

CITY OF VINELAND, NJ

ORDINANCE NO. 2025- 4

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

WHEREAS, the City of Vineland owns numerous small lots on N. Delsea Drive north the intersection of W. Weymouth Road which abut paper streets known as Franklin Avenue, Edison Avenue, Marconi Avenue, Calvani Avenue, Washington Avenue, Straus Avenue, Jefferson Avenue and Verrezano Avenue.

WHEREAS, the paper streets known as Franklin Avenue, Edison Avenue, Marconi Avenue, Calvani Avenue, Washington Avenue, Straus Avenue, Jefferson Avenue and Verrezano Avenue 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 said paper streets, 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-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 19.55 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 Franklin Avenue, Edison Avenue, Marconi Avenue, Calvani Avenue, Washington Avenue, Straus Avenue, Jefferson Avenue and Verrezano Avenue 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 Franklin Avenue, Edison Avenue, Marconi Avenue, Calvani Avenue, Washington Avenue, Straus Avenue, Jefferson Avenue and Verrezano Avenue, as more specifically depicted on the attached Redivision Plan 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: January 14, 2025

Passed final reading: January 28, 2025

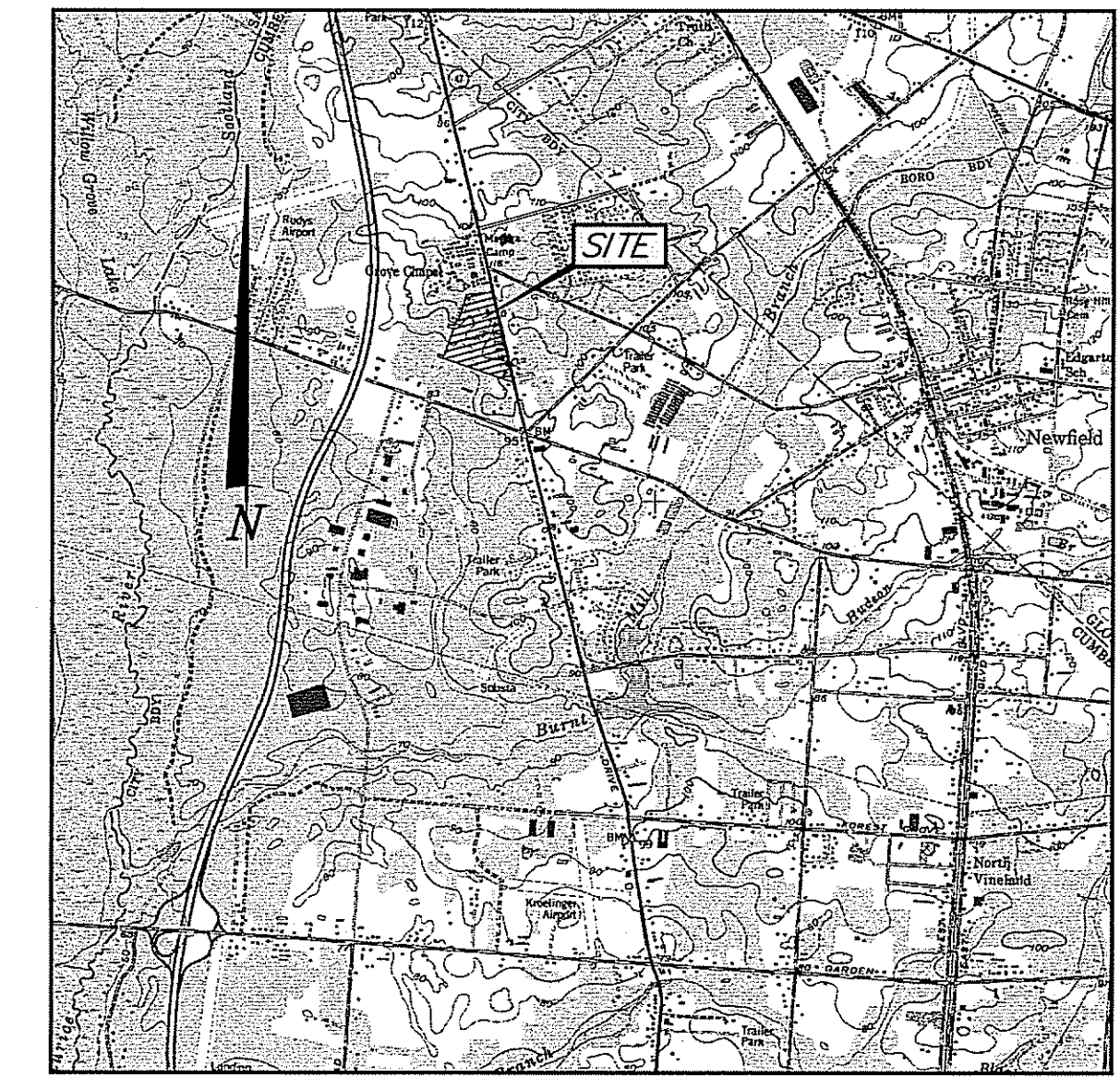
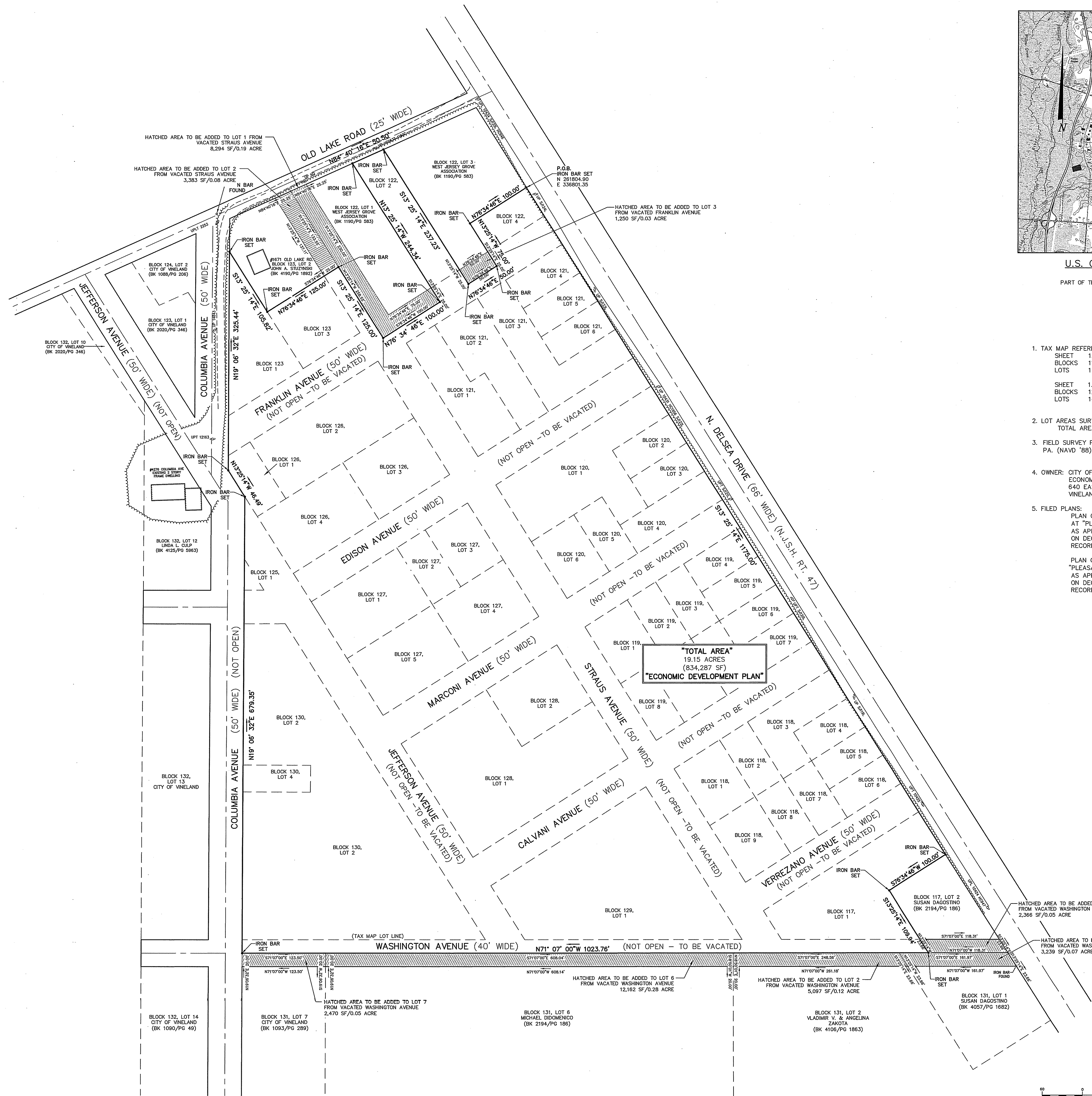
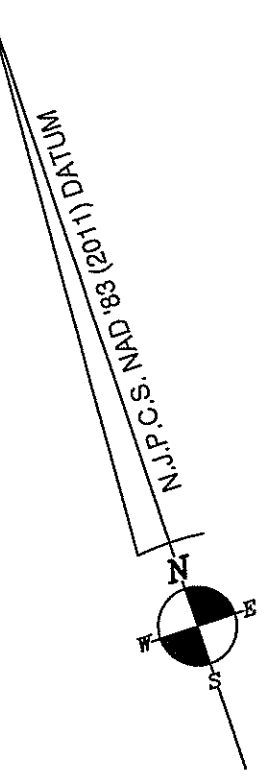
Approved by the Mayor:

