

CITY OF VINELAND

ORDINANCE NO. 2019-71

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 CONSISTENT WITH RESOLUTION 6361 OF THE PLANNING BOARD FOR BLOCK 2802 LOT 1.

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, Vineland Ventures, LLC has executed a contract for the acquisition of certain property within the City of Vineland known as Block 2802 Lot 1, 215 North Delsea Drive, a vacant Supermarket and therefore has standing to make an application to amend the Center City Redevelopment Plan; and

WHEREAS, Vineland Ventures, LLC has requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former and vacant Supermarket building into an indoor only self-storage facility and the approval to construct an additional 75,000 sq. ft. of indoor self-storage space at a future date yet to be determined (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 October 9, 2019, the Planning Board took testimony from planning staff, including Kathleen Hicks, PP., and sworn testimony of Richard Montefort, principal of the applicant; and

WHEREAS, the Planning Staff had no objection to the request for the amendment to the Redevelopment Plan in as much as the building has been vacant for approximately 6 years and a prior amendment had been approved to convert the former super market into light industrial use which never proceeded; and

WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report from September 30, 2019, which report is attached hereto and incorporated herein at length, which contained recommended conditions of approval; and

WHEREAS, on October 9, 2019 the Planning Board adopted Resolution 6361, Resolutions of Findings and Conclusions and the Decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that the Plaza Commercial District of the Center City Redevelopment Plan be amended at Block 2802 Lot 1 to permit the use of a vacant 75,000 sq. ft. former supermarket into an indoor Self Storage facility and the future construction of an additional 75,000 sq. ft. building for indoor only storage which contained 14 recommended conditions on said approval; and

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board inclusive of the 14 restrictions are incorporated herein and made a part hereof, subject to modifications specified herein as follows:

1. Planning Board condition 3 required the removal of the front dock. For clarification purposes, removal of the front dock shall mean removal of existing knee wall and filling in of the truck/trailer down ramp, which may be accomplished by infilling over the existing concrete loading drive aisle.

2. Planning Board condition 4 allowed for 1 wall sign on the south face of the building (10' by 20'). Council finds that additional signage will not detract from the aesthetics of the site and due to the necessity for public identification of the building, Council finds Vineland Ventures, LLC may, in addition to the wall sign specified herein, rehab the existing freestanding sign and allow small, not larger than 2' by 2' signs on the building for directional purposes, properly identifying loading areas for customers.

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3. Planning Board condition 5 requires the repair and in-fill of missing sidewalk along Delsea Drive. Vineland Ventures, LLC requests the ability to obtain a CO/CCO for occupancy without completing this condition as an application must be made the NJDOT for permits to accomplish this condition provided the appropriate performance bond be submitted to assure the completion of this condition. City Council finds that a bond will serve as assurance for the completion of this condition and will satisfy the requirements of the Planning Board while not adversely impacting the use of the facility provided an application has been made to NJDOT.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the findings and conclusions of the Planning Board as specified in Resolution 6361 are incorporated herein and adopted as the conclusions of City Council as if set forth herein at length and the Center City Redevelopment Plan shall be amended relating to Block 2802, Lot 1 to allow the existing vacant 75,000 sq. ft. former Supermarket to be used as an indoor only self-storage facility with the ability to construct an additional 75,000 sq. ft. building for indoor self storage on Block 2802 Lot 1 which is approved subject to the following conditions:

