

ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN INDUSTRIAL PROPERTY TO THE VINELAND INDUSTRIAL COMMISSION PURSUANT TO N.J.S.A. 40A:12-13 AND APPROVING THE SALE OF SAID INDUSTRIAL PROPERTY BY VINELAND INDUSTRIAL COMMISSION PURSUANT N.J.S.A. 40:55 B – 1 et seq.

WHEREAS, the Vineland Industrial Commission was created pursuant to N.J.S.A. 40:55B-1 et seq. for the purpose of acquiring title to vacant land owned by the City for resale or lease to industries whose presence in the City will benefit its citizens among other public purposes; and

WHEREAS, the City of Vineland owns numerous undersized lots which are zoned I-1 and I-B near the south west corner of the intersection of W. Weymouth Road and N. Delsea Drive consisting of 25+/- acres of land, as more particularly described by the legal descriptions attached hereto as Exhibit A and depicted on the Border Survey prepared by Fralinger Engineering attached hereto as Exhibit B.

WHEREAS, contemporaneously with the submission of this Ordinance, a sister Ordinance is being submitted to City Council to vacate the following paper streets all of which abut said City owned lots: Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue and an unknown road known as Alley all of which are depicted on the Border Survey prepared by Fralinger Engineering attached hereto as Exhibit B.

WHEREAS, the Vineland Industrial Commission has promoted the sale of said lots, including the beds, or portions thereof, of the paper streets to be vacated and has received an offer from Ray Cronk in the amount of \$1,350,000.00 for the acquisition of same to be developed for industrial purposes.

WHEREAS, the sale and development of the property for industrial purposes is in the public interest as it will increase the City's tax base, promote employment and otherwise generate economic opportunity for the City and its residents.

WHEREAS, the Vineland Industrial Commission has requested the City transfer the said lots to the Commission in accordance with N.J.S.A. 40A:12-13.

NOW THEREFORE BE IT ORDAINED that the City Council of the City of Vineland hereby authorizes the Mayor and Clerk to execute a Deed of Transfer and such other Closing documents necessary to transfer the property described by the legal descriptions attached as Exhibit A, and depicted on the Boundary Survey attached as Exhibit B, to the Industrial Commission for \$1.00 and further approves the sale of said property by the Vineland Industrial Commission for \$1,350,000.00, to Ray Cronk, or an entity in which he holds at least a fifty (51%) interest (a permitted assignee), subject to the following terms and conditions

1. The net proceeds from the sale of the property be paid to the City of Vineland.
2. The contract of sale require a deposit of \$135,000.00 upon the execution of the agreement of sale and the balance at the closing of title.
3. That the Industrial Commission transfer title with all permitted exceptions including any environmental easements and flood hazard areas as well as any other existing restrictions of record.
4. That the Property shall not be further subdivided without the consent of the Industrial Commission.

CITY OF VINELAND, NJ

5. That this sale is subject to the terms and conditions contained in NJSA 40:55 B – 1 et seq. and that the purchaser provide all plans for the improvements to be constructed on the property to the Vineland Industrial Commission Properties and Building Review Committee in accordance with the terms of the contract.

6. The property being sold in an “as is” condition, subject a reasonable due diligence period.

7. That the purchaser shall be responsible for all closing costs, including legal fees.

8. The purchaser shall commence construction of the improvements and complete the same within 24 months a settlement subject to any extension as provided in an agreement of sale.

Passed first reading: December 10, 2024

Passed final reading:

\_\_\_\_\_  
President of Council eaa

Approved by the Mayor:

\_\_\_\_\_  
Mayor arf

ATTEST:

\_\_\_\_\_  
City Clerk



**CONSULTING ENGINEERS • PLANNERS  
 LAND SURVEYORS • ENVIRONMENTAL SERVICES**

629 Shiloh Pike • Bridgeton • New Jersey • 08302  
 Phone: 856- 451-2990 • Fax: 856-455-9702  
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Albert A. Fralinger, Jr., PE, PLS & PP  
 J. Michael Fralinger, Sr. (1957-2009)  
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 J. Michael Fralinger, Jr., PE, CME

**EXHIBIT A**

Civil Engineering  
 Land Use Planning & Design  
 Site Engineering  
 Traffic Engineering  
 Land Surveying  
 Municipal Engineering  
 Soils Investigation  
 NJDOT/NJDEP Permitting  
 Septic System Design  
 Wetlands Delineation  
 Planning/Zoning Board Representation  
 3D Laser Scanning

