

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 ALLOW AN EXISTING RETAIL USE TO BE CONVERTED TO A 20 SEAT HOUSE OF WORSHIP AT BLOCK 3019 LOT 2, 13 NORTH EAST BOULEVARD, VINELAND CONSISTENT WITH RESOLUTION 6666 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, MJ Vineland, LLC has requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former bakery located at 13 North East boulevard, Block 3019 Lot 2 to a 20 seat House of Worship; 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 30, 2024 Planning Staff submitted a Redevelopment Plan Amendment Report recommending against the conversion and presented its findings to the City of Vineland Planning Board for consideration; and

WHEREAS, on November 13, 2024, the Planning Board took testimony from planning staff including Kathleen Hicks, PP., recommending a denial of the amendment to the Center City Redevelopment Plan based upon the following:

1. The property-in-question previously was a bakery with a retail outlet. It is currently vacant.
2. The applicant proposes that a church be allowed. Only 20 seats are proposed.
3. The property has an existing building and parking lot to the rear on a 0.58 acre lot. There is additional parking along the Boulevards.
4. A church isn't a permitted use in the LMS – Landis Main Street Redevelopment District.
5. Staff recommended denial of the application because a zoning permit had recently been issued for the preparation and sale of juice (i.e., juice bar), which is a permitted use. Staff believed that this negated justification for a plan amendment.
6. Staff also had reservations about all the activities that a church can undertake because of the Religious Land Use and Institutional Persons Act (RELUIPA).
7. In the City of Vineland Master Plan, the property-in-question is designated 'commercial. The request to permit a church would not be consistent.
8. Following distribution of the staff report, both the owner of the property and the realtor reported to staff that the parties involved with the juice bar seemed to have abandoned the project upon finding out what the building code and health code would require.

WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report from October 30, 2024 and the testimony from Planning Staff, which report is attached hereto and incorporated here in at length; and

WHEREAS, on November 13, 2024 the Planning Board adopted Resolution 6666, Resolutions of findings and conclusions and its decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that a proposed amendment to the Landis Main Street Redevelopment District of the Center City Redevelopment Plan be amended to

CITY OF VINELAND

permit the use of a vacant retail use into a 20 seat House of Worship at Block 3019 Lot 2, 13 North East Boulevard, Vineland; and

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board are incorporated herein and made a part hereof, but not necessarily adopted as part of the findings of City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2004-25, as amended, be amended so as to allow the conversion of a vacant retail bakery into a 20 seat House of Worship at Block 3019 Lot 2, 13 North East boulevard, Vineland.

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: 13 N. East Boulevard  
Block 3019 Lot 2

Enclosed is a signed copy of Resolution #6666 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 2024-8**

**APPLICANT:** MJ Vineland, LLC

**PROPERTY:** 13 N. East Boulevard

**REQUEST:** Convert retail (vacant bakery with retail outlet) to church (20 seats/7 parking stalls)

**STAFF REVIEW:** Kathleen Hicks, 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 was that the application should be denied.

The basis of this recommendation was that a zoning permit had recently been issued for the preparation and sale of juice (i.e., juice bar), which was a permitted use. Staff believed that this negated justification for a plan amendment. Staff members also had reservations about all the activities that a church can undertake because of the Religious Land Use and Institutionalized Persons Act (RELUIPA).



## REDEVELOPMENT PROPOSAL 2024-8

NAME OF APPLICANT

MJ Vineland, LLC  
282 20<sup>th</sup> Street  
Brooklyn, NY 11215  
(917)753-4595

REPRESENTED BY

????

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 23, 2024

BLOCK & LOT NUMBERS

Block 3019/Lot 2

ADDRESS

13 N. East Boulevard

EXISTING USE

Retail (vacant bakery with retail outlet)

PROPERTY DIMENSIONS

1,200 square foot building  
97.66' of frontage on N. East Boulevard  
98' of frontage on E. Wood Street  
25,390 square feet (0.58 acres) according to Tax Records