1. No outdoor storage shall be permitted.
2. Vehicle rental use is limited to one truck owned by the resident company stored on site.
3. Removal of a front dock, including the filling in of the truck/trailer down ramp. Vineland Ventures, LLC may infill over the existing concrete loading drive aisle and shall also remove the existing knee-wall.
4. Allow for one wall sign on the south face side of the building (10 ft. by 20 ft.), rehab of the existing freestanding sign and mounting of small 2 ft. by 2 ft. directional signs for customers, which shall direct customers to loading areas. All other signs shall comply with the City's Sign Ordinance
5. Repair and infill of missing sidewalk along Delsea Drive subject to the approval and permitting by NJDOT The CO or CCO shall not be withheld by the City if an application has been made to NJDOT, approval has not been secured for the sidewalk improvements and Vineland Ventures, LLC has posted the appropriate performance bond for such improvements as required by Condition 14 below..
6. Crack sealing of entire parking area, along with localized spot pavement repair as needed.
7. Seal coating of entire parking area and restriping to satisfy minimal parking requirement of ordinance for indoor self-storage facility and dance studio, including handicap spaces.
8. Creation and execution of the rehabilitation plan for failing drainage basin.
9. Repair or replacement of fencing around drainage basin.
10. Replacement of all landscaping required by approved site plan.
11. Submission of an architects proposed floor plan with all rooms labeled, to the Zoning Office and UCC Office.
12. Submission of a Zoning permit application to the Zoning Office.
13. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as to the structure needs to be brought up to current code.
14. Holding of CO/CCO until site work completed or performance bond posted.

BE IT FURTHER ORDAINED with regards to seal coating and rehabilitation plan as referenced in paragraph 7 above, Vineland Ventures, LLC shall have 5 years to repair or replace the parking lot area or remove the asphalt and plant grass (a performance bond shall be posted for the repairing or replacing the parking lot area in accordance with this Ordinance), however Vineland Ventures, LLC shall immediately repair, seal coat and line stripe the parking spaces required to service the dance studio and self-storage

BE IT FURTHER ORDAINED that Vineland Ventures, LLC shall be afforded the right to submit a modified site plan to the Planning Board for the area of the site being developed, and that Vineland Ventures, LLC shall be required to submit for major site plan approval, both preliminary and final, for the construction of the additional 75,000 sq. ft. building of indoor self-storage provided an application has been made within 10 years from the date of the adoption of this Ordinance for the construction of the additional 75,000 sq. ft. indoor self-storage facility.

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Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6361
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 Plaza Commercial Redevelopment District of the Center City Redevelopment Plan relating to a vacant supermarket at 215 N. Delsea Drive, being known as Block 2802, Lot 1; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, and having considered the Redevelopment Amendment Report dated September 30, 2019; having considered the Redevelopment Plan Amendment Request by Vineland Ventures, LLC- American Self Storage; having considered the letter from Brian D. Lozuke, Esquire, attorney for Vineland Ventures, LLC; and having considered the sworn testimony of Richard Montefort, Principal of the applicant, made the following factual findings:

1. The property in question is located at 215 N. Delsea Drive, Block 2802, Lot 1. The building is 75,000 square feet and was a former ShopRite Supermarket. The building has been vacant approximately 6 years.
2. The applicant is now requesting an amendment to the Redevelopment Plan to convert the former supermarket building into an indoor self-storage facility.
3. The applicant also seeks approval to construct an additional 75,000 square feet of indoor self-storage space at a future date yet to be determined.
4. The Planning Staff had no objection to the request. The staff notes that the building has been empty approximately 6 years. There was a prior plan amendment to convert the former supermarket into a light industrial use. That project never proceeded.
5. The staff recommends that there is no need for site plan approval if the property is brought into conformity with the current approved site plan.
6. The Staff recommends that the following be required in the event that City Council approves the amendment:
 - a) No outdoor storage.
 - b) Vehicle rental limited to 1 truck owned by resident company.
 - c) Removal of front dock.
 - d) Allowance for 1 wall sign on the south face of the building (10'X20') to identify the location of the office.
 - e) Repair and in-fill of missing sidewalk along Delsea Drive.
 - f) Crack sealing of entire parking area, along with localized spot pavement repair, as needed.
 - g) Seal coating of entire parking area and re-striping to satisfy minimum parking requirement of ordinance for in-door self-storage facility and dance studio, including handicapped spaces.
 - h) Creation and execution of rehabilitation plan for failing drainage basin.
 - i) Repair or replacement of fencing around drainage basin.
 - j) Replacement of all landscaping required by approved site plan.
 - k) Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Office and UCC Office.
 - l) Submission of a zoning permit application to the Zoning Office.

- m) Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
 - n) Holding of CCO until site work completed or performance bond posted.
7. The Staff recommends that if City Council approves the construction of an additional 75,000 square feet of indoor self-storage space that major site plan approval, both preliminary and final should be required at this time.
 8. The applicant agreed to repair or replace the parking lot or remove the asphalt and plant grass within five years of any approval.
 9. Following discussion with the applicant and the applicant's attorney Planning Staff had no objection to recommending a modified site plan only for those areas of the site to be developed.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, recommends that a proposed amendment to the Plaza Commercial District of the Center City Redevelopment Plan so as to permit use of a vacant 75,000 square foot former supermarket into an indoor self-storage facility, be adopted by City Council.

The proposed amendment is not consistent with the Master Plan.

The Planning Board recommends the following be required with regards to conversion of the existing 75,000 square foot building:

1. No outdoor storage.
2. Vehicle rental limited to 1 truck owned by resident company.
3. Removal of front dock.
4. Allowance for 1 wall sign on the south face of the building (10'X20') to identify the location of the office.
5. Repair and in-fill of missing sidewalk along Delsea Drive.
6. Crack sealing of entire parking area, along with localized spot pavement repair, as needed.
7. Seal coating of entire parking area and re-striping to satisfy minimum parking requirement of ordinance for in-door self-storage facility and dance studio, including handicapped spaces.
8. Creation and execution of rehabilitation plan for failing drainage basin.
9. Repair or replacement of fencing around drainage basin.
10. Replacement of all landscaping required by approved site plan.
11. Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Office and UCC Office.
12. Submission of a zoning permit application to the Zoning Office.
13. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
14. Holding of CCO until site work completed or performance bond posted.

As to paragraphs 6 and 7 above, relating to repair of the parking area, recommendation is made that the applicant should repair or replace the parking lot area or remove the asphalt and plant grass within five years of approval.

Recommendation is made to City Council that the applicant be required to submit a modified site plan to the Planning Board. The modified site plan would be for the area of the site being developed.

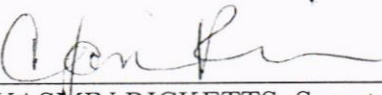
The Planning Board also recommends that the applicant's request to construct an additional 75,000 square feet of indoor self-storage be subject to application to the Planning Board for major site plan approval, both preliminary and final.

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 October 9, 2019 as reflected in the recorded minutes of said meeting.

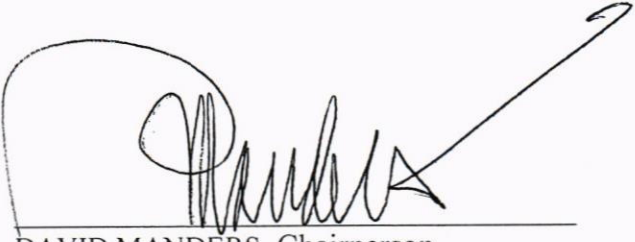
ADOPTED DATE: October 9, 2019

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
DAVID CATALANA
SAMUEL FIOCCHI
STEPHEN PLEVINS
ROBERT ODORIZZI
JOHN CASADIA
CHRISTINE SCARPA

ABSTAINING

DAVID ACOSTA

ABSENT

KEITH SALERNO
SANDY VELEZ

OPPOSED

NONE



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2019-4

APPLICANT: Vineland Ventures, LLC

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

REQUEST: Conversion of vacant supermarket into indoor, climate controlled self-storage in a PC – Plaza Commercial Redevelopment Zone

STAFF REVIEW: Kathleen Hicks, David Maillet, Ryan Headley, Matteo Rabbai, Patrick Finley & Joy DeMaio

DATE: September 30, 2019

Staff members have no objections to allowing conversion of a vacant supermarket into indoor, climate controlled self-storage. While self-storage isn't a permitted use in either the Plaza Commercial Redevelopment Zone or the underlying B-4 Business Zone, the character of the existing building and the narrow frontage have limited interest in the property, resulting in it being vacant for approximately 6 years. A prior approved plan amendment for the property, in fact, was for conversion to a light industrial use. Conversion to indoor self-storage would be more in keeping with the commercial character of Delsea Drive.