**DEED DESCRIPTION  
 CITY OF VINELAND -- ECONOMIC DEVELOPMENT**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

- BEGINNING at an iron bar set for a corner at the intersection of the southerly line of West Weymouth Road (County Route No. 690, 50 feet wide) with the centerline of Grant Avenue (50 feet wide, not opened, to be vacated); thence
- (1) along said southerly line of West Weymouth Road, South 70° 51' 41" East, 68.22 feet, to an iron bar set for a corner; thence
  - (2) along the line of land of DaveJoe RE, LLC (Block 306, Lot 10), South 11° 29' 00" West, 134.98 feet, to an iron bar set for a corner; thence
  - (3) still along same, South 70° 51' 00" East, 67.00 feet, to an iron bar set for a corner; thence
  - (4) along the westerly line of other land of DaveJoe RE, LLC (Block 306, Lot 3), South 11° 29' 00" West, 135.83 feet, to an iron bar set for a corner; thence
  - (5) still along same, North 73° 59' 46" East, 281.86 feet, to a iron bar set for a corner in the southwesterly line of Delsea Drive ( N.J.S.H. Route No. 47, 66 feet wide ); thence
  - (6) along said southwesterly line of Delsea Drive, South 13° 25' 14" East, 59.50 feet, to a iron bar set for a corner; thence
  - (7) along the line of land of Henry P. and Lisa A. Coulter ( Block 306, Lot 5 ), South 76° 35' 11" West, 175.00 feet, to a iron bar set for a corner; thence
  - (8) still along same, South 13° 25' 14" East, 85.00 feet, to a iron bar set for a corner in the centerline of Walnut Street ( 50 feet wide, not open, to be vacated ); thence
  - (9) along said centerline, North 76° 35' 11" East, 175.00 feet, to an iron bar set for a corner in the southwesterly line of Delsea Drive (N.J.S.H. Route No. 47, 66 feet wide); thence
  - (10) along said southwesterly line of Delsea Drive, South 13° 25' 14" East, 130.03 feet, to an iron bar set for a corner; thence

- (11) along the line of land of Juan C. and Thersea Forty (Block 307, Lot 3), South 76° 35' 53" West, 110.00 feet, to an iron bar set for a corner; thence
- (12) still along same, South 13° 24' 07" East, 71.50 feet, to an iron bar set for a corner in the centerline of Pearl Street (33 feet wide); thence
- (13) along said centerline of Pearl Street (33 feet wide, not open – to be vacated), South 76° 35' 53" West, 30.00 feet, to an iron bar set for a corner; thence
- (14) over the land of Pearl Street and along the line of land of Joseph W. and James Cardini (Block 307, Lot 12), South 13° 24' 07" East, 96.50 feet, to an iron bar set for a corner; thence
- (15) still along same and along the line of land of Frank E. Dinger (Block 307, Lot 15), South 76° 35' 11" West, 340.94' feet, to an iron bar set for a corner; thence
- (16) still along same and along the westerly line and end of Woodland Avenue (33 feet wide, not open), South 11° 32' 12" West, 124.07 feet, to an iron bar set for a corner; thence
- (17) along the centerline of Woodland Avenue (50 feet wide, not open – to be vacated), North 70° 51' 00" West, 135.20 feet, to an iron bar set for a corner at the intersection of the said centerline of Woodland Avenue with the said centerline of Grant Avenue; thence
- (18) along said centerline of said Grant Street, South 11° 29' 00" West, 185.89 feet, to a iron bar set for a corner; thence
- (19) along the centerline of a unnamed road or Alley (33 feet wide), South 76° 09' 00" West, 65.69 feet, to an iron bar set for a corner; thence
- (20) still along same, North 73° 21' 00" West, 86.35 feet, to an iron bar set for a corner at the intersection of the said unnamed road or Alley with the centerline of said Grant Avenue (33 feet wide, not open- to be vacated); thence
- (21) along said centerline of Grant Avenue, South 13° 18' 06" East, 160.36 feet, to an iron bar set for a corner at the intersection of said centerline of Grant Avenue with the centerline of Lincoln Avenue (50 feet wide, not open – to be vacated); thence
- (22) along said centerline of Lincoln Avenue, South 76° 08' 27" West, 191.22 feet, to a iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the centerline of Centre Avenue (50 feet wide, not open – to be vacated); thence
- (23) still along same, North 21° 49' 43" West, 446.94 feet, to an iron bar set for a corner at an angle point in said Lincoln Avenue; thence
- (24) still along same, North 11° 29' 00" East, 126.98 feet, to an iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the said centerline of Woodland Avenue; thence

(25) along said centerline of Woodland Avenue, North 70° 51' 00" West, 137.51 feet, to a iron bar set for a corner; thence

(26) along the easterly line of other land of the City of Vineland (Block 303, Lot 8), North 11° 35' 24" East, 868.30 feet, to an iron bar set for a corner in the said southerly line of West Weymouth Road; thence

(27) along said southerly line of West Weymouth Road, South 70° 51' 41" East, 386.32 feet, to an iron bar set for as corner in the said centerline of Centre Avenue; thence

(28) along said centerline of Centre Avenue, South 11° 29' 00" West, 148.15 feet, to an iron bar set for a corner; thence

(29) along the southerly line of land of Josue and Gabriel Guadarrama (Block 305, Lot 1), South 70° 51' 00" East, 250.45 feet, to an iron bar set for a corner in the said centerline of Grant Avenue; thence

(30) along said centerline of Grant Avenue, North 11° 29' 00" East, 148.20 feet, to the Place of Beginning.

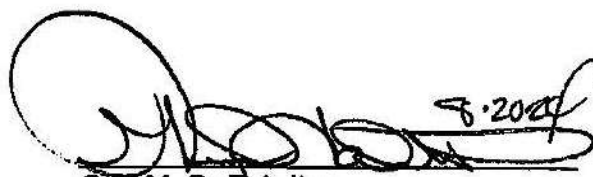
CONTAINING 20.78 acres of land.

BEING known as Various Blocks and Lots as shown on Plan of Economic Development by Fralinger Engineering Dated August 26, 2024.

ALSO area known as Map of Lots "Pleasantville", survey by Sheppard English dated November 21, 1895 and recorded February 6, 1907.

ALSO known as Map of Lots of "Pleasantville" survey by Sheppard English for Louis Straus dated March 12, 1908 recorded July 18, 1908.

ROADS TO BE VACATED BY THIS PLAN are Lincoln Avenue, Centre Avenue, Grant Avenue, Walnut Street, Woodland Avenue, unknown road known as Alley and Pearl Street.



Guy M. DeFabrites  
Professional Land Surveyor  
New Jersey License No. 34843  
Date: August 20, 2024  
Comm. No.: 31301.00



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William J. Olbrich, PLS, CFS  
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**EXHIBIT A**

Civil Engineering  
Land Use Planning & Design  
Site Engineering  
Traffic Engineering  
Land Surveying  
Municipal Engineering  
Soils Investigation  
NJDOT/NJDEP Permitting  
Septic System Design  
Wetlands Delineation  
Planning/Zoning Board Representation  
3D Laser Scanning

**DEED DESCRIPTION  
CITY OF VINELAND – ECONOMIC DEVELOPMENT  
BLOCK 303, LOT 17**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Woodland Avenue (50 feet wide, nor open, to be vacated) with the centerline of Lincoln Avenue (50 feet wide, not open, to be vacated); thence

(1) along said centerline of Lincoln Avenue, South 11° 29' 00" West, 126.98 feet, to an iron bar set for a corner at an angle point in same; thence

(2) still along same, South 21° 49' 43" East, 446.94 feet, to an iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the centerline of Centre Avenue (50 feet wide, nor open, to be vacated); thence

(3) along said Centre Avenue, South 11° 29' 00" West, 175.69 feet, to an iron bar set for a corner; thence

(4) along the line of land of JG Finneran Associates, Inc. (Block 303, Lot 51), N 13° 01' 33" West, 123.47 feet, to an iron bar set for a corner; thence

(5) still along same and along the easterly line of land of Lena T. Pierce (Block 303, Lot 7), North 22° 26' 14" West, 592.58 feet, to an iron bar set for a corner; thence

(6) along the easterly line of other land of the City of Vineland (Block 303, Lot 8), North 11° 35' 24" East, 90.45 feet, to an iron bar set for a corner in the said centerline and end of Woodland Avenue; thence

(7) along said centerline of Woodland Avenue, South 70° 51' 00" East, 137.51 feet, to the Place of Beginning.

CONTAINING 1.40 acres of land.

BEING known as Lot 17 of Block 303, as shown on the City of Vineland Tax Assessment Map.

ALSO area known as Map of Lots "Pleasantville", survey by Sheppard English dated November 21, 1895 and recorded February 6, 1907.

ALSO known as Map of Lots of "Pleasantville" survey by Sheppard English for Louis Straus dated March 12, 1908 recorded July 18, 1908.

ROADS TO BE VACATED BY THIS PLAN are Lincoln Avenue, Centre Avenue, Grant Avenue, Walnut Street, Woodland Avenue, unknown road known as an Alley and Pearl Street.



