

CITY OF VINELAND, N.J.

ORDINANCE NO. 2026-65

ORDINANCE DENYING AN APPLICATION TO AMEND 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 DENY AN AMENDMENT TO BLOCK 4003 LOT 21, CONSISTENT WITH RESOLUTION 6762 OF THE PLANNING BOARD.

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; 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.

The owners of certain property located at Block 4003 Lot 21 ("Property") located in the LMS-Landis Avenue Main Street Redevelopment District, with a lot size of 2,357 square feet, a frontage of 33.5 feet on East Elmer Street, requests to convