

CITY OF VINELAND

ORDINANCE NO. 2022- 44

ORDINANCE AMENDING ORDINANCE 86-38, AS AMENDED, CHAPTER 425 OF THE CODE OF THE CITY OF VINELAND ENTITLED LAND USE SO AS TO REZONE BLOCK 7503 LOT 1.1, PART OF LOT 6.01, LOT 47 AND LOT 48.01 TO I-B, INDUSTRIAL BUSINESS AND ADOPT A ZONE MAP CHANGE.

WHEREAS, City Council passed a motion requesting the Planning Board consider the rezoning of Block 7503 Lot 1.01, part of Lot 6.01, Lot 47 and Lot 48.01 to I-B, Industrial Business; and

WHEREAS, on March 9, 2022 the Planning Board heard testimony from Kathleen Hicks, Supervising Planner, who opined that there is only a finite amount of land close to Route 55 interchange which is most desirable for industrial purposes, further that this Property is best suited to uses which are large truck dependent, providing better access for goods moving in and out of the City of Vineland and to rezone this property will reduce truck traffic traversing the City; and

WHEREAS, The City of Vineland, County of Cumberland and Cumberland County Improvement Authority have worked together to enhance development opportunities at this particular interchange; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 86-38, as amended, Chapter 425 of the Code of the City of Vineland be and is hereby amended rezoning Block 7503 Lot 1.01, part of Lot 6.01, Lot 47 and Lot 48.01 be to I-B, Industrial Business.

BE IT FURTHER ORDAINED that the new Zone Map change is hereby adopted as attached hereto and made a part hereof

BE IT FURTHER ORDAINED that the balance of Ordinance 86-38, as amended, Chapter 425 of the Code of the City of Vineland not amended hereby shall remain in full force and effect.

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed unenforceable by a court of competent jurisdiction, that portion so determined to be unenforceable, shall be void and the balance hereof shall remain in full force and effect.

BE IT FURTHER ORDAINED that should any Ordinance or portion thereof be inconsistent herewith, such Ordinance or portion thereof shall be void to the extent of such inconsistencies.

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

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



## NEP REVISED RE-ZONING REQUEST

YELLOW – EXPANSION OF I-B INDUSTRIAL-BUSINESS ZONE

MAY 2022



CITY OF  
**VINELAND**  
WHERE IT'S ALWAYS GROWING SEASON

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May 11, 2022

*Sent via e-mail*

TO: Kathleen Hicks, Principal Planner  
Yasmin Ricketts, Planning/Zoning Secretary

FROM: Richard G. Franchetta, RMC, EJD, Deputy Municipal Clerk

RE: City Council Motion

At their regular scheduled meeting conducted on May 10, 2022, Vineland City Council adopted a motion, *"to refer a request to the Planning Board to consider re-zoning Block 7503 Lots 1.01, part of Lot 6.01, Lots 47 and 48.01 to I-B Industrial Business and request findings of fact and recommendations thereto.*

Please allow this notification to serve as an official referral of said motion and a request to take the necessary action regarding this matter.

Thank you for your assistance.

/RGF

Xc: Mayor Anthony R. Fanucci  
Robert E. Dickenson, Jr., Business Administrator  
Richard P. Tonetta, Esq., City Solicitor  
Keith Petrosky, RMC, Municipal Clerk



**RESOLUTION NO. 6509**

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

**WHEREAS**, Michael Fralinger, Esq. submitted a request, on behalf of NEP Real Estate of Vineland NJ Urban Renewal, LLC, to City Council on February 28, 2022, to have certain lands on Lincoln Avenue and Sheridan Avenue re-zoned to I-B Industrial-Business; and

**WHEREAS**, City Council referred the matter to the Planning Board on March 8, 2022, requesting findings of fact and recommendations; and

**WHEREAS**, the properties-in-question to be re-zoned I-B Industrial-Business are Block 7503/Lots 1.01, part of 3.01, part of 4.01, part of 5.01, 6, 6.1, part of 7, 35.02, 47 and 48.01; and