Guy-M. DeFabrites  
Professional Land Surveyor  
New Jersey License No. 34843  
Date: October 9, 2024  
Project No.: 31301.00



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EXHIBIT A

Civil Engineering  
Land Use Planning & Design  
Site Engineering  
Traffic Engineering  
Land Surveying  
Municipal Engineering  
Soils Investigation  
NJDOT/NJDEP Permitting  
Septic System Design  
Wetlands Delineation  
Planning/Zoning Board Representation  
3D Laser Scanning

DEED DESCRIPTION  
CITY OF VINELAND-ECONOMIC DEVELOPMENT  
BLOCK 303, LOT 19

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at an iron bar set for a corner at the intersection of the centerline of Lincoln Avenue (50 feet wide, not open, to be vacated) with the centerline of Centre Avenue (50 feet wide, not open, to be vacated); thence

(1) along said centerline of Lincoln Avenue, North 76° 08' 27" East, 191.22 feet, to an iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the centerline of Grant Avenue (33 feet wide, not open, to be vacated); thence

(2) along said centerline of Grant Avenue, South 13° 18' 06" East, 501.32 feet, to an iron bar set for a corner; thence

(3) along the northwesterly line of other land of the City Of Vineland (Block 303, Lot 46), South 76° 29' 12" West, 241.51 feet, to an iron bar set for a corner; thence

(4) along said centerline of Centre Avenue, North 13° 01' 33" West, 395.56 feet, to an iron bar set for a corner at an angle point in same; thence

(5) still along same, North 11° 29' 00" East, 115.43 feet, to the Place of Beginning.  
CONTAINING 2.70 acres of land.

BEING known as Lot 19 of Block 303, as shown on the City of Vineland Tax Assessment Map.

ALSO area known as Map of Lots "Pleasantville", survey by Sheppard English dated November 21, 1895 and recorded February 6, 1907.



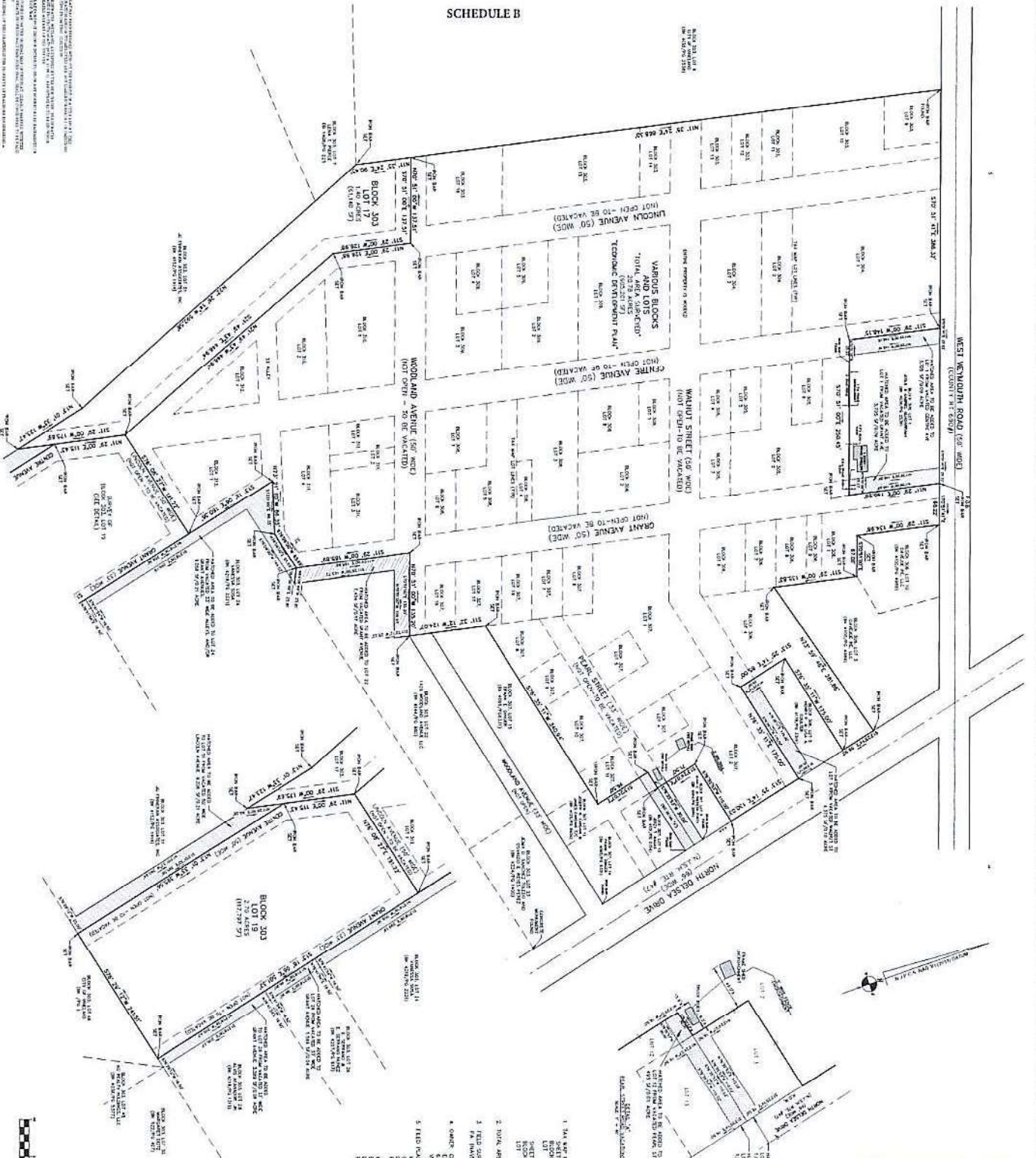
ALSO known as Map of Lots of "Pleasantville" survey by Sheppard English for Louis Straus dated March 12, 1908 recorded July 18, 1908.

