

CITY OF VINELAND

RESOLUTION NO. 2016 - _____

RESOLUTION ADOPTING THE FINDINGS AND RECOMMENDATIONS OF RESOLUTION 6138 OF THE PLANNING BOARD OF THE CITY OF VINELAND THAT CERTAIN SPECIFIED PROPERTIES BE DECLARED AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY HOUSING AND REDEVELOPMENT LAWS

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(a), the City Council of the City of Vineland (Council) directed the Planning Board of the City of Vineland (Planning Board) to undertake a preliminary investigation to determine whether Block 7503 Lots 1, 2, 3, 33, 35, 48, 49 and 50 (Study Area) should be designated as a Condemnation Redevelopment Area in accordance with NJSA 40A:12A-1, et seq.; and

WHEREAS, Kathleen Hicks, Supervising, Planner of the City of Vineland prepared a report entitled "Energy and Minerals Condemnation Redevelopment Area Preliminary Investigation" dated December 2015 and a map of the area to be investigated and a preliminary investigation of the proposed areas to be designated as redevelopment areas was presented; and

WHEREAS, the Planning Board conducted public hearings on December 9, 2015 at which time all interested individuals and property owners were provided the opportunity to address all their questions and concerns, and considered the sworn testimony of Kathleen Hicks and Sandra Forosisky, Director of Economic Development for the City of Vineland and Tom Pontano, a resident who farms along Sheridan and Hance Bridge Roads in Vineland; and

WHEREAS after careful study and deliberation of the statements and testimony made during the public hearing and the evidence presented during the course of the public hearing, the Planning Board recommended to City Council that Block 7503 Lots 1, 2, 3, and 48, do not meet the criteria and therefore should not be considered to be in need of redevelopment and that Block 7503, Lots 33, 35, 49 and 50 meet at least one of the criteria as set forth in N.J.S.A. 40A:12 A-5 and therefore are determined to be Lots in need of redevelopment .

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that it hereby adopts and approves the findings and recommendations made by the Planning Board as memorialized in Planning Board Resolution Number 6138, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board, and hereby declares Block, 7503, Lots 33, 35, 49 and 50 is a Condemnation Redevelopment Area in accordance with NJSA 40A:12A-1 et seq. Specifically, Lots 33, 35, 49 and 50 meet the criteria of subsection e of N.J.S.A. 40A:12A-5, a total lack of proper utilization due to diverse ownership or other conditions; Lots 49, 50 any portion of 33 and 35 are also located within the Urban Enterprise Zone and therefore satisfies criteria g of the statute; Lots 35, 49 and 50 are unimproved vacant land that has remained so for a period of 10 years and lacks a means of access and the topography is such that the nature of the soil, makes it unlikely that the land can be developed; Lots 33, 35, 49 and 50 meet criteria H as all are located within the Suburban Planning Area.

CITY OF VINELAND

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland specifically does not designate Block 7503 Lots 1, 2, 3, and 48, as an area in need of redevelopment for the reasons set forth in the “Energy and Minerals Condemnation Redevelopment Area Preliminary Investigation” which is hereby adopted as if set forth herein at length.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Adopted:

President of Council

ATTEST:


City Clerk


RECEIVED

JAN 11, 2016

CITY OF VINELAND
BUSINESS ADMIN.

MEMORANDUM

TO: Robert Dickenson, Business Administrator 

FROM: Yasmin Ricketts, Planning Board Secretary 

DATE: January 11, 2016

RE: Energy and Minerals Condemnation Redevelopment Area Preliminary Investigation

Enclosed is a draft copy of Resolution #6138 of the Planning Board giving comments on a preliminary investigation to determine whether or not certain areas of the City of Vineland should be designated as redevelopment areas.

YR/
Encl.

xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor
Kenneth Heather, CDP

RESOLUTION NO. 6138
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, City Council of the City of Vineland, has by Resolution No. 2015-429, directed the City of Vineland Planning Board to undertake a preliminary investigation to determine whether or not certain areas of the City of Vineland should be designated as redevelopment areas in accordance with NJSA 40A:12A-1, et seq; and

WHEREAS, City Council directed the Planning Board to investigate Block 7503, Lots 1, 2, 3, 33, 35, 48, 49 and 50, as shown on the official tax map of the City of Vineland; and

WHEREAS, the Planning Board had prepared a map of the area to be investigated and a preliminary investigation of the proposed areas to be designated as redevelopment areas was conducted. Kathleen Hicks, PP, AICP, Supervising Planner of the City of Vineland, prepared a report entitled "Energy and Minerals Condemnation Redevelopment Area Preliminary Investigation" dated December, 2015; and

WHEREAS, the Planning Board conducted a public hearing on December 9, 2015 and considered the sworn testimony of Kathleen Hicks and the sworn testimony of Sandra Forosisky; and made the following factual findings:

1. Kathleen Hicks, Supervising Planner, City of Vineland, provided the following sworn testimony:
 - a) The Planning Board received a referral from City Council to investigate the area in question to determine whether or not the lots should be considered areas in need of redevelopment.
 - b) She prepared a report dated December, 2015.
 - c) She addressed the statutory criteria for finding an area in need of redevelopment. She noted that four (4) lots, Lots 1, 2, 3 and 48 did not meet any of the criteria set forth in NJSA 40A:12A-5.
 - d) Four (4) of the lots, Lots 33, 35, 49 and 50 meet at least one of the criteria set forth in the statute.
 - e) She noted that Lots 35, 49 and 50 meet the criteria of NJSA 40A:12A-5(c), unimproved vacant land that has remained so for a period of ten (10) years or lacks a means of access or topography where the nature of the soil makes it unlikely that the land can be developed.
 - f) She noted that Lots 33, 35, 49 and 50 also meet the criteria of Subsection e of the statute, a total lack of proper utilization due to diverse ownership or other conditions.
 - g) She noted that Lots 49, 50 and a portion of 33 and 35 are also located within the Urban Enterprise Zone therefore satisfies criteria g of the statute.
 - h) All 4 lots, 33, 35, 49 and 50 meet criteria "h" as all are located within the Suburban Planning Area.
 - i) All of the lots recommended as being in need of redevelopment are recommended as a Condemnation Redevelopment Area. She noted that she was not asked to prepare a redevelopment plan for the lots in question.