PROPOSED USE

Church - 20 seats/7 parking stalls

REDEVELOPMENT DISTRICT

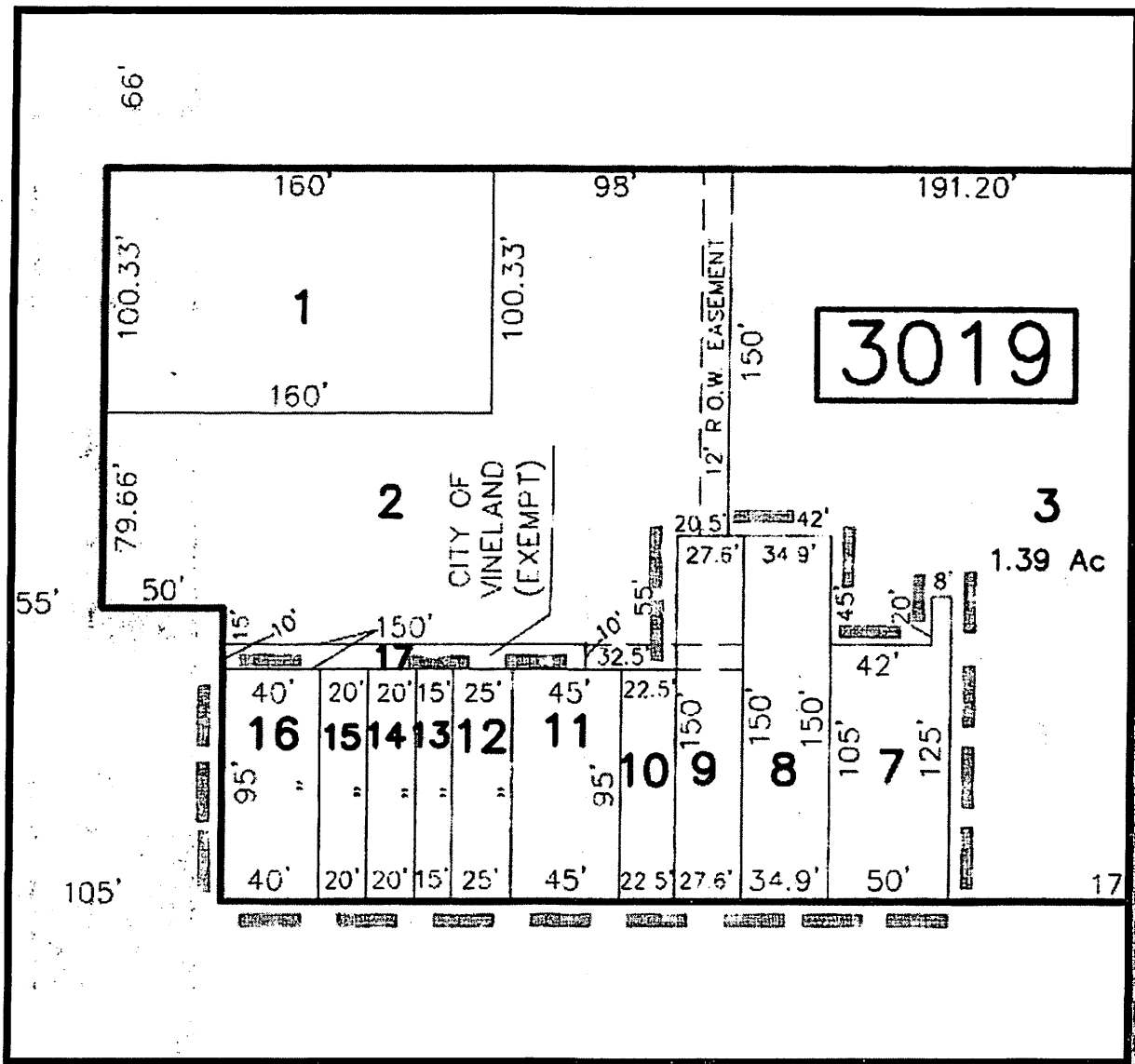
LMS - Landis Main Street District

UNDERLYING ZONING DISTRICT  
R-B Residential-Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)  
Yes – Proposed use isn't permitted