ROADS TO BE VACATED BY THIS PLAN are Lincoln Avenue, Centre Avenue, Grant Avenue, Walnut Street, Woodland Avenue, unknown road known as an Alley and Pearl Street.



Guy M. DeFabriles  
Professional Land Surveyor  
New Jersey License No. 34843  
Date: October 9, 2024  
Project No.: 31301.00

SCHEDULE B



- GENERAL NOTES**
- SEE MAP ATTACHED TO THIS PLAN FOR THE LOCATION OF THE PROJECT.
  - ALL LOTS ARE TO BE CONVEYED TO THE CITY OF VINELAND BY DEED.
  - THE CITY OF VINELAND IS THE BUYER OF THE PROPERTY AND THE CITY OF VINELAND IS THE GRANTEE OF THE PROPERTY.
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BOUNDARY SURVEY	
CITY OF VINELAND - ECONOMIC DEVELOPMENT	
CITY OF VINELAND	PROJECT NO. 1000
CUMBERLAND COUNTY	DATE OF PLAN 10/10/2007
NEW JERSEY	DATE 8/26/2007
BY	DATE
BY	DATE

**Fralinger Engineering PA**

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NO.	DATE	DESCRIPTION
1	10/10/07	ADD BRIDGE W/ 15' WIDE TO DRIVEWAY
2	8/26/07	REVISION FOR LOT 1 TO SURVEY
3	8/26/07	REVISION

GUY M. DE FABRIS, P.L.S., P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LICENSE NO. 1210