2. Sandra Forosisky provided the following sworn testimony:
 - a) She is the City of Vineland Economic Development Director.
 - b) The property being investigated is the same property that was granted a use variance by the Zoning Board for Magic Sports.
 - c) The Magic Sports development did not have the money to proceed with the project.
 - d) She is now working with an investor to acquire land for a sports complex with athletic fields and four (4) hotels.
 - e) The City has been entertaining baseball leagues and is committed to thirty-four (34) weeks for the next year.
 - f) The plan is for a sports complex.
 - g) The plan envisions tournaments with as many as ninety-six (96) teams. However since not all the teams will be in the City at the same time there will be very little traffic impact.

3. The Board considered the sworn testimony of one (1) member of the public, Tom Pontano. He indicated that he is a farmer and farms along Sheridan Road and Hance Bridge Road. His concern was with a buffer with his farms. He wants to continue farming as does his son and he does not want objections from neighbors.

NOW, THEREFORE, BE IT RESOLVED, that the City of Vineland Planning Board recommends to the City of Vineland City Council that Block 7503, Lots 1, 2, 3 and 48 should not be considered to be in need of redevelopment.

The Planning Board further recommends to City Council that Block 7503, Lots 33, 35, 49 and 50 be determined to be lots in need of redevelopment.

The Planning Board finds that the four (4) lots, Lots 33, 35, 49 and 50 meet at least one of the criteria as set forth in the statute, NJSA 40A:12A-5.

The Planning Board incorporates by reference the report of Kathleen M. Hicks dated December, 2015, a copy of which is attached to this resolution.

The Board finds that the four (4) lots in question found to be in need of redevelopment should be considered as a "Condemnation Redevelopment Area".

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 December 9, 2015 as reflected in the recorded minutes of said meeting.

PLANNING BOARD OF THE
CITY OF VINELAND

ADOPTED DATE:

YASMIN RICKETTS, Secretary

DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
STEPHEN PLEVINS
MICHAEL PANTALIONE
SANDY VELEZ
MARIA PEREZ
JOHN CASADIA
RYAN HEADLEY
GARY STANKER

ABSTAINING

NONE

ABSENT

CHRISTINE SCARPA
ANGELA CALAKOS

OPPOSED

NONE

**ENERGY & MINERALS
CONDEMNATION
REDEVELOPMENT AREA
PRELIMINARY INVESTIGATION
BLOCK 7503/LOTS 1, 2, 3, 33, 35, 48, 49 & 50**

CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY

DECEMBER 2015

Prepared by:
Kathleen M. Hicks, P.P., AICP
License No.: LI-3067
Vineland Planning Division

VINELAND MAYOR & CITY COUNCIL

Ruben Bermudez, Mayor

Anthony Fanucci, Council President
Paul Spinelli, Council Vice President

Angela Calakos
Maritza Gonzalez
John Procopio

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Maria Perez

Stephen Plevins

Christine Scarpa

Sandy Velez

Ryan Headley, Alternate #1

Gary Stanker, Alternate #2

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PRELIMINARY INVESTIGATION REPORT

INTRODUCTION

Purpose

The purpose of this report is to determine whether the Energy and Minerals site, along with some surrounding properties, qualifies as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79, hereafter referred to as LRHL. The Study Area, which includes block 7503/lots 1, 2, 3, 33 (as approved by the Planning Board via Resolution No. 2015-14), 35, 48, 49 and 50, is shown on the Site Study Area Map (Figure 1).

This report is written in accordance with N.J.S.A. 40A:12A-6(a), which says, 'No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5....The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality'.

On October 27, 2015, City Council adopted Resolution No. 2015-429, which directed the Planning Board to undertake a preliminary investigation as to whether the Study Area qualifies as an area in need of redevelopment pursuant to LRHL. This resolution was subsequently amended on November 10, 2015 by Resolution No. 2015-441 (Appendix A). This report includes the Site Study Area Map (Figure 1), as mentioned above, which shows the boundaries of the Study Area, and which is the basis for conducting the investigation, as required by N.J.S.A. 40A:12A-6(b)(1).

