

CITY OF VINELAND, NJ

ORDINANCE NO. 2018- 39

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 2802 LOT 1 CONSISTENT WITH RESOLUTION 6292 OF THE PLANNING BOARD.

WHEREAS, on March 23, 2004, the City of Vineland adopted Ordinance 2004-25, An Ordinance Adopting the Center City Redevelopment Plan consistent with Resolution 5203 of the Planning Board of the City of Vineland; and

WHEREAS, the City Council acknowledges that a Redevelopment Plan is meant to be an evolving plan subject to amendment from time to time consistent with the interest to revitalize the Center City area; and

WHEREAS, the owner of certain property known as Block 2802, Lot 1 ("Property") located in the Plaza Commercial District has requested City Council consider amending the Redevelopment Plan so as to permit a light industrial use, specifically, import/export, repackaging, labeling, warehousing, online fulfillment, accessory retail and commercial kitchen in the vacant structure (Requested Use) ; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use; and

WHEREAS, on June 13, 2018 the Planning Board adopted Resolution No. 6292, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board after hearing the testimony of Kathleen Hicks, PP, Supervising Planner wherein they found that the prior use was a grocery retail store which is and has been vacant for several years; and

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions and Decision of the Vineland Planning Board specified in Planning Board Resolution No. 6292; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6292.

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

1. The Center City Redevelopment Plan shall be amended relating to Block 2802, Lot 1, to allow a light industrial use, specifically, import/export, repackaging, labeling, warehousing, online fulfillment, accessory retail and commercial kitchen consistent with Planning Board Resolution 6292.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk



## **REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2017-5**

**APPLICANT:** VERC Realty, LLC

**PROPERTY:** 215 N. Delsea Dr. (Block 2802/Lot 1)

**REQUEST:** Convert former supermarket to light industrial use (Import/export, repackaging, labeling, warehousing, online fulfillment, commercial kitchen for food products).

**STAFF REVIEW:** Kathleen Hicks, Brian Myers, Ryan Headley, Sandy Forosisky, Patrick Finley & Macleod Carre

**DATE:** May 31, 2018

Staff members met today regarding the above-referenced Redevelopment Plan Amendment Request. There were no concerns raised regarding the intended use. Staff recommend that accessory retail also be permitted.

A site plan application would be required for conversion of the property. Access would be addressed as part of the site plan review.

## **REDEVELOPMENT PROPOSAL 2017-5 (revised)**

**NAME OF APPLICANT**

VERC Realty, LLC (previously submitted by Vineland Revolving Loan Fund)  
3600 E. Landis Ave.  
Unit 10  
Vineland, NJ 08361

**NAME OF CURRENT PROPERTY OWNER**

Same as above

**DATE OF APPLICATION**

November 14, 2017

**BLOCK & LOT NUMBER**

Block 2802/Lot 1

**ADDRESS**

215 N. Delsea Dr.  
Vineland, NJ 08360

**EXISTING USE**

Vacant – formerly Shop Rite supermarket  
Irregularly shaped - 215' frontage/841' depth  
8.41 acres

**PROPOSED USE**

Light industrial – Import/export, repackaging, labeling, warehousing, online fulfillment, commercial kitchen for food products

**REDEVELOPMENT DISTRICT**

PC – Plaza Commercial

**UNDERLYING ZONING DISTRICT**

B-4 – Business

**PLAN AMENDMENT REQUIRED (YES/NO)**

Yes

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 215 N. Delsea Drive Block 2801 Lot 1

Property owner: VERC Realty, LLC

*By [Signature] Frank Guaracini, III  
Member*

Owner's address: 3600 E. Landis Ave.

Vineland, NJ 08361

Phone: \_\_\_\_\_

Applicant is:  owner  other

**If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current or most recent use of the property: Vacant building, former Shop Rite

\_\_\_\_\_  
\_\_\_\_\_

Proposed use of the property: import, export, repackaging, labeling, warehousing,  
online fulfillment, commercial kitchen for food products