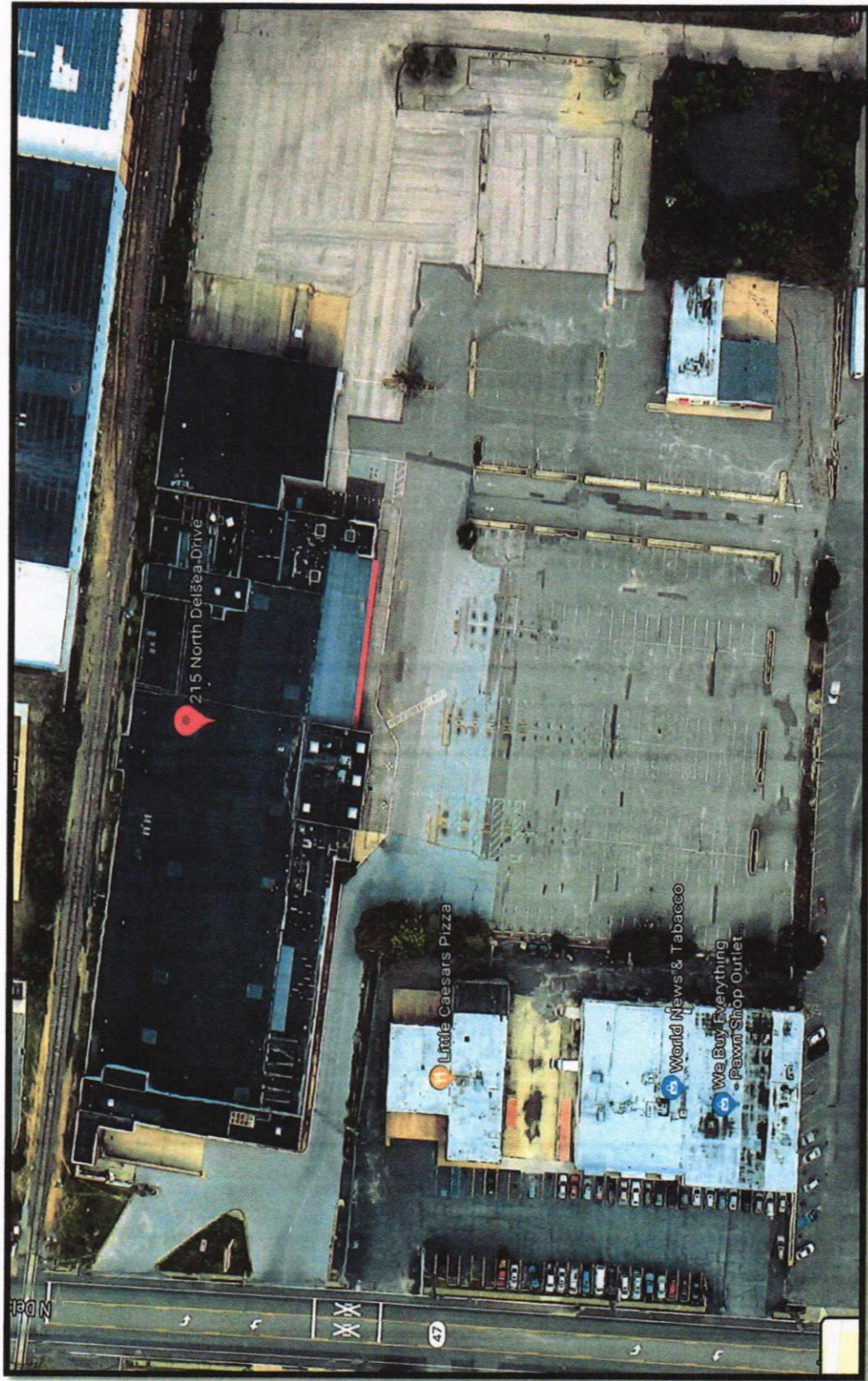
Staff further feels there is no need for site plan approval if the property is brought into conformity with the last approved site plan.