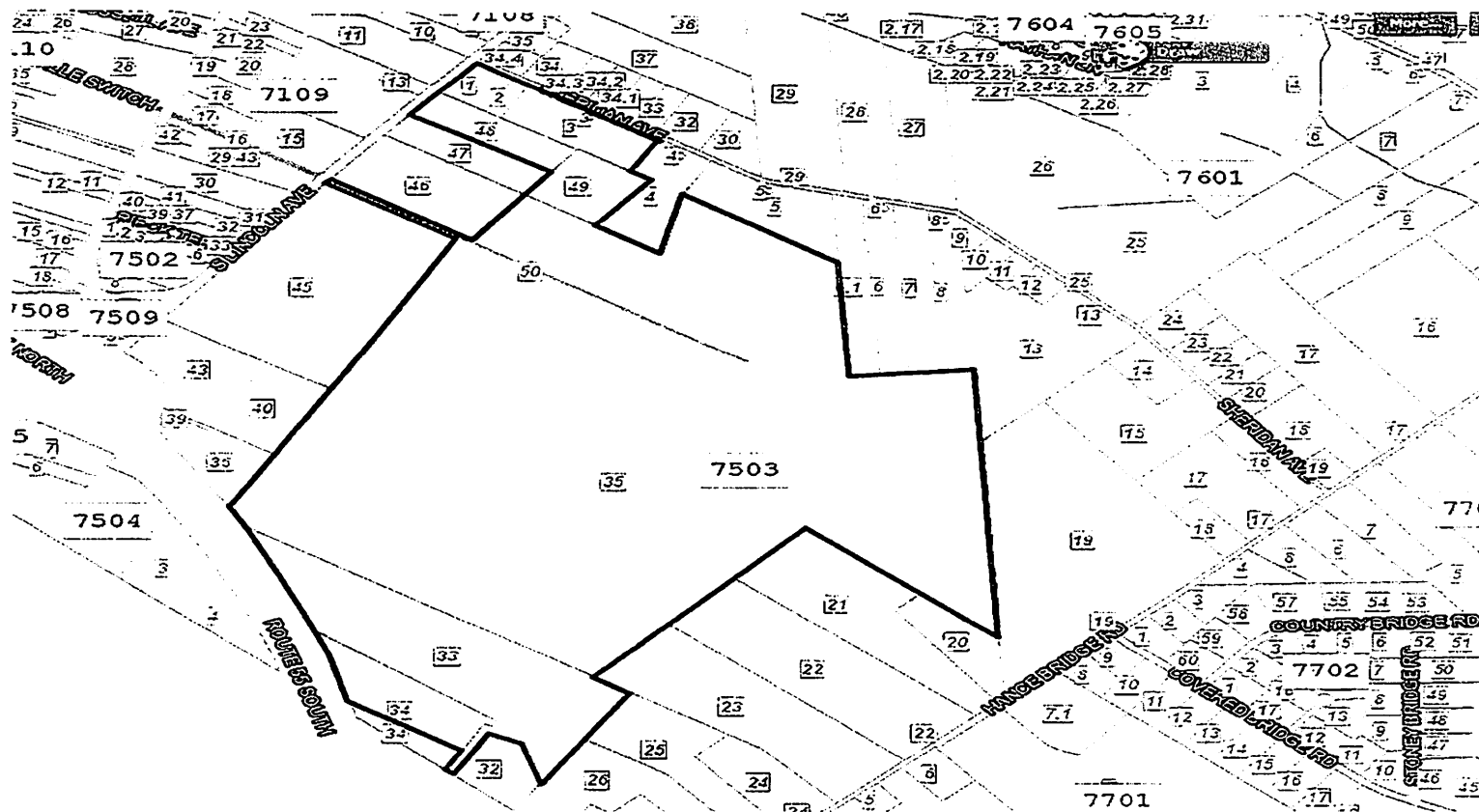
In accordance with N.J.S.A. 40A:12A-6(b)(5), following a public hearing, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

Study Area History

The bulk of the Study Area is comprised of the Energy and Minerals property. It is believed that sand mining began on this property in the 1920's. The earliest aerial photograph that could be found, dated 1931, depicts a well-established mining operation.

Examining sequential aerial photographs of the area suggests that the mining operation was most active from the 1960's through the 1990's, which would have coincided with the construction of Route 55. It has been inactive for over a decade.

Figure 1 - Redevelopment Study Area Map



**ENERGY & MINERALS
REDEVELOPMENT
STUDY AREA**

NOVEMBER 2015

BASIS FOR THE INVESTIGATION

The City of Vineland City Council instructed the Planning Board to undertake a preliminary investigation as to whether Block 7503/Lots 1, 2, 3, 33 (enlarged as approved by the Planning Board via Resolution No. 2015-14 on February 18, 2015, memorialized March 18, 2015), 35, 48, 49 and 50 can be designated an area in need of redevelopment, which would give City Council full authority to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, further referred to as a Condemnation Redevelopment Area. The bulk of the property is a defunct mining operation, owned by Energy & Minerals. Located at a premium location at the intersection of Route 55, a limited access highway, and Lincoln Avenue, a major arterial, the property has been for sale for over a decade, but has failed to develop under normal market conditions.

Study Area Description

The Study Area includes 8 parcels – block 7503/lots 1, 2, 3, 33 (as approved by the Planning Board via Resolution No. 2015-14), 35, 48, 49 and 50. It totals 292.89 acres. The bulk of the Study Area, over 79%, is comprised of the Energy and Minerals property, which is lot 35 (Figure 2).

Surrounding Area

The Study Area is within the area bound by Lincoln Avenue, Sheridan Avenue, Hance Bridge Road and Route 55. Abutting the Study Area are two (2) industrial properties, a City-owned parcel that is home to an electric generating facility and a public well, a privately owned parcel that is home to a ball field, and a number of large lot residential and farm parcels.

Current Utilization of Property

As mentioned previously, the largest property within the Study Area is owned by Energy and Minerals. It is an inactive mining operation that has been on and off the market for well over a decade.

Lots 1, 2 and a portion of 48 are used for industrial purposes. Crown Pipe, a contractor, is located on these lots.

Lots 2, 3 and the remaining portion of 48 are used for farming. Lot 49 is a vacant wooded property, while lot 50 is an abandoned rail spur.

AREA IN NEED OF REDEVELOPMENT ANALYSIS

Criteria for Area in Need of Redevelopment

As mentioned in the introduction, N.J.S.A. 40A:12A-5 sets forth the criteria to be used in the preliminary investigation to determine whether an area is in need of redevelopment. An area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or

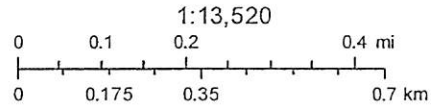
Figure 2 - Aerial Photograph



December 2, 2015

Street Names (Label)

Parcel Outline



the same being allowed to fall into so great a state of disrepair as to be untenable.

- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition or the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Findings

Lots 1, 2, 3 and 48 meet none of the criteria set forth in N.J.S.A. 40A:12A-5 that are to be utilized in the preliminary investigation to determine whether an area is in need of

redevelopment. Each of the remaining lots within the Study Area, however, does meet one or more of the statutory criteria.

Criterion 'c'

Lots 35, 49 and 50 have been unimproved vacant land for over a decade and, by reason of nature of the soil (Figure 3), topography (Figure 4), location or lack of means of access (Figure 5), are not likely to be developed through normal market conditions.

Lot 35, the Energy and Minerals property, has pockets of freshwater wetlands, which present obstacles to development. As part of the approval process, the wetlands would need to be mapped, transition areas assigned and permits secured for any necessary filling. Soil testing would determine if ponding is due to perched water over clay or exposed groundwater, which further impacts development. Dependent of the proposed use, the lack of topsoil on this lot could significantly increase development costs. This lot is also negatively impacted by topography. Elevations range from 46 to 100 feet. Unfortunately this does not reflect a uniform slope, but rather dramatic changes between mounds and borrow pits. Additionally, lot 35 is a flag lot with only 18 feet of frontage on Lincoln Avenue. This isn't sufficient width to install any type of commercial/industrial driveway. The bulk of the property lays 854.94 feet off of the road behind an electric generating facility.