DATE

SHEET 1

## SCHEDULE C

### **(Proposed) Industrial Commission Minimum Standard Development Rules for Sales**

**DRAFT**

12/5/23

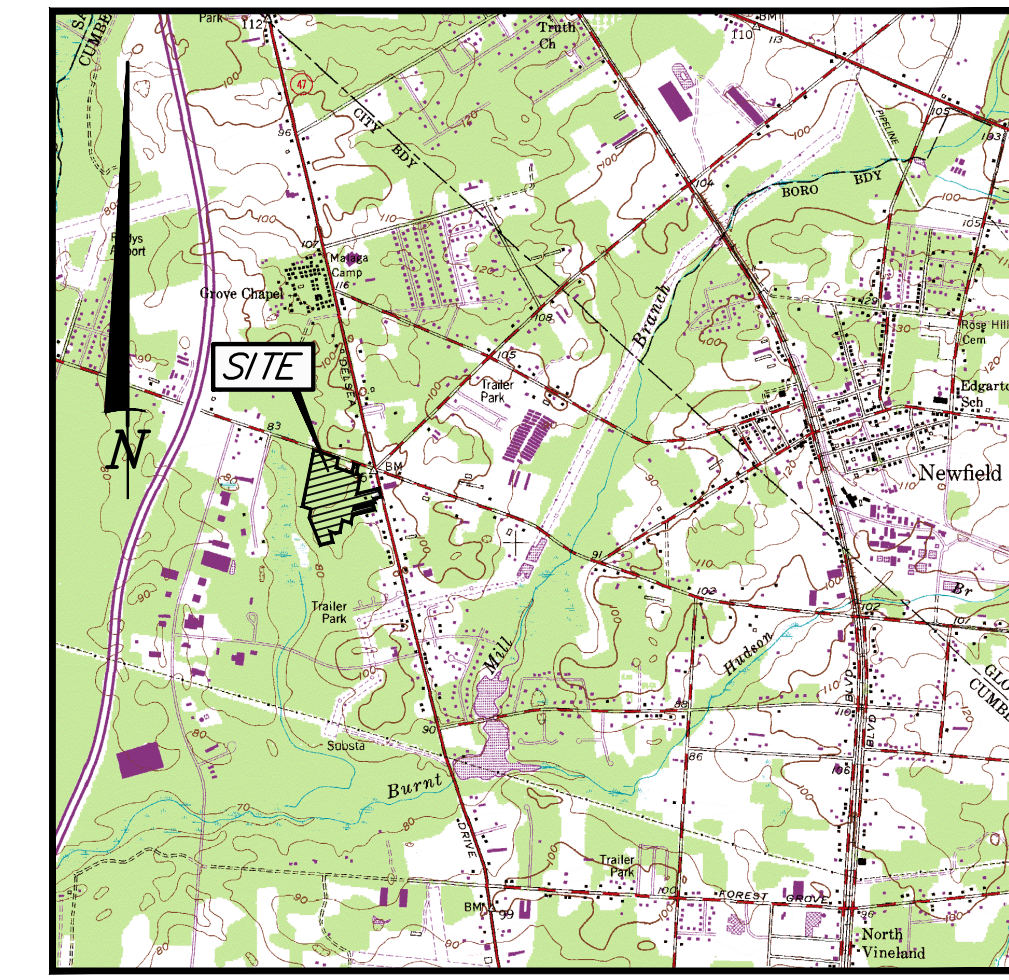
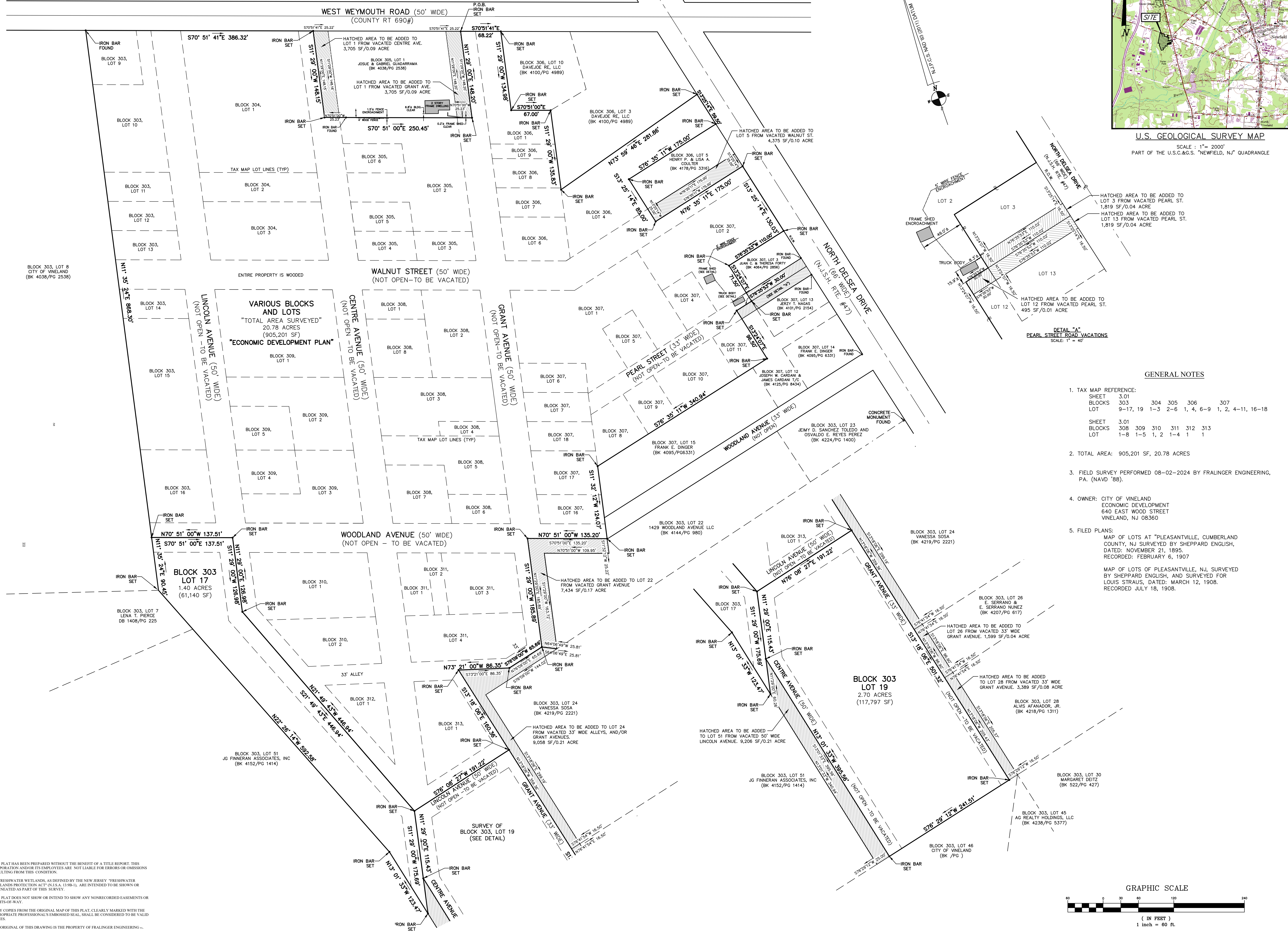
Current engineering standards for the City of Vineland's Industrial Zoned property for development is 65% of impervious coverage on a given lot. This coverage is for the actual footprint of a building as well as the surrounding impervious improvements including, but not limited to:

