

RESOLUTION ADOPTING CHANGES TO ORDINANCE
NO. 2025-27 AND ORDINANCE NO. 2025-28.

WHEREAS, City Council of the City of Vineland, at Council's regularly scheduled meeting on March 11, 2025, was presented with a report, prepared by CME Associates, which reviewed Ordinance No. 2025-9 and Ordinance No. 2025-10; and

WHEREAS, City Council of the City of Vineland voted down Ordinance No. 2025-9 and Ordinance No. 2025-10 at same meeting; and

WHEREAS, City Council of the City of Vineland was also presented with two draft ordinances to replace the above-mentioned ordinances, to be named Ordinance No. 2025-27 and Ordinance No. 2025-28, at same meeting; and

WHEREAS, in accordance with N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26, City Council of the City of Vineland referred the proposed ordinances to the City of Vineland Planning Board for review as to consistency with Master Plan and comment; and

WHEREAS, Christopher Dockney, P.P., AICP, from CME Associates, presented his report and draft ordinances to the City of Vineland Planning Board at its regularly scheduled meeting on March 12, 2025; and

WHEREAS, as a result of the hearing the Planning Board passed Resolution No. 6691 recommending the following changes to Ordinance No. 2025-27 and 2025-28:

1. In Ordinance No. 2025-27, replace Section F. with 'SOCIAL SERVICE OFFICE – Any office primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government or other enterprises. For purposes of this Chapter, an office providing child care and family support services, veterans support services, adoption services, or similar social services shall be considered a social service office, while any office engaged in providing services for substance abuse, addiction treatment, mental health, harm reduction or similar services shall not be considered a social service office.'
2. In Ordinance No. 2025-28, replace the eighth WHEREAS statement with 'WHEREAS, through the report of professional planning consultant CME Associates, in addition to testimony of Planner Hicks and Engineer Headley at a Planning Board hearing, further indicated that out-patient treatment for mental health issues is not adequately addressed in the Zoning Ordinance and the newly defined use of "Mental Health Counseling or Treatment Centers" should be permitted within the B-3 Business and IN-1 Institutional Zone reasonably considering the character of the different zones and their peculiar suitability for the use prescribed by a "Mental Health Counseling or Treatment Center".'
3. In Ordinance No. 2025-28, replace Section 2B(1) with 'All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone with the exception of Substance Abuse Counseling or Treatment Center, Mental Health Counseling or Treatment Center, and Harm Reduction Center which shall be prohibited in the B-2 Zone.'
4. In Ordinance No. 2025-28, replace Section 7A(13)(a) with 'the use shall be located a minimum of 1,000 feet from any of the following uses: child day care facility; public **or private** elementary, middle, or high school; playground; public park; or house of worship, as measured from property to nearest points of any property line.'

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WHEREAS, Kathleen Hicks, P.P., AICP, City Planner, in consultation with Christopher Dockney, P.P., AICP has further recommended that the definition of Harm Reduction Centers set forth in Section H of Ordinance No. 2025-27 be changed to more fully describe Harm Reduction Centers, consistent with N.J.S.A. 26:5C-25 through 31, as follows:

Harm Reduction Center – means an entity registered with the NJ Department of Health to provide authorized harm reduction services in accordance with the Bloodborne Disease Harm Reduction Act (N.J.S.A. 26:5C-25 et seq), which may include services for injection drug users such as education on safer use of illegal or controlled substances, access to life-saving medication, drug safety testing equipment and supplies, drug addiction treatment resources or counseling, or similar programs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that that the recommended amendments, as set forth above, are approved and adopted and that No. 2025-27 and Ordinance 2025-28 be amended to include said changes.

Adopted: April 8, 2025

President of Council pfs

ATTEST:

City Clerk rgf