Like lot 35, lot 49 is also impacted by freshwater wetlands. More significantly, however, is that the property has no means of access, being landlocked. It is totally undevelopable.

Lot 50 is also totally undevelopable. It was formerly a rail spur into the Energy and Minerals property. It is 15 feet wide and 1,980 feet long.

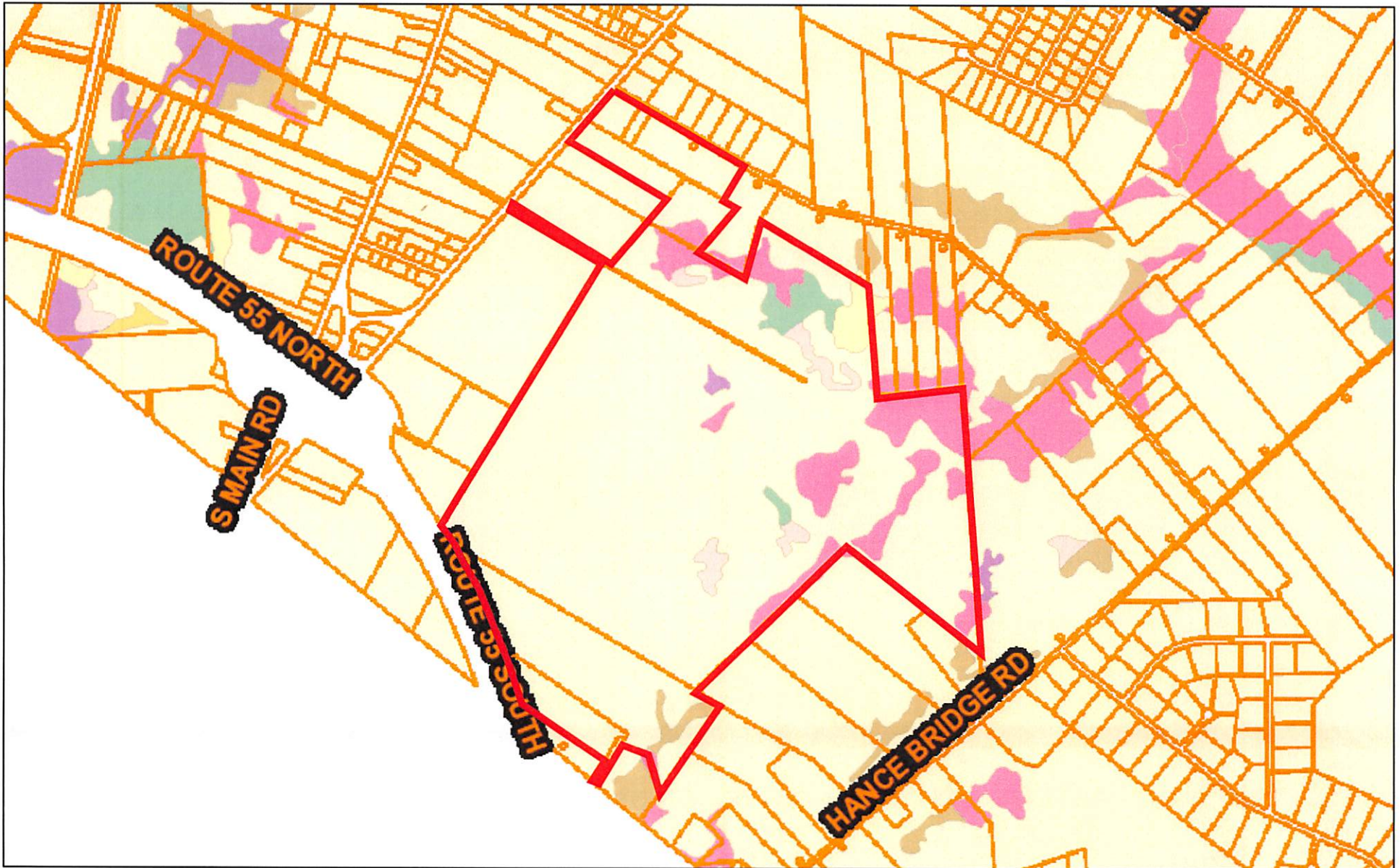
Since lots 35, 49 and 50 have been unimproved and vacant for over a decade and for various reasons are not likely to be developed through normal market conditions, this portion of the recommended Condemnation Redevelopment Area satisfies criterion 'c'.

Criterion 'e'

Lots 33, 35, 49 and 50 demonstrate a total lack of proper utilization because of diverse ownership or other conditions. Even though they have a very advantageous location at a Rt. 55 interchange, they have failed to develop under normal market conditions.

Lot 33, which has 35.96 acres, is a flag lot with access off of Whitaker Avenue in Millville. The bulk of the property lays 363.26 feet off of the road behind a single family home and garage. As mentioned above, lot 35, the Energy and Minerals property, which has 232.29 acres, is also a flag lot with access off of Lincoln Avenue in Vineland. This lot is further negatively impacted by a Connective right-of-way, which is 60 feet wide,

Figure 3 - Freshwater Wetlands



December 2, 2015

Street Names (Label)

