shall direct customers to loading areas. All other signs shall comply with the City's Sign Ordinance
5. Repair and infill of missing sidewalk along Delsea Drive subject to the approval and permitting by NJDOT. The CO or CCO shall not be withheld by the City if an application has been made to NJDOT, approval has not been secured for the sidewalk improvements and Vineland Ventures, LLC has posted the appropriate performance bond for such improvements as required by Condition 14 below.
6. Crack sealing of entire parking area, along with localized spot pavement repair as needed.
7. Seal coating of entire parking area and restriping to satisfy minimal parking requirement of ordinance for indoor self-storage facility and dance studio, including handicap spaces.
8. Creation and execution of the rehabilitation plan for failing drainage basin.
9. Repair or replacement of fencing around drainage basin.
10. Replacement of all landscaping required by approved site plan.
11. Submission of an architect's proposed floor plan with all rooms labeled, to the Zoning Office and UCC Office.
12. Submission of a Zoning permit application to the Zoning Office.
13. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as to the structure needs to be brought up to current code.
14. Holding of CO/CCO until site work completed or performance bond posted.

BE IT FURTHER ORDAINED with regards to seal coating and rehabilitation plan as referenced in paragraph 7 above, Vineland Ventures, LLC shall have 5 years to repair or replace the parking lot area or remove the asphalt and plant grass (a performance bond shall be posted for the repairing or replacing the parking lot area in accordance with this Ordinance), however Vineland Ventures, LLC shall immediately repair, seal coat and line stripe the parking spaces required to service the dance studio and self-storage

BE IT FURTHER ORDAINED that Vineland Ventures, LLC shall be afforded the right to submit a modified site plan to the Planning Board for the area of the site being developed, and that Vineland Ventures, LLC shall be required to submit for major site plan approval, both preliminary and final, for the construction of the additional 75,000 sq. ft. building of indoor self-storage provided an application has been made within 10 years from the date of the adoption of this Ordinance for the construction of the additional 75,000 sq. ft. indoor self-storage facility.

Passed final reading: November 12, 2019



President of Council

pf's

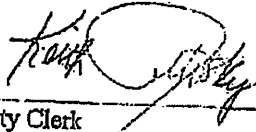
Approved by the Mayor: November 15, 2019



Mayor

arf

ATTEST:



City Clerk

kp

CERTIFICATION

I, Keith Petrosky, RMC, Municipal Clerk of the City of Vineland, Cumberland County, New Jersey, do hereby certify that the foregoing Ordinance is a true and correct copy of an Ordinance adopted by the Council of the City of Vineland at a meeting held on November 12, 2019, at City Hall, Vineland, New Jersey, and approved by the Mayor of the City of Vineland, New Jersey, on November 15, 2019.

(SEAL)



Keith Petrosky, RMC
Municipal Clerk

RESOLUTION NO. 6663

**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 215 N. Delsea Drive (Block 2802/Lot 1), submitted by Vineland Ventures, LLC and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on October 8, 2024; and

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

1. The property-in-question was previously approved for indoor self-storage. Additionally, the entire parking lot was to be repaired or replaced, or the needed parking lot was to be repaired or replaced with excess asphalt removed and grass planted, within 5 years of the approval as existing asphalt is far more extensive than needed for the planned use. The CCO was to be held until the site work was completed or a performance bond was posted.
2. The applicant has now requested that the approval be revised to allow for outdoor self-storage and to allow for a 2 year extension of the ability to post a bond.
3. The original approval of this project was for the 1st phase re-use of the 75,000 square foot building for indoor self-storage plus a 2nd phase 75,000 square foot addition. Bonding for the parking lot renovation was permitted because the proposed 2nd phase would take up a significant amount of the existing parking lot and would damage any improvements that had been done.
4. With regard to allowing the 2nd phase to be outdoor self-storage, the original approval had explicitly prohibited outdoor self-storage.
5. It took several years for this facility to actually open. The applicant has nevertheless reported to staff that the existing business is meeting expectations.
6. In the City of Vineland Master Plan, the property-in-question is designated 'commercial'. The request to permit outdoor self-storage is therefore consistent with the Master Plan. The underlying zoning, however, is B-4 Business that wouldn't permit outdoor self-storage.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, based on the factual finding listed above, recommends that City Council approve the request to allow the 2-year extension of the ability to post a bond to address the parking lot issues, but deny the request to allow outdoor self-storage.

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 November 13, 2024, as reflected in the recorded minutes of said meeting.

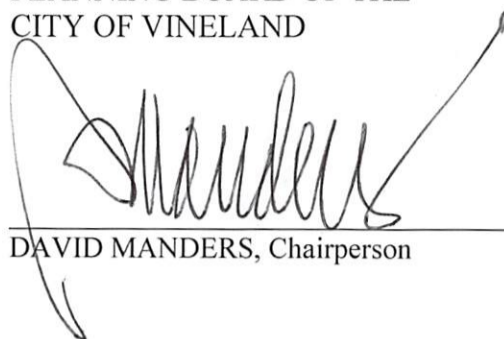
ADOPTED DATE: November 13, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN PEREZ, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

John Casadia
Douglas Menz
Michael Pantalone
Sandy Velez
Robert Odorizzi
David Manders

ABSTAINING

None

ABSENT

David Catalana
Thomas Tobolski
Nilsa Rosario

OPPOSED

None