If there is positive consideration of this request for amendment to the Center City Redevelopment Plan, staff members recommend the following conditions:

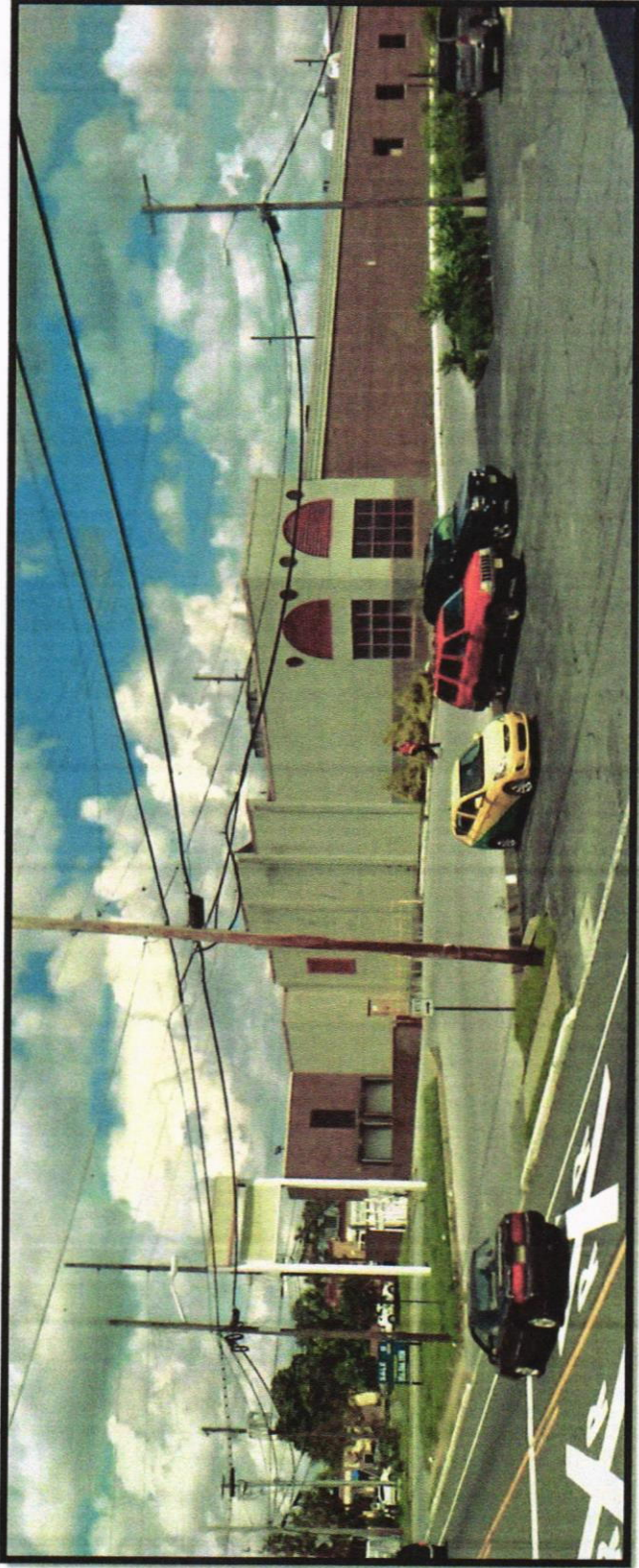
1. No outdoor storage.
2. Vehicle rental limited to 1 truck owned by resident company.
3. Removal of front dock.
4. Allowance for 1 wall sign on the south face of the building (10'x 20') to identify the location of the office.
5. Repair and in-fill of missing sidewalk along Delsea Drive.
6. Crack sealing of entire parking area, along with localized spot pavement repair, as needed.