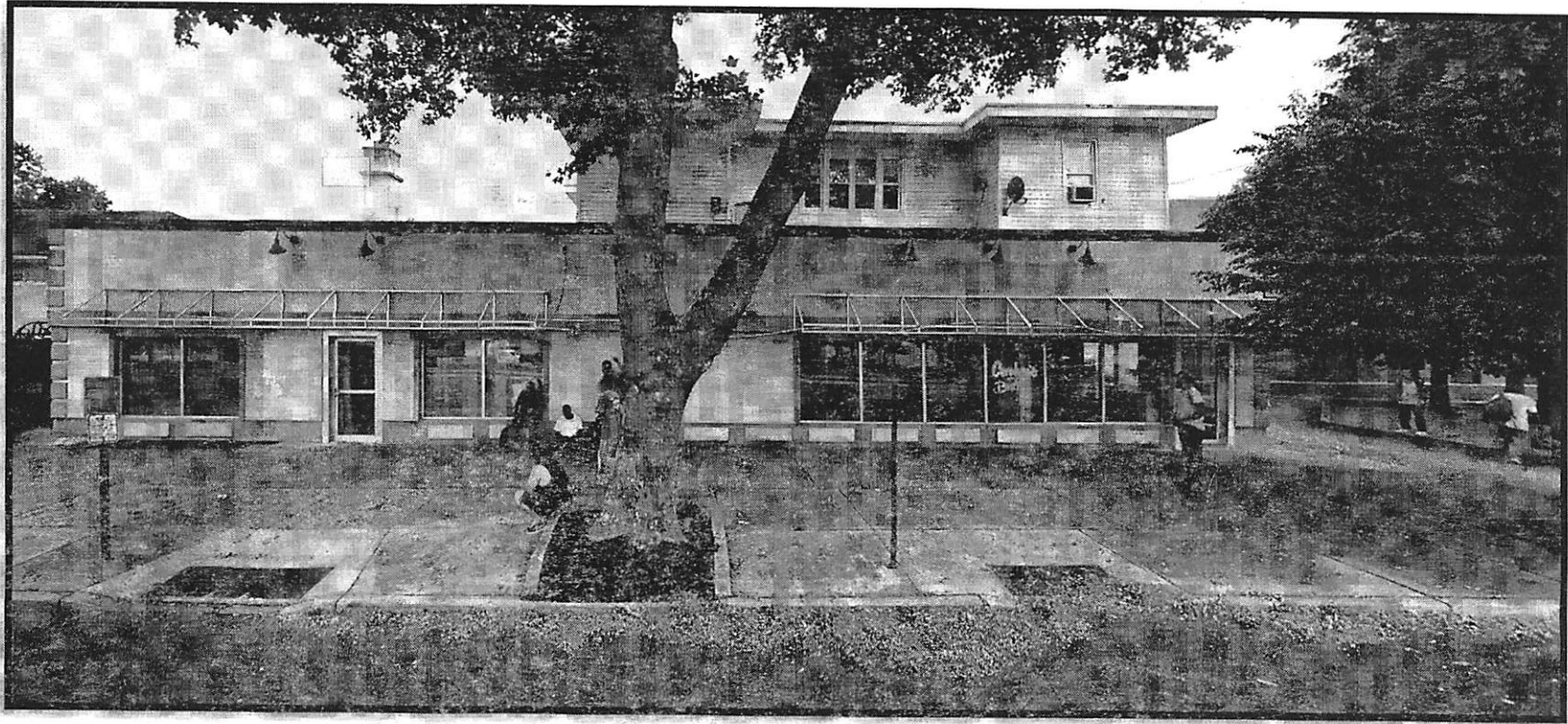


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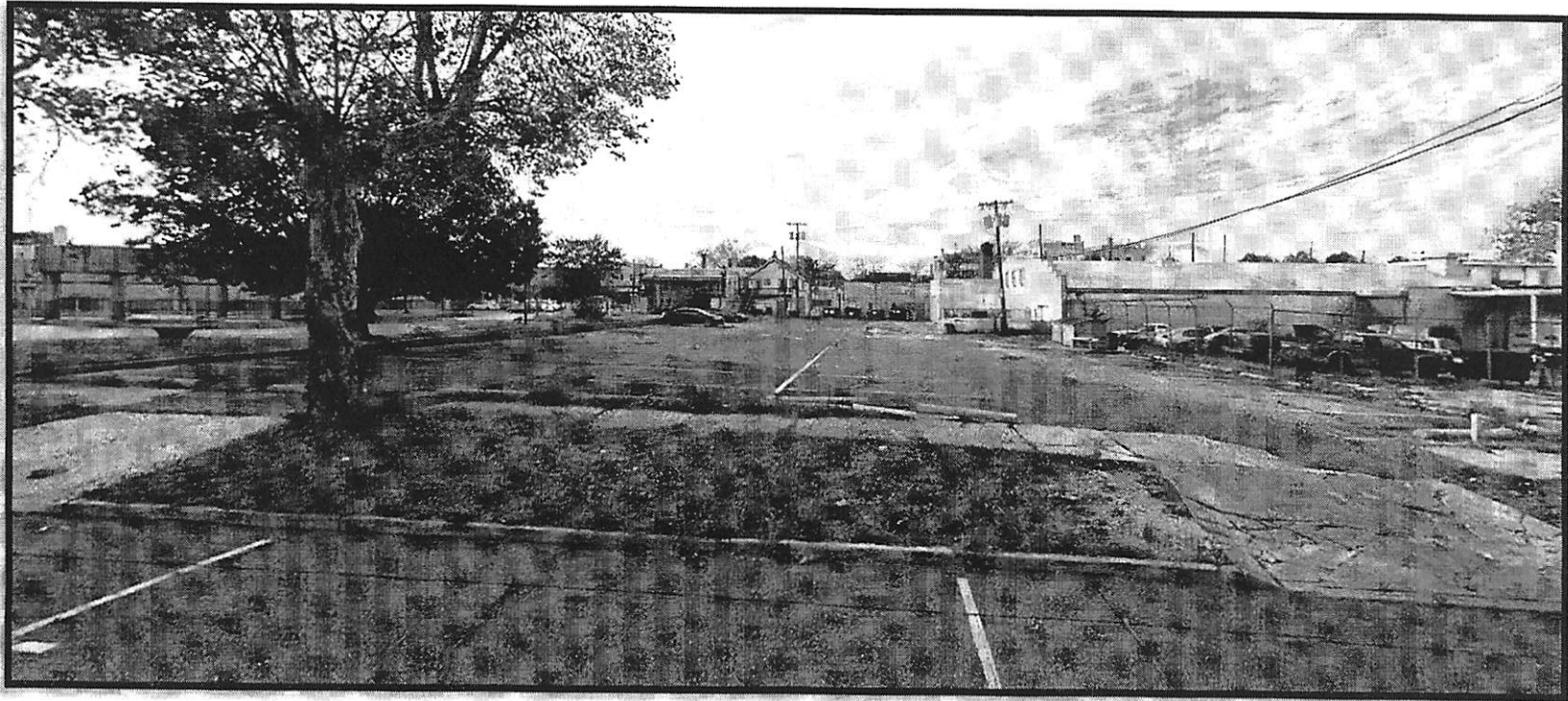


**TAX MAP**





**BOULEVARD FACADE**



**WOOD STREET FRONTAGE**  
(light colored building to right)

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 13 N. EAST BLVD. Block \_\_\_\_\_ Lot \_\_\_\_\_

Property owner: MJ VINELAND LLC.

Owner's address: 282 20<sup>th</sup> ST  
Brooklyn, NY, 11215

Phone: 917-753-4595

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.

NA

Current or most recent use of the property: Retail USE

Proposed use of the property (Provide as much detail as possible. Additional pages may be attached):

SEE ATTACHED ->

Applicant Signature  Date 9-23-2024

(Office use only)

Application received (including fee) \_\_\_\_\_

Application complete \_\_\_\_\_

MJ Vineland LLC  
282 20<sup>th</sup> Street  
Brooklyn, NY 11215

To: Sandy Forosisky  
Director of Economic & Community Development  
640 E. Wood Street  
PO BOX 1508  
Vineland, NJ 08362

Mrs. Forosisky,

Please let me start my saying thank you for taking the time to consider our application for redevelopment for the address of 13 N. East Blvd. Currently it is labeled as retail, but we are respectfully requesting we be allowed to lease it to a very lovely church. As you know, a