**WHEREAS**, a small portion of Block 7503/Lot 19.1, that was subject to an earlier subdivision **also need to be** re-zoned A-5 Agricultural; and

**WHEREAS**, the Planning Board reviewed the requested re-zoning and recommended on March 9, 2022, via Resolution No. 6499, that City Council give the re-zoning positive consideration; and

**WHEREAS**, the re-zoning was introduced as Ordinance 2022-29 on March 22, 2022, and subsequently re-introduced as Ordinance 2022-38 on April 12, 2022 to correct a typographical error; and

**WHEREAS**, NEP Real Estate of Vineland NJ Urban Renewal, LLC formally revised the requested re-zoning, reducing the area from approximately 100 acres to 14.5 acres, during a public hearing held on May 10, 2022 in response to concerns raised by residents of the area. The revised re-zoning would change Block 7503/Lots 1.01, 47 and 48.01 from R-6 Residential to I-B Industrial-Business, and the rear portion of Block 7503/Lot 6.01 from A-5 Agricultural to I-B Industrial Business; and

**WHEREAS**, City Council voted to reject Ordinance 2022-38 and referred the revised re-zoning to the Planning Board on May 10, 2022, requesting findings of fact and recommendations; and

**WHEREAS**, NEP Real Estate of Vineland NJ Urban Renewal, LLC was previously named redeveloper of the Energy and Minerals Redevelopment District and subsequently constructed 2 industrial projects south of the 60 foot wide Connectiv right-of-way; and

**WHEREAS**, NEP Real Estate of Vineland NJ Urban Renewal, LLC had previously had a redevelopment plan amendment approved to allow construction of a golf course with amenities north of the 60 foot wide Connectiv right-of-way, but now wishes to utilize the property for industrial purposes; and

**WHEREAS**, Kathleen Hicks, Supervising Planner, provided testimony in support of the request, opining that there is only a finite amount of land close to Route 55 interchanges. This land is best suited to uses which are heavily truck dependent, providing better access for goods moving in and out of the area. It also reduces truck traffic traversing the City if these truck dependent uses are located at interchanges; and

**WHEREAS**, Kathleen Hicks, Supervising Planner, provided further testimony that Lot 1.01 historically and currently has been used for industrial purposes, amounting to over a third of the area to be rezoned, and

**WHEREAS**, the City of Vineland, County of Cumberland, and Cumberland County Improvement Authority have worked together to enhance development opportunities at this particular interchange by constructing the Burns Avenue extension, and the New Jersey

Department of Transportation plans to signalize the southbound off-ramp of Route 55 which will better accommodate increased traffic, particularly trucks, and

**WHEREAS**, increasing industrial lands is consistent with one of the major initiatives advanced by the 2018 Re-Examination of the City of Vineland Master Plan, and

**WHEREAS**, the Planning Board has considered the recommendations of Staff and has reviewed the proposed Land Use Ordinance change; and

**WHEREAS**, the Planning Board agrees that the zone change should be made.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Vineland that recommendation is made to City Council to amend the City's Land Use Ordinance to adopt a Zone Map change. Said proposed Zone Map is attached hereto and incorporated by reference into this resolution.

The Board finds that the proposed Land Use Ordinance amendment should be adopted by City Council as an amendment to the City's Land Use Ordinance and Zone Map.

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 May 11, 2022 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: May 11, 2022

PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:

  
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YASMIN RICKETTS, Secretary

  
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MICHAEL PANTALONE, Vice Chairperson

**ROLL CALL VOTE**

**VOTING IN FAVOR**

**JOHN CASADIA  
MICHAEL PANTALIONE  
STEPHEN PLEVINS  
CHRISTINE SCARPA  
SANDY VELEZ  
ROBERT ODORIZZI**

**OPPOSED**

**NONE**

**ABSTAINING**

**DAVID MANDERS  
DOUGLAS MENZ**

**ABSENT**

**DAVID CATALANA  
SAMUEL FIOCCHI**