Parcel Outline

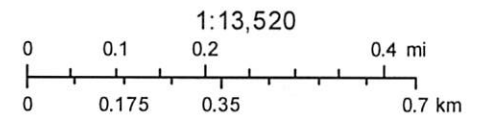
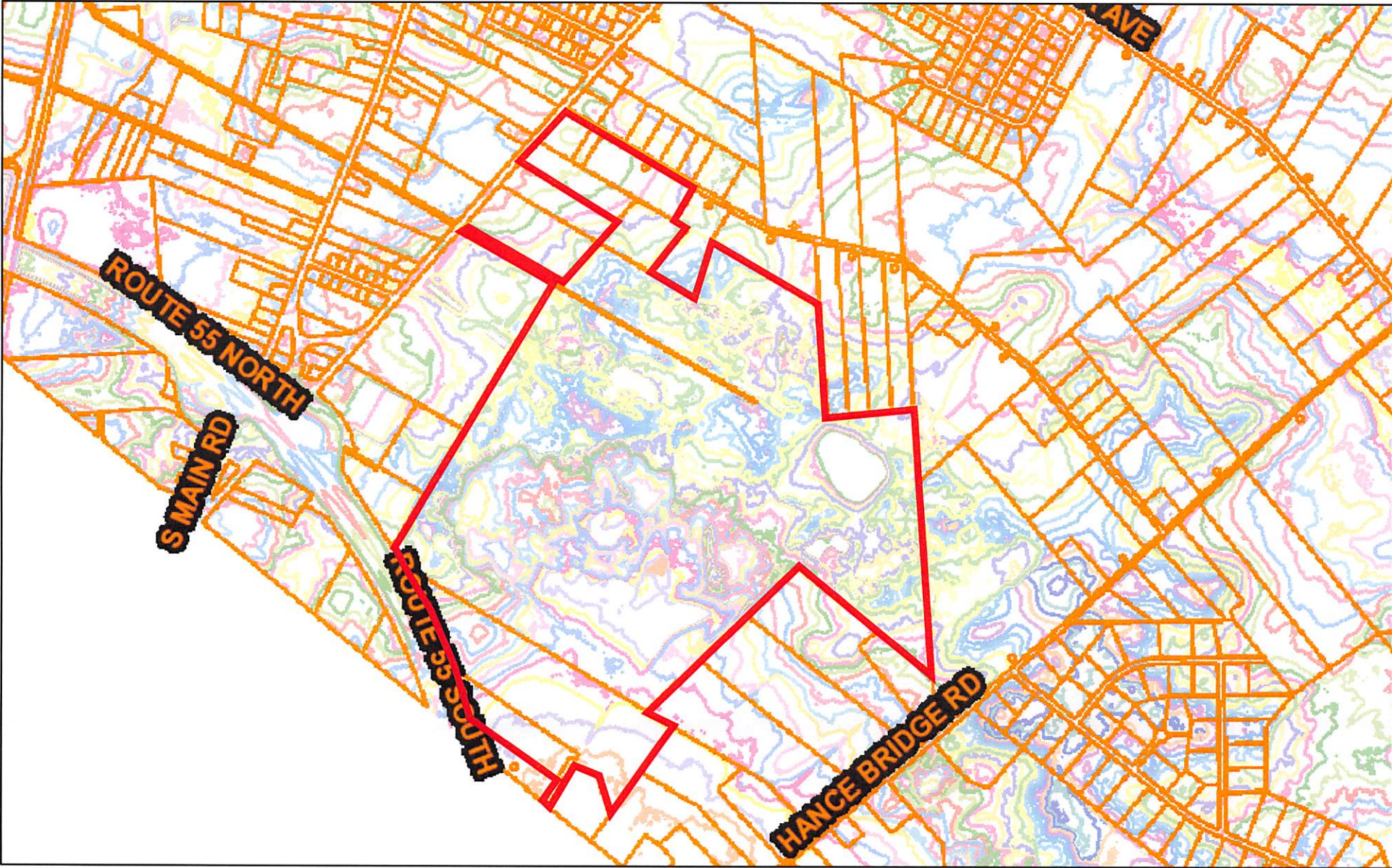


Figure 4 - Topography (2' contours)



December 2, 2015

Street Names (Label)

Parcel Outline

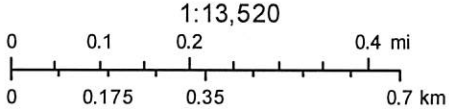
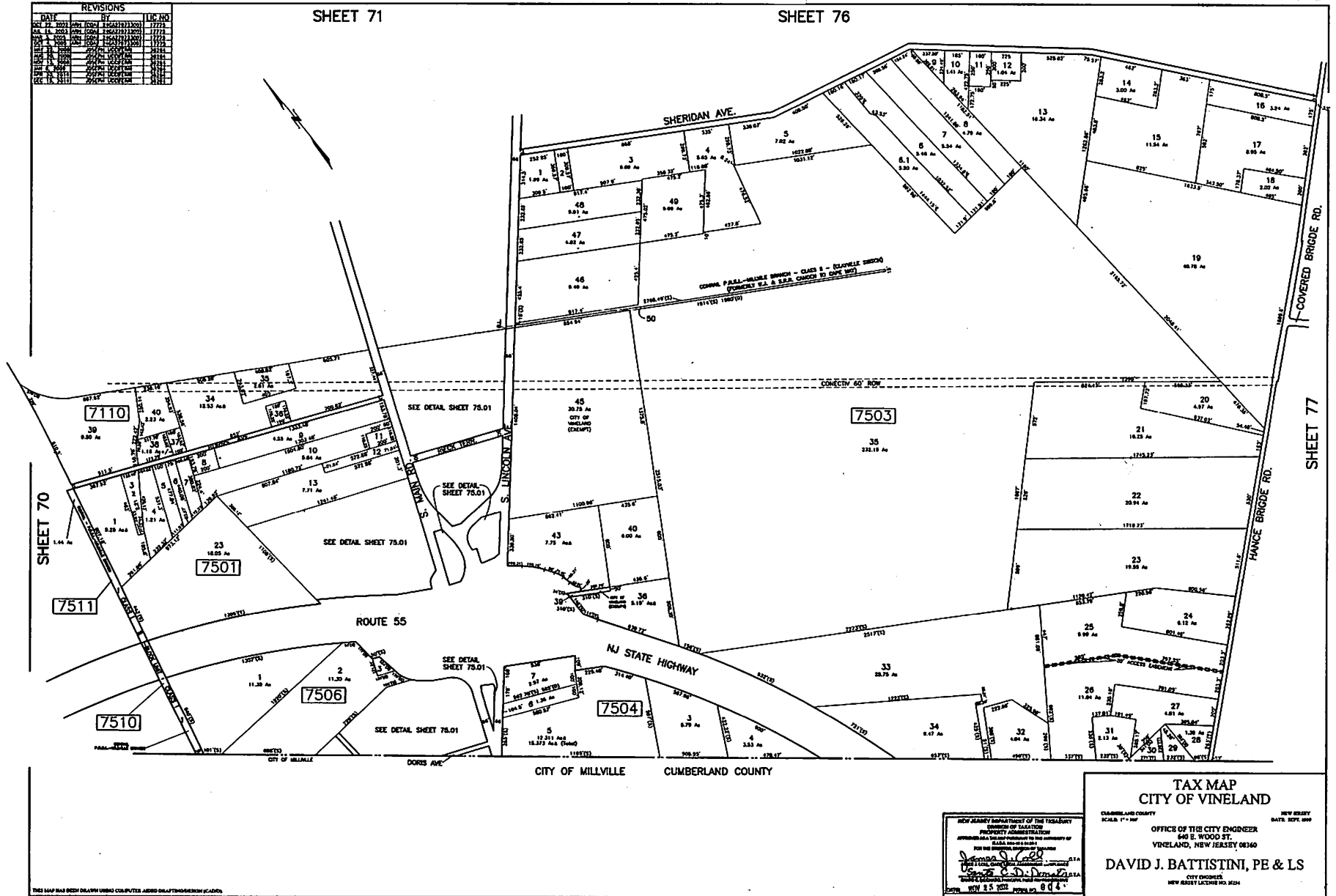