church and everything it represents is just what is needed in our town of Vineland. The retail establishment we had previously did not do well and I'd like to think the City of Vineland would rather have a church occupy this 1,200sf space than it be left empty and desolate.

We'd like to thank you in advance for your help concerning this matter, please feel free to contact me directly with any follow up questions or concerns.

Respectfully,



Michael Mazzeo  
MJ Vineland LLC  
917-753-4595

## Hicks Kathie

---

**From:** Carlo Drogo <carlodrogo@gmail.com>  
**Sent:** Wednesday, October 9, 2024 8:40 AM  
**To:** Timothy Kaganzev  
**Cc:** JAZMIN VARGAS; vargaskermy@gmail.com; Hicks Kathie  
**Subject:** Re: Leasing Inquiry for 13 Southwest Boulevard, Vineland N.J. 08360  
**Attachments:** image0.jpeg; image3.jpeg

Good morning Kathy,

I apologize for any confusion. Below is the correct address, with block and lot included:  
**13 NORTH EAST BLVD** is Block 3019, Lot 2 in Vineland City, Cumberland County.

Please confirm receipt of this email, and let us know if anything else additionally is needed from the prospective tenants, who are also included on this email.

Lastly, please advise of the next scheduled Planning Board meeting, so that we can set realistic expectations for all parties involved.