 President of Council pfs

 Mayor arf

ATTEST:

 City Clerk kp

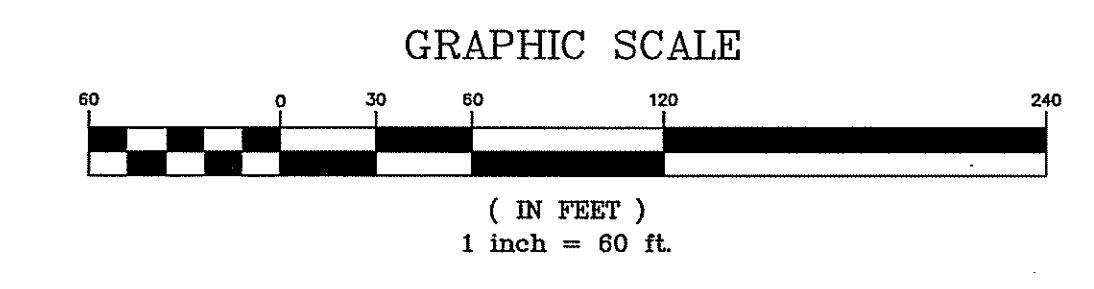


U.S. GEOLOGICAL SURVEY MAP
SCALE: 1" = 2000'
PART OF THE U.S.C.&G.S. "NEWFIELD, NJ" QUADRANGLE

GENERAL NOTES

- TAX MAP REFERENCE:
SHEET 1.03
BLOCKS 117 118 119 120 121 122 123 125
LOTS 1 1-9 1-8 1-6 1-6 2, 4, 5 1 & 3 1
- LOT AREAS SURVEYED:
TOTAL AREA 834,287 SF, 19.15 ACRES
- FIELD SURVEY PERFORMED 11-01-2024 BY FRALINGER ENGINEERING, PA. (NAVD '88).
- OWNER: CITY OF VINELAND
ECONOMIC DEVELOPMENT
640 EAST WOOD STREET
VINELAND, NJ 08360
- FILED PLANS:
PLAN OF LOTS LAID OUT BY VICTOR RUFO
AT "PLEASANTVILLE, CUMBERLAND COUNTY, NJ
AS APPROVED BY THE TOWNSHIP OF LANDIS
ON DECEMBER 2, 1912,
RECORDED IN BOOK: 326, PAGE: 181.

PLAN OF LAND OF VICTOR RUFO,
"PLEASANTVILLE, CUMBERLAND COUNTY, NJ
AS APPROVED BY THE TOWNSHIP OF LANDIS
ON DECEMBER 1, 1908,
RECORDED IN BOOK: 300, PAGE: 109.



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. 13-9B-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. 488

11-20-24

DATE

NO.	DATE	REVISION	BY

CONSULTING ENGINEERS
PLANNERS
ENVIRONMENTAL SERVICES
& LAND SURVEYORS

Fralinger Engineering PA

608 SHILOH PIKE
BRIDGE TON, NJ 08302
(856) 451-2990 PHONE (856) 451-6556 FAX
www.fralinger.com

BOUNDARY SURVEY - BLOCKS 117 - 130
PREPARED FOR
CITY OF VINELAND - ECONOMIC DEVELOPMENT

COMMISSION NUMBER	31266.00 Survey
GOOD FIDELITY NUMBER	31366.08 Survey/DWG
DATE	11-20-2024
DRAWN BY	LANG
SCALE	1"=60'

CITY OF VINELAND
CUMBERLAND COUNTY
NEW JERSEY
1"=60'