Figure 5 - Tax Map



that bisects the entire property and by lot 50, which is 15 feet wide, that partially bisects the property.

As mentioned above, lots 49 and 50 are totally undevelopable. Lot 49, which is 5.09 acres, is landlocked. Lot 50, which was formerly a rail spur into the Energy and Minerals property, has no utility alone.

Even though lots 33, 35, 49 and 50 have a very advantageous location at a Rt. 55 interchange, they have failed to develop under normal market conditions because of diverse ownership, inadequate road access and lack of visibility. Properties need to be combined for this area to develop. As a result, the recommended Condemnation Redevelopment Area satisfies criterion 'e'.

Criterion 'g'

A significant portion of the Study Area that meets other criteria is also located within the Vineland/Millville Urban Enterprise Zone (Figure 6). Lots 49 and 50 and significant portions of lots 33 and 35 are in the Zone. While the future of the Vineland/Millville Urban Enterprise Zone is uncertain at this time, the bulk of the properties that meet other criteria are still within the Zone. As a result, most of the recommended Condemnation Redevelopment Area satisfies criterion 'g'.

Criterion 'h'

Lots 33, 35, 49 and 50 are in an area targeted for growth in the State Development and Redevelopment Plan (PA-2 Suburban Planning Area), the City Master Plan and the Landis Sewerage Authority Wastewater Management Plan, which has been approved by DEP. Public water and sewer are already available in Lincoln Avenue. Additionally, the land is zoned for commercial/industrial development, being located at a Route 55 interchange. Redevelopment of this property will therefore advance already established smart growth planning principles. As a result, the recommended Condemnation Redevelopment Area satisfies criterion 'h'

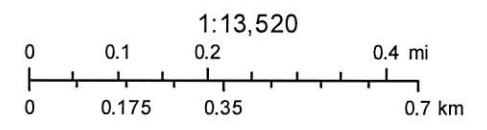
To summarize, block 7503/lots 33, 35, 49 and 50 qualify as an area in need of redevelopment based upon criteria 'c', 'e', 'g' and 'h' and are recommended as a Condemnation Redevelopment Area.

Figure 6 - Urban Enterprise Zone



December 2, 2015

- Street Names (Label)
- Parcel Outline
- Urban Enterprise Zone



APPENDIX A

A RESOLUTION AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE PLANNING BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 7503, LOTS 1, 2, 3, 33, 35, 48, 49 AND 50 IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, Block 7503, Lots 1, 2, 3, 33, 35, 48, 49 and 50 has been under review by the Planning Division and Economic Development Offices in light of its present condition which may be considered an area in need of redevelopment pursuant to the local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, et seq; and

WHEREAS, the area may benefit from the Local Redevelopment and Housing Law should it meet the criteria and be determined to be an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, City Council may cause a preliminary investigation to be made to determine if the area is in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, should City Council adopt the Resolution, the Planning Board shall be entrusted with undertaking a public hearing process to hear testimony of individuals to determine if the area is in need of redevelopment, make a report to City Council for their approval or disapproval or modification; and

WHEREAS, City Council finds it in the best interest of the City to instruct the Planning Board to conduct a hearing and investigate whether the area or any part thereof constitutes a Redevelopment Area as defined in N.J.S.A. 40A:12A-5 and 6 with the City Council having the full authority to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, further referred to as a Condemnation Redevelopment Area and thereafter provide its findings and reports and recommendation to Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland as follows:

1. The Planning Board of the City of Vineland shall and the same is hereby authorized and directed to conduct hearings and investigations as required to determine whether the area designated as Block 7503, Lots 1, 2, 3, 33, 35, 48, 49, and 50, constitutes a redevelopment area as defined by N.J.S.A. 12A-1, et seq. Said hearings shall be held in accordance with N.J.S.A. 40A:12A-6 as a Condemnation Redevelopment Area.
2. Upon completion of such hearings and investigations, the Planning Board shall make recommendations and report to the City Council for approval, disapproval or modification regarding the area being considered for redevelopment and whether the area or any portion thereof constitutes a redevelopment area as defined in N.J.S.A. 12A-1, et seq.