Thank you,



### Carlo Drogo Sr.

BROKER-SALESPERSON

[carlo.drogo@exprealty.com](mailto:carlo.drogo@exprealty.com)

CELL: (856) MyAgent

<https://www.TheExpertSalesTeam.com>



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On Wed, Oct 9, 2024 at 8:24 AM Timothy Kaganzev <[tkrealty1978@gmail.com](mailto:tkrealty1978@gmail.com)> wrote:  
Correction Kathy.. The property is 13 N Blvd Vineland N.J.

On Tue, Oct 8, 2024 at 12:24 PM JAZMIN VARGAS <[jazminvargas73@gmail.com](mailto:jazminvargas73@gmail.com)> wrote:

Sent from my iPhone

Viewing the before and after floor plan you can see the wall that will be taken out the placement of the altar including pastors office

Also you can see the x's just an example of where the chairs might go . But we will only be putting around 20 chairs give or take .

There's a minimum of 15 people

7 cars

Worship services days and hours

Wednesday Bible study 7pm-9pm

Friday Prayer 7pm-9pm

Sunday Worship 12pm- 2pm

On Oct 8, 2024, at 10:37 AM, Timothy Kaganzev <[tkrealty1978@gmail.com](mailto:tkrealty1978@gmail.com)> wrote:

Good morning, Kathy,

I've included Pastor Vargas and Jazmin Vargas in this email chain. They are looking to lease the property at 13 Southwest Boulevard for use as a church. I met Mr. and Mrs. Vargas and their contractor over the weekend, where their contractor is currently drafting a blueprint as you requested.

Ms. Vargas, Mr. and Mrs. Vargas will be sending over a project description, operational schedule, and details such as expected attendance, including the location of the altar and chair arrangements & office space. If there's anything I missed, please feel free to add to this email chain.

Additionally, could you please let me know when the next planning hearing will be to discuss approval for this location?

Thank you in advance for your help.

Best,  
Tim  
eXp Realty..  
856-503-8668

--



**Timothy J Kaganzev**  
**REALTOR®, EXP Realty LLC**



Recipient of the NJ REALTORS® Circle of Excellence Sales Award® 2023- Bronze Level  
Cell: 856-503-8668 | Office: 866-201-6210x1144

<https://timothykaganzev.exp Realty.com/> | [timothy.kaganzev@exp Realty.com](mailto:timothy.kaganzev@exp Realty.com)

Loved your experience leave me a review

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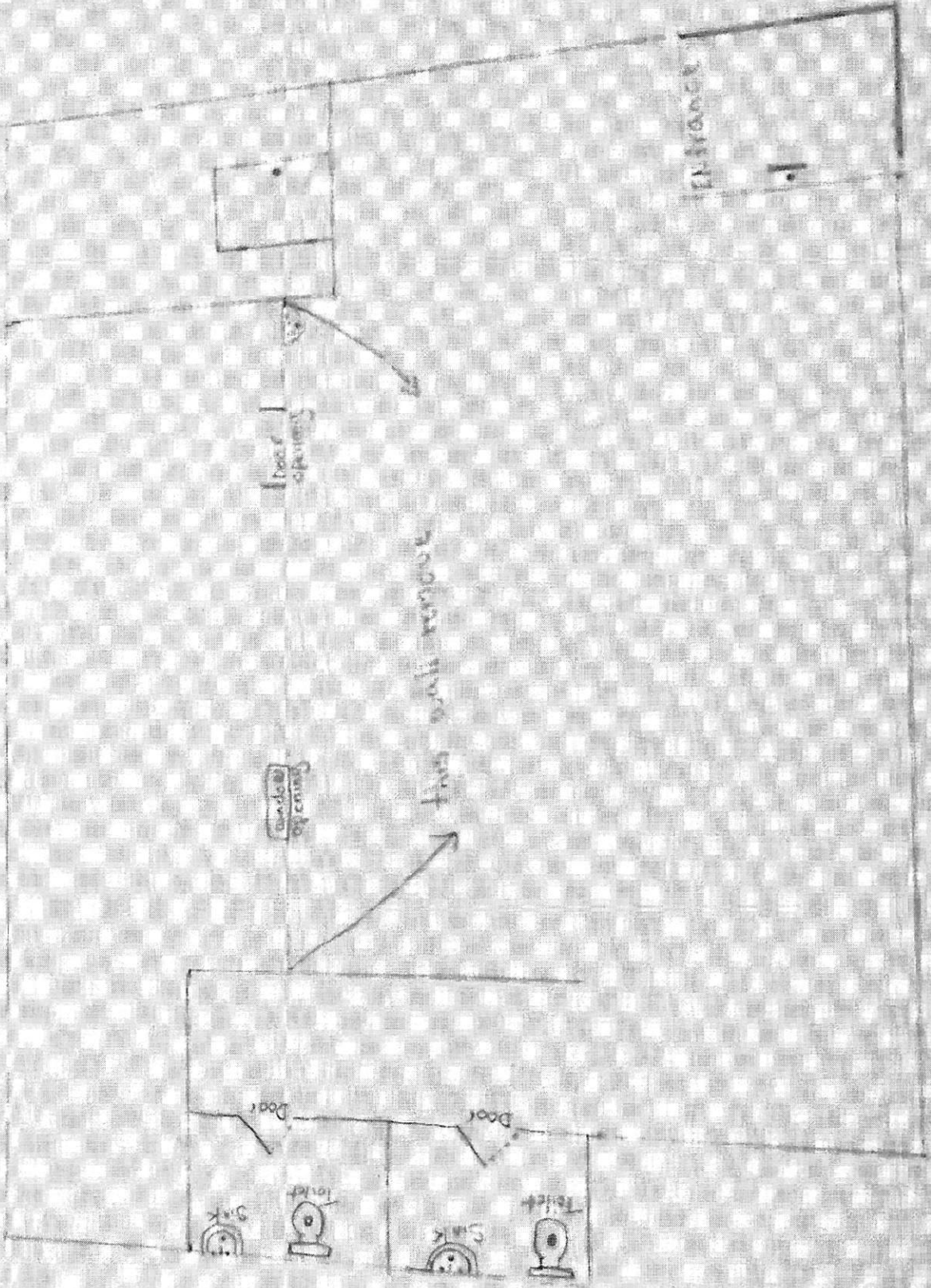
**Timothy J Kaganzev**  
**REALTOR®, EXP Realty LLC**



