

RESOLUTION NO. 2025- 645

A RESOLUTION SETTING FORTH THE REASONS FOR THE GOVERNING BODY DEFEATING PROPOSED ORDINANCE 2024-76 AMENDING THE CENTER CITY REDEVELOPMENT PLAN SO AS TO ALLOW THE CONVERSION OF AN EXISTING RETAIL USE TO A 20 SEAT HOUSE OF WORSHIP AT BLOCK 3019 LOT 2, 13 NORTH EAST BOULEVARD IN ACCORDANCE WITH N.J.S.A. 40:55D-26.

WHEREAS, on September 23, 2024, MJ Vineland LLC applied for an amendment to the Center city Redevelopment Plan so as to allow the conversion of an existing retail use to a 20 seat House of Worship (Project) at Block 3019 Lot 2, 13 N. East Boulevard, Vineland (Property); and

WHEREAS, the Property is located in the Landis Main Street Redevelopment District and the Project as proposed is not a permitted use in said District; and

WHEREAS, after review of the proposal by the Planning Division on October 30, 2024, a recommendation was made to the Planning Board to deny the request for an amendment to the Center City Redevelopment Plan as outlined in the report of the Planning Staff review dated October 31, 2024 setting forth their reasons therein; and

WHEREAS, on November 13, 2024, the matter was presented to the Planning Board for consideration so as to provide to the Governing Body findings of fact and recommendations regarding the Project; and

WHEREAS, the Planning Board confirmed the recommendation of Planning Staff was to advise City Council to deny the Project and further confirmed that the request to permit a church on the Property would not be consistent with the Master Plan and that a church is not a permitted use in the Landis Main Street Redevelopment District; and

WHEREAS, notwithstanding (1) the recommendations of the Planning Staff, (2) the fact that the use is not a permitted use within the Landis Main Street Redevelopment District of the Center City Redevelopment Plan as set forth in Ordinance No. 2004-25 adopting the Center City Redevelopment Plan and (3) the fact that the Project is inconsistent with the Master Plan, the Planning Board adopted Resolution 6666 setting forth their findings and recommended City Council adopt an Ordinance amending the Center City Redevelopment Plan so as to allow the Project; and

WHEREAS, City Council has reviewed the Project, the Planning Staff recommendations and findings of the Planning Board considering the fact that the use is not permitted in the Landis Main Street Redevelopment District and its inconsistencies with the Master Plan and found further that the conversion of the retail use to a 20 seat House of Worship would be inconsistent with the intent of Ordinance 2004-25 setting forth the uses permitted in the Landis Main Street Redevelopment District and the reason for the adoption of the proposed Ordinance as set forth in Planning Board Resolution 6666 at paragraph 8 does not present any basis to deviate from Ordinance 2004-25 adopting the Center City Redevelopment Plan and Resolution 5203 of the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that for all of the reasons set forth herein and such other reasons set forth on the record on December 23, 2024, Council finds it necessary to defeat Ordinance 2024-76 as required by N.J.S.A. 40:55D-26.

Adopted:

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President of Council

ATTEST:

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City Clerk