Adopted: **October 27, 2015**



 President of Council arf

ATTEST:



 City Clerk kp

CITY OF VINELAND

RESOLUTION NO. 2015- 441

A RESOLUTION AMENDING AND CLARIFYING RESOLUTION 2015-429 AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE PLANNING BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 7503 LOTS 1, 2, 3, 33, 35, 48, 49 AND 50 IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH NJSA 40A:12A-1 ET SEQ

WHEREAS, on October 27, 2015, the City Council of the City of Vineland adopted Resolution 2015-429, a Resolution authorizing the Planning Board to perform a preliminary investigation to determine whether the area consisting of Block 7503 Lots 1, 2, 3, 33, 35, 48, 49 and 50 is an area in need of redevelopment; and

WHEREAS, subsequent to the adoption of Resolution 2015- 429, the owner of Block 7503 Lot 33 completed a subdivision/redivision of property, including Block 7503 Lot 33 as authorized by Resolution of the Planning Board, Resolution 2015-14, which increased the size of Block 7503 Lot 33; and

WHEREAS, it is the intent of Resolution 2015-429 to include the area of Block 7503 Lot 33 as reflected in the aforementioned Planning Board Resolution 2015-14 and therefore to clarify Resolution 2015-429 so that the Planning Board includes all of Lot 33, as it presently exists subsequent to the approved subdivision/redivision as part of the preliminary investigation.

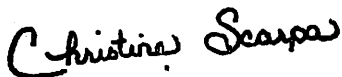
NOW, THEREFORE BE IT RESOLVED by the Council of the City of Vineland that the Planning Board is authorized to perform a preliminary investigation to determine whether the area consisting of Block 7503 Lots 1, 2, 3, 33, 35, 48, 49 and 50, consistent with Resolution 2015-14 of the Planning Board, is an area in need of redevelopment in accordance with NJSA 40A:12A-1, et seq.

Adopted: November 10, 2015



President of Council arf

ATTEST:

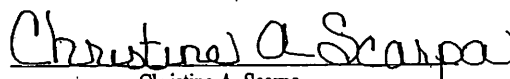


Deputy City Clerk cas

CERTIFICATION

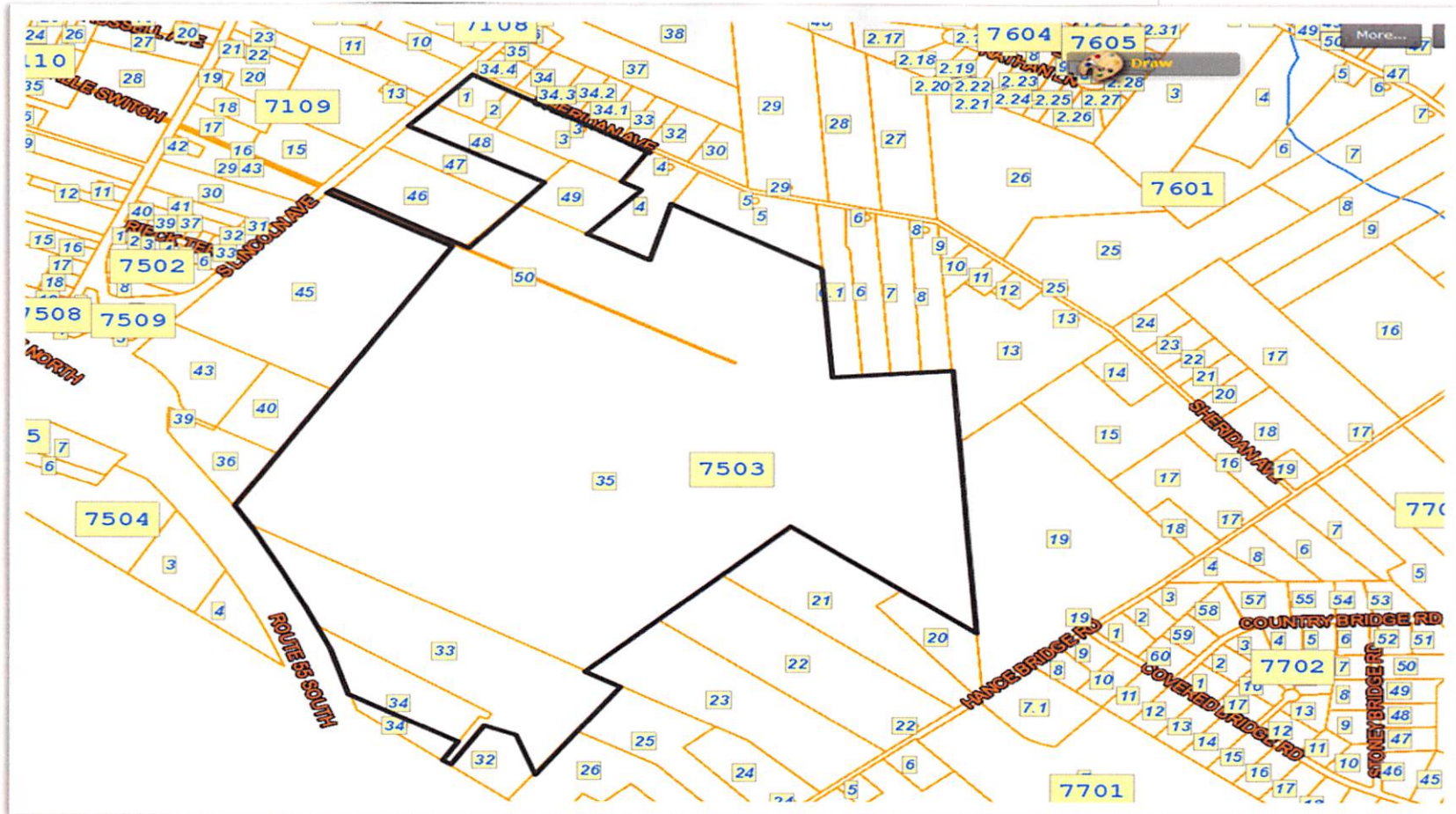
I, Christine A. Scarpa, Deputy Municipal Clerk of the City of Vineland, Cumberland County, New Jersey, do hereby certify that the foregoing Resolution is a true and correct copy of a Resolution adopted by the Council of the City of Vineland, at a meeting conducted on November 10, 2015, at the City Hall, Vineland, New Jersey.