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Cell: 856-503-8668 | Office: 866-201-6210x1144



# Current Interior Design





SANTIDAD A JEHOVA

MUSICOS

Altos

Pastors Office

PULPITO

Kids Room

Entrance

Steps

Steps

Door

Door

Door

Door



4'

4'

4'

4'

4'

4'

**RESOLUTION NO. 6666**

**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 13 N. East Boulevard (Block 3019/Lot 2), submitted by MJ Vineland, LLC and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on November 12, 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 previously was a bakery with a retail outlet. It is currently vacant.
2. The applicant proposes that a church be allowed. Only 20 seats are proposed.
3. The property has an existing building and parking lot to the rear on a 0.58 acre lot. There is additional parking along the Boulevards.
4. A church is not a permitted use in the LMS – Landis Main Street Redevelopment District.
5. Staff recommended denial of the application because a zoning permit had recently been issued for the preparation and sale of juice (i.e., juice bar), which is a permitted use. Staff believed that this negated justification for a plan amendment.
6. Staff also had reservations about all the activities that a church can undertake because of the Religious Land Use and Institutional Persons Act (RELUIPA).
7. In the City of Vineland Master, the property-in-question is designated ‘commercial. The request to permit a church would not be consistent.

**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 deny the request to permit a church at 13 N. East Boulevard (Block 3019/Lot 2).

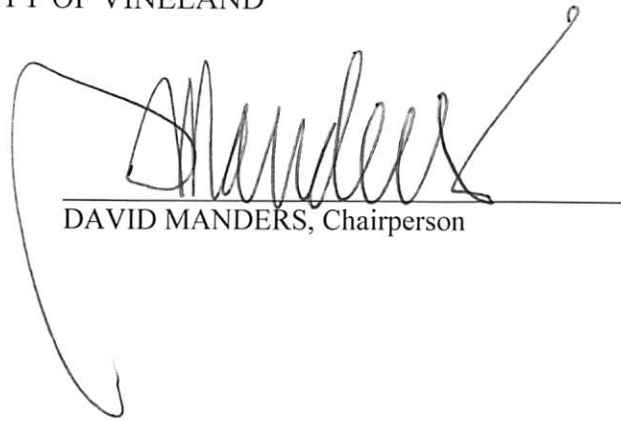
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on November 13, 2024, as reflected in the recorded minutes of said meeting.

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  
Sandif Velez  
Robert odorizzi

**ABSTAINING**

None

**ABSENT**

David Catalana  
Thomas Tobolski  
Nilsa Rosario

**OPPOSED**

Michael Pantalone  
David Manders