

CITY OF VINELAND

ORDINANCE NO. 2017-86

ORDINANCE ADOPTING THE FINDINGS AND CONCLUSIONS OF RESOLUTION 6243 OF THE PLANNING BOARD OF THE CITY OF VINELAND REZONING BLOCK 7503 LOTS 1, 2, 37 AND 38 FROM R-6 RESIDENTIAL TO I-B INDUSTRIAL BUSINESS AND BLOCK 7503 LOTS 32, 34, AND 45 FROM I-B INDUSTRIAL BUSINESS TO I-3 INDUSTRIAL.

WHEREAS, City Council of the City of Vineland passed a motion requesting the Planning Board consider the rezoning of Block 7503 Lots 1, 2, 37 and 38 from R-6 Residential to I-B Industrial Business and Block 7503 Lots 32, 34 and 45 from I-B Industrial Business to I-3 Industrial (Rezoning Request); and

WHEREAS, the Rezoning Request was considered by the Zoning Committee on October 31, 2017 wherein the said Zoning Committee heard the testimony of Kathleen Hicks, PP and recommended the Rezoning Request to the Planning Board; and

WHEREAS, on November 8, 2017, the Planning Board considered the recommendations of the Zoning Committee and the testimony of Kathleen Hicks, PP who indicated (1) that all of the lots in question are located around the perimeter of a large area recently designated a redevelopment zone within the City; (2) the rezoning is logical as the lots to be rezoned match the surrounding redevelopment zone; (3). Most of the lots proposed to be redeveloped are relatively small. The only large lot, Block 7503 Lot 45 is owned by the City and is the site of the electrical generation facility; (4) rezoning the property as additional industrial zoned lands will benefit the City so as to attract new industry; and (5) all of the lots in question are in close proximity to Route 55, which makes the lots more attractive for industrial use; and

WHEREAS, on November 8, 2017, the Planning Board adopted Resolution 6243, recommending to City Council that Block 7503 Lots 1, 2, 37 and 38, be rezoned from R-6 Residential to I-B Industrial Business and Block 7503 Lots 32, 34 and 45 be rezoned from I-B Industrial Business to I-3 Industrial, having adopted the findings of Kathleen Hicks, PP.

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

1. City Council hereby adopts and incorporates herein by reference the findings as set forth in Resolution 6243 of the Planning Board of the City of Vineland.
2. Block 7503 Lots 1, 2, 37, and 38 be and are hereby rezoned from R-6 Residential to I-B Industrial Business and Block 7503 Lots 32, 34 and 45 be and are hereby rezoned from I-B Industrial Business to I-3 Industrial.

BE IT FURTHER ORDAINED that any Ordinance or portions thereof that are inconsistent herewith shall be deleted and void to the extent of such inconsistencies and the terms of this Ordinance shall supersede the same.

This Ordinance shall take effect upon adoption and publication according to Law.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

MEMORANDUM



TO: Bob Dickenson, Business Administrator *BD*

FROM: Yasmin Ricketts, Planning Board Secretary *YR*

DATE: November 13, 2017

RE: Request for Rezoning

Enclosed is a signed copy of Resolution #6243 of the Planning Board giving comments and recommendations regarding rezoning of Block 7503, Lots 1, 2, 37 and 38. Rezoning of Block 7503, Lots 32, 34 and 45.

YR/
Encl.

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

RESOLUTION NO. 6243

**RESOLUTION OF FINDING AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD**

WHEREAS, the Planning Board of the City of Vineland has considered a request from Kathleen Hicks, PP, Supervising Planner, City of Vineland, to consider rezoning certain areas of the City; and

WHEREAS, the recommendation is that Block 7503, Lots 1, 2, 37 and 38, be rezoned from R-6 Residential to I-B – Industrial Business and Block 7503, Lots 32, 34 and 45 be rezoned from I-B, Industrial Business, to I-3 Industrial; and

WHEREAS, the Planning Board considered the testimony from Kathleen Hicks, PP; and

WHEREAS, the rezoning request was considered by the Zoning Committee on October 31, 2017 and recommended the rezoning request and Kathleen Hicks, PP, provided the following sworn testimony:

1. All the lots in question to be rezoned are located around the perimeter of a large area recently designated a redevelopment zone within the City.
2. The rezoning as requested makes sense as the lots to be rezoned match the surrounding redevelopment zone.
3. Most of the lots proposed to be redeveloped are relatively small. The one large lot, Block 7503, Lot 45 is owned by the City and is the site of the electrical generating plant.
4. The City is always looking for additional industrial zoned lands and the zoning of these parcels would be a benefit to the City.
5. All the lots in question are in close proximity to Route 55 which makes the lots more attractive for industrial use.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Vineland, that recommendation is made to City Council of the City of Vineland that Block 7503, Lots 1, 2, 37 and 38 be rezoned from R-6, Residential, to I-B, Industrial-Business and Block 7503, Lots 32, 34 and 45 be rezoned from I-B, Industrial-Business to I-3, Industrial.

The Planning Board finds that the City of is in need of additional industrial zoned property and the lots in question are located around the perimeter of industrial property recently designated as a redevelopment area. Also, the lots in question are in close proximity to Route 55 which is a benefit for industrial zoned properties as Route 55 provides regional access for shipping and receiving.

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 November 8, 2017, as reflected in the recorded minutes of said meeting.


ADOPTED DATE: November 8, 2017

Attest:



YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND



DAVID MANDERS, Chairman

ROLL CALL VOTE

VOTING IN FAVOR

SANDY VELEZ
MICHAEL PANTALIONE
DAVID ACOSTA
CHRISTINE SCARPA
STEPHEN PLEVINS
MARIA PEREZ

ABSTAINING

DAVID MANDERS

ABSENT

GARY STANKER
KEITH SALERNO

OPPOSED

NONE