(SEAL)



Christine A. Scarpa,
Deputy Municipal Clerk

Figure 1 - Redevelopment Study Area Map



**ENERGY & MINERALS
REDEVELOPMENT
STUDY AREA**

NOVEMBER 2015

BASIS FOR THE INVESTIGATION

The City of Vineland City Council instructed the Planning Board to undertake a preliminary investigation as to whether Block 7503/Lots 1, 2, 3, 33 (enlarged as approved by the Planning Board via Resolution No. 2015-14 on February 18, 2015, memorialized March 18, 2015), 35, 48, 49 and 50 can be designated an area in need of redevelopment, which would give City Council full authority to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, further referred to as a Condemnation Redevelopment Area. The bulk of the property is a defunct mining operation, owned by Energy & Minerals. Located at a premium location at the intersection of Route 55, a limited access highway, and Lincoln Avenue, a major arterial, the property has been for sale for over a decade, but has failed to develop under normal market conditions.

Study Area Description

The Study Area includes 8 parcels – block 7503/lots 1, 2, 3, 33 (as approved by the Planning Board via Resolution No. 2015-14), 35, 48, 49 and 50. It totals 292.89 acres. The bulk of the Study Area, over 79%, is comprised of the Energy and Minerals property, which is lot 35 (Figure 2).

Surrounding Area

The Study Area is within the area bound by Lincoln Avenue, Sheridan Avenue, Hance Bridge Road and Route 55. Abutting the Study Area are two (2) industrial properties, a City-owned parcel that is home to an electric generating facility and a public well, a privately owned parcel that is home to a ball field, and a number of large lot residential and farm parcels.

Current Utilization of Property

As mentioned previously, the largest property within the Study Area is owned by Energy and Minerals. It is an inactive mining operation that has been on and off the market for well over a decade.

Lots 1, 2 and a portion of 48 are used for industrial purposes. Crown Pipe, a contractor, is located on these lots.

Lots 2, 3 and the remaining portion of 48 are used for farming. Lot 49 is a vacant wooded property, while lot 50 is an abandoned rail spur.

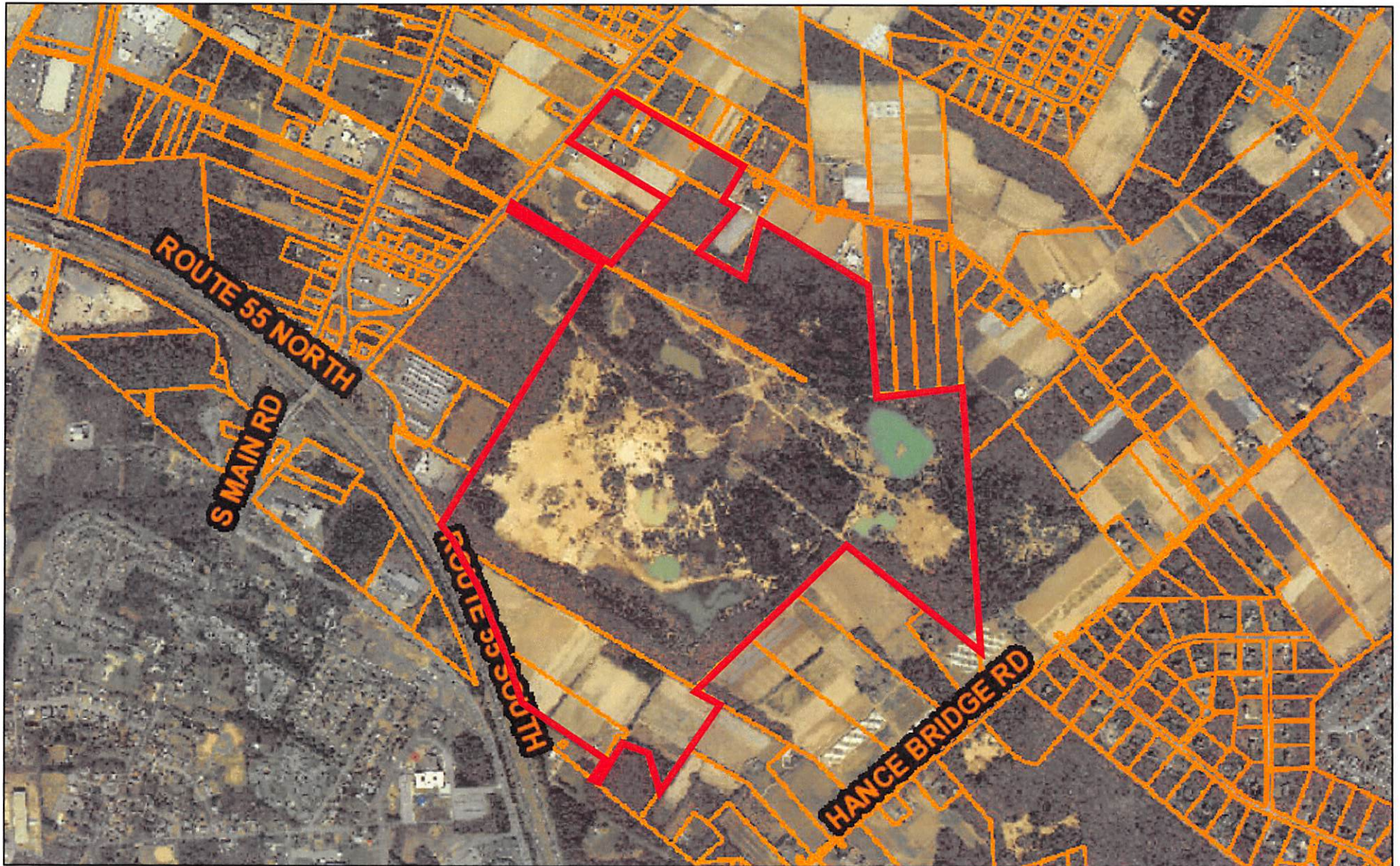
AREA IN NEED OF REDEVELOPMENT ANALYSIS

Criteria for Area in Need of Redevelopment

As mentioned in the introduction, N.J.S.A. 40A:12A-5 sets forth the criteria to be used in the preliminary investigation to determine whether an area is in need of redevelopment. An area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or

Figure 2 - Aerial Photograph



December 2, 2015

Street Names (Label)

Parcel Outline