7. Seal coating of entire parking area and re-striping to satisfy minimum parking requirement of ordinance for in-door self-storage facility and dance studio, including handicapped spaces.
8. Creation and execution of rehabilitation plan for failing drainage basin.
9. Repair or replacement of fencing around drainage basin.
10. Replacement of all landscaping required by approved site plan.
11. Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Office and UCC Office,
12. Submission of a zoning permit application to the Zoning Office,
13. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
14. Holding of CCO until site work completed or performance bond posted.

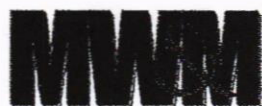
The developer has also requested approval to construct an additional 75,000 square feet of indoor self-storage space at an undetermined future date. If there is positive consideration of this request, a site plan approval should be required at this time. A time limitation should be placed upon this approval.



AERIAL



STREET VIEW



Mattleman, Weinroth & Miller, P.C.

ATTORNEYS-AT-LAW

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Tel: 856.429.5507 • Fax: 856.429.9036

www.mwm-law.com

Brian D. Lozuke, Esquire

Direct Dial: 856-298-4267

Email: blozuke@mwm-law.com

Member of NJ Bar

August 23, 2019

Via Email sforosisky@vinelandcity.org and Regular Mail

Sandra Forosisky, Director of Economic Development

640 East Wood Street

PO Box 1508

Vineland, NJ 08632-1508

Re: City of Vineland- Redevelopment Plan Amendment Application

Property: 215 North Delsea Drive

A/K/A Block: 2802, Lot: 1

Dear Ms. Forosisky:

The undersigned has been engaged to represent interests of the contract Purchaser, Vineland Ventures, LLC, with respect to the property located at 215 North Delsea Drive (Block 2802, Lot 1) currently owned by VERC REALTY, LLC. It was a pleasure meeting you earlier this week and my client truly appreciated the kind attention afforded to our project team to discuss the proposed redevelopment of the subject property as a repurposed self-storage facility.

In connection with the foregoing, kindly accept this letter as an Addendum to the attached "*Application for Center City Redevelopment Plan Amendment*" I respectfully submit for your review and processing. As stated above, Vineland Ventures, LLC is the contract Purchaser of the subject property and I respectfully request that I be the point of contact moving forward with respect to this application on behalf of the applicant. I have also attached the Property Owner Consent from the property owner, VERC REALTY, LLC.

The subject property is approximately 8.3 acres located at 215 North Delsea Drive. The primary building is approximately 75k square feet and was formerly used as a grocery store, however, such use has been abandoned as the site is currently dormant. There is, however, a separate building on site that is currently leased as a dance studio, which will remain undisturbed. My client intends to repurpose the existing building as a self-storage facility consisting of 75k square feet, however, my client respectfully requests that the redevelopment plan amendment include an option to expand the self-storage square footage to 150k square feet should an application be filed in the future to expand the proposed self-storage facility. Although the majority of the improvements shall be to the interior of the existing building, my client shall clean up and maintain the property with limited site improvements proposed, the particular details of which shall be submitted in the very near future.

401 Route 70 East
Suite 100
Cherry Hill, New Jersey 08034
856-429-5507

1845 Walnut Street
Suite 1199
Philadelphia, Pennsylvania 19103
215-923-2225

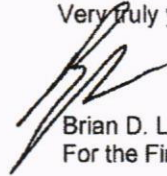
200 Continental Drive
Suite 215
Newark, Delaware 19713
302-731-8349

1200 N. Federal Highway
Suite 200
Boca Raton, Florida 33432
561-368-1888

In light of the foregoing, I respectfully request that Mr. Tonetta forward a copy of the draft ordinance that will be presented to the governing body outlining the amendments to the redevelopment plan and, by copy hereof, I am confirming that my client shall forward the \$200.00 application fee directly to your office. On behalf of my client, our team looks forward to working with you and your office on this project moving forward.

Thank you.