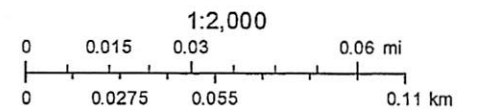
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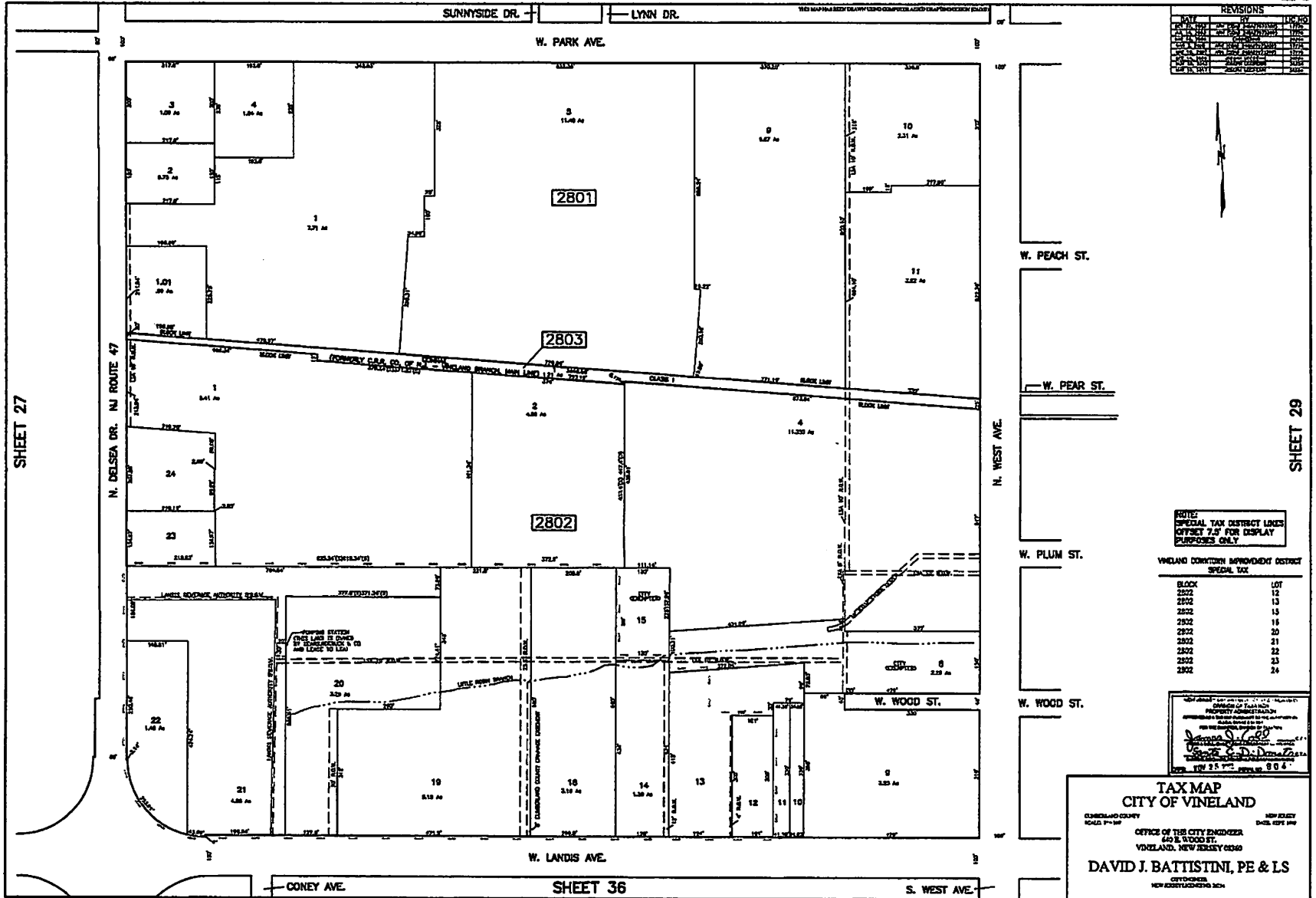
# DELSEA SHOPRITE



May 23, 2018

- |                        |                  |           |
|------------------------|------------------|-----------|
| Street Names (Label)   | □ Parcel Outline | — Streets |
| Lot Numbers (Labels)   | — Streams (DEP)  |           |
| Block Numbers (Labels) | ≡ Railroad       |           |





**RESOLUTION NO. 6292**  
**RESOLUTION OF FINDINGS AND CONCLUSIONS AND**  
**DECISION OF THE VINELAND PLANNING BOARD**

**WHEREAS**, City Council of the City of Vineland, has requested that the Planning Board of the City of Vineland, review a proposed change to the Plaza Commercial District of the Center City Redevelopment Plan and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland; and

**WHEREAS**, City Council requested that the Planning Board provide comments regarding a proposed amendment to the Redevelopment Plan requested by VERC Realty, LLC. relating to an existing commercial building at 215 N. Delsea Drive , being known as Block 2802, Lots 1; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the Redevelopment Amendment request by VERC Realty, LLc, made the following factual findings:

1. The property in question is located at 215 N. Delsea Drive,, and is 8.41 acres. Located on the site is the vacant former Shop Rite building.
2. The applicant is requesting to amend the Redevelopment Plan so as to permit a light industrial use. Specifically, import/export; repackaging; labeling; warehousing; online fulfillment; and commercial kitchen.
3. The City staff had no objection to the request.
4. The staff recommended that accessory retail be permitted and site plan application should be required
5. The underlying zone is B-4 Business, Therefore, the proposed use is not in accordance with the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Vineland, that a proposed amendment to the Plaza Commercial District of the Center City Redevelopment Plan so as to permit a Light Industrial use as noted above should be adopted by City Council.

The Planning Board finds that the proposed change is not consistent with the City's Master Plan.

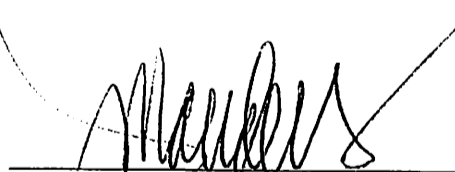
The Planning Board recommends accessory retail be permitted and that an application to the Planning Board for site plan approval be required

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 June 13 ,2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: June 13,2018

  
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YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE  
CITY OF VINELAND

  
\_\_\_\_\_  
DAVID MANDERS, Chairperson