1. Asphalt parking lots
2. Asphalt / Concrete truck loading docks, truck maneuvering areas and truck parking
3. Sidewalks and concrete aprons

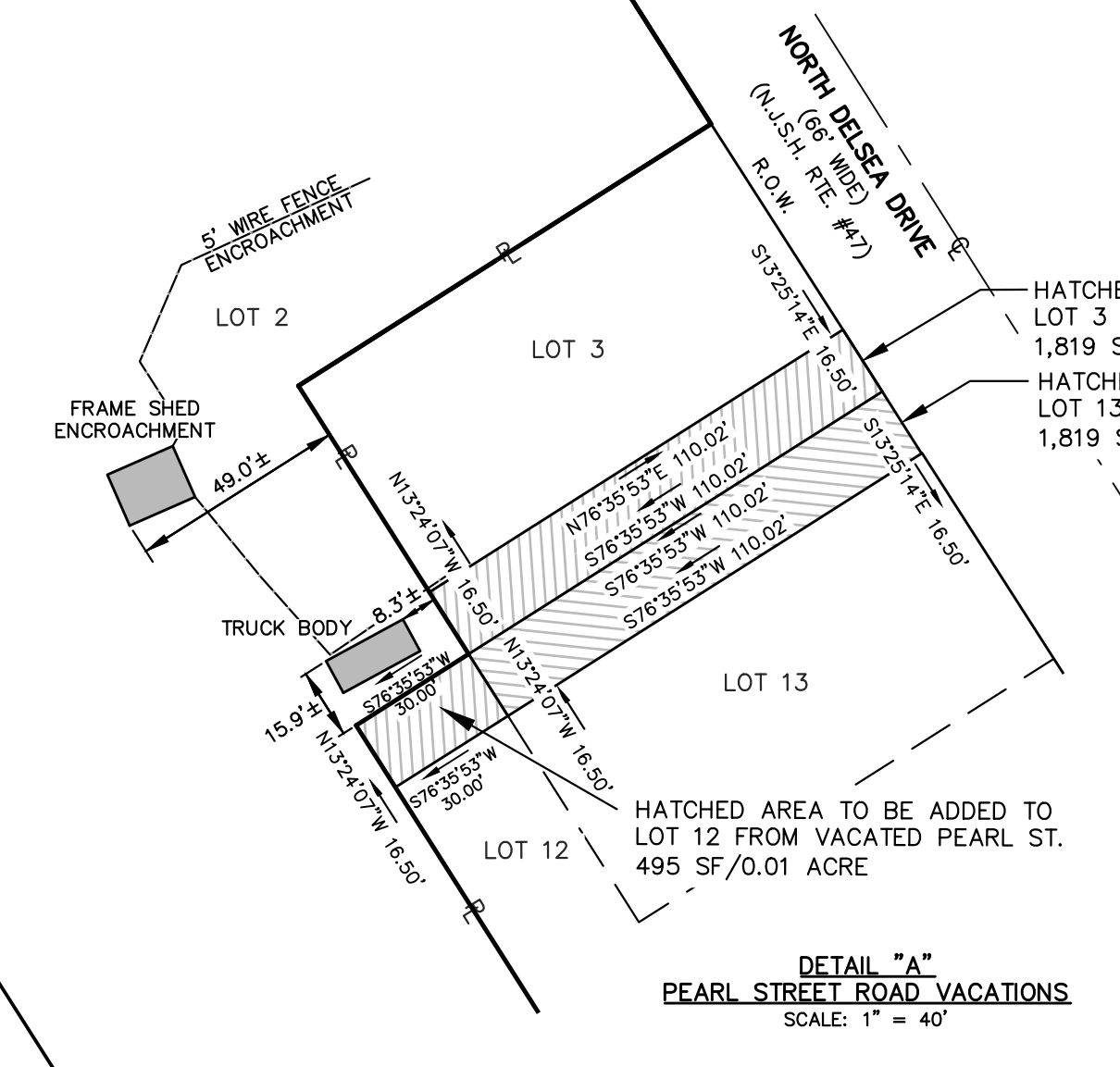
For a potential sale to a client that proposes a phased approach to the development of the property, the Industrial commission would require that the first phase of construction meet a minimum standard of developing 40% of the current ordinance 65% allowable improvement (this would be based upon net area excluding any environmental restrictions such as wetlands). Each project will vary on what the breakdown of actual structure vs. supporting impervious area would be, but as a general rule of thumb we will say that 35% of the 65% maximum development current ordinance would be required to be actual structure (as discussed prior, the Commission does not want to sell land for large truck lots without a building). With this Industrial Commission Standard, a 10-acre parcel for sale would look like this:

- 10 acres equals 435,600 square feet of property.
- Current City ordinance for industrial zoned property allows 65% of development, which equals 283,140 sf of maximum impervious area that can be developed
- General construction rule of 35% of the development to be actual building vs. surrounding improvements would yield 99,099 sf of building and 184,041 sf of surrounding improvements.
- Proposed Industrial Commission's Minimum Standard of 40% development for phase #1 would require a +- 39,640 sf building to be constructed during phase #1 to justify selling the City owned property.



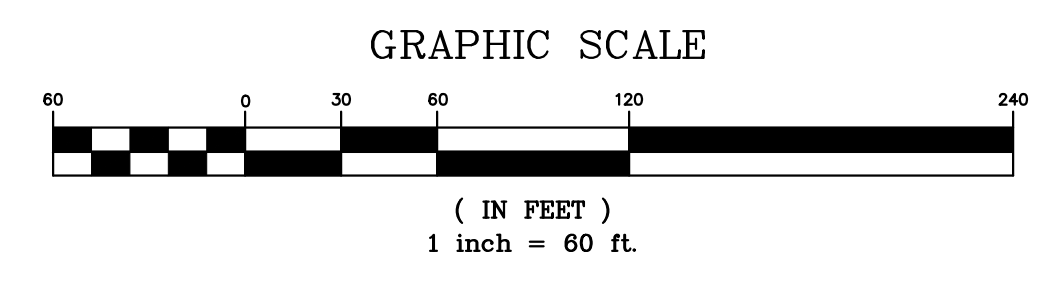


U.S. GEOLOGICAL SURVEY MAP  
SCALE: 1" = 2000'  
PART OF THE U.S.G.S. "NEWFIELD, NJ" QUADRANGLE



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.

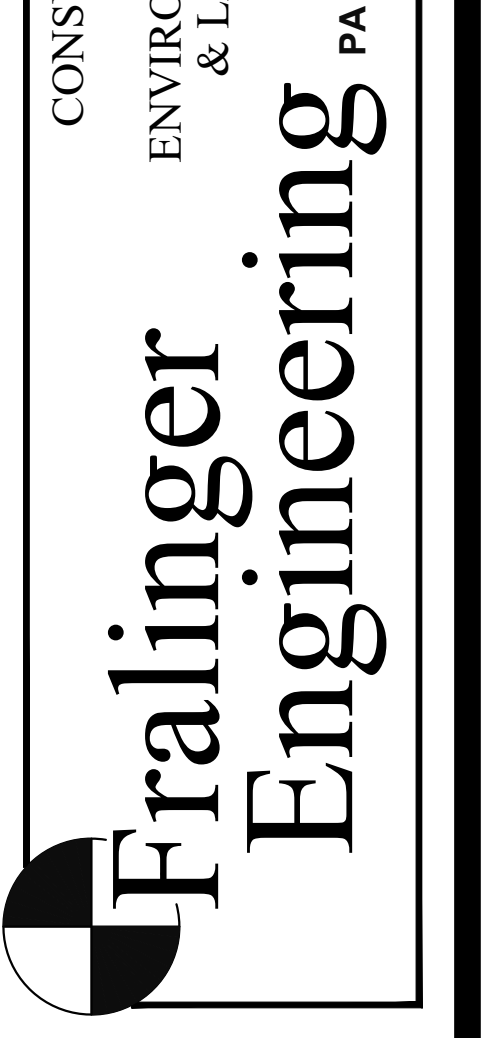


THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.  
NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 14:27-1), ARE INTENDED TO 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. 3483  
PROFESSIONAL PLANNER N.J. LIC. NO. 6088

NO.	DATE	REVISION
1	08-02-2024	ADD BLOCK 306, LOT 4 TO SURVEY
2	10-03-2024	ADD BLOCK 308, LOTS 17 AND 19 TO SURVEY

CONSULTING ENGINEERS  
PLANNERS  
ENVIRONMENTAL SERVICES  
& LAND SURVEYORS



BOUNDARY SURVEY		CITY OF VINELAND - ECONOMIC DEVELOPMENT	
MUNICIPALITY	CITY OF VINELAND	COMMISSION NUMBER	31301.00
COUNTY	CUMBERLAND COUNTY	CADD FILE NUMBER	31301.00 Plan 013-24.DWG
STATE	NEW JERSEY	DATE	8-26-2024
SCALE	1"=60'	DRAWN BY	LANG