Very truly yours,



Brian D. Lozuke
For the Firm

BDL/km

Cc: Vineland Ventures, LLC

Attn: John Mercandante *(via email only)*

Richard P. Tonetta, Esq., Solicitor *(via email and regular mail)*

Patrick Finley, Zoning Officer of City of Vineland *(via email and regular mail)*

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 2802 Lot 1

Property owner: VERC Realty, LLC

Owner's address: 3600 E. LANDIS Ave., Unit 10
VINELAND, NJ 08361

Phone: BRIAN LOZUKE, ESQ. 856-298-4267


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.

* See attached letter.

Current or most recent use of the property: * See attached letter.

Proposed use of the property (Provide as much detail as possible. Additional pages may be attached): * See attached letter.

Applicant Signature 

MATTLEMAN, WEINROTH & MILLER, P.C.
BRIAN D. LOZUKE, ESQ.
Attorney at Law of the
State of New Jersey

(Office use only)

Application received (including fee) _____

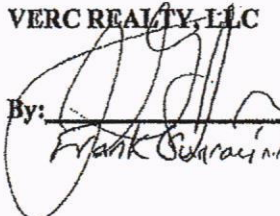
Application complete _____

CONSENT OF PROPERTY OWNER

The undersigned, the owner of that land and premises known as **Block 2802, Lot 1**, on the City of Vineland Tax Maps, hereby consents to the application of Vineland Ventures, LLC (and/or their assignee) for land use approvals before the City of Vineland and the City of Vineland Planning and/or Zoning Boards related to the proposed development of the subject property as a self-storage facility located in the City of Vineland, Cumberland County, New Jersey. This Consent extends to all land use approval applications, including, but not limited to, Redevelopment Plan Amendment Applications for the proposed development of the subject property with the City of Vineland and such other governmental entities having jurisdiction thereof including the Cumberland County Planning Board; NJDEP and NJDOT. This Consent shall not be deemed or interpreted to assess any liability, of any kind whatsoever, upon the undersigned for the content, representations, assurances or other facts represented within the aforesaid Applications. As the property owner of a parcel affected by this Application, I simply acknowledge and hereby give my consent to all applicable land use approvals sought by Applicant, Vineland Ventures, LLC and agree to the terms and conditions of any approvals granted to same.

IN WITNESS WHEREOF, I have set my hand and seal on the date below written.

VERC REALTY, LLC

By: 
Frank Sciaracini Jr. Member

Dated: 8/23/19

8/23/2019

Property Detail

New Search Assessment Postcard

Block: 2802	Prop Loc: 215 N DELSEA DR	Owner: VERC REALTY LLC	Square Ft: 0
Lot: 1	District: 0614 VINELAND	Street: 3600 E LANDIS AVE UNIT 10	Year Built: 1993
Qual:	Class: 4A	City State: VINELAND, NJ 08361	Style:
Additional Information			
Prior Block: 411	Acct Num: 00006279	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 38	Mtg Acct:	Land Desc: 8.33 AC	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 15-CB-A	Initial: 000000 Further: 000000
Updated: 06/23/16	Tax Codes:	Class4Cd: 737	Desc:
Zone:	Map Page: 28	Acreage: 8.141	Taxes: 75897.00 / 77949.00

Sale Information

Sale Date: 03/30/15	Book: 4126	Page: 9861	Price: 1	NU#: 3			
Srta	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	03/30/15	4126	9861	1	3	0	VERC REALTY LLC

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2019</u>	VERC REALTY LLC	818600	0	2700000	4A
	3600 E LANDIS AVE UNIT 10	1881400			
	VINELAND, NJ 08361	2700000			
<u>2018</u>	VERC REALTY LLC	818600	0	2700000	4A
	3600 E LANDIS AVE UNIT 10	1881400			
	VINELAND, NJ 08361	2700000			
<u>2017</u>	VERC REALTY LLC	818600	0	2700000	4A
	3600 E LANDIS AVE UNIT 10	1881400			
	VINELAND, NJ 08361	2700000			
<u>2016</u>	VERC REALTY LLC	818600	0	4750000	4A
	3600 E LANDIS AVE UNIT 10	3931400			
	VINELAND, NJ 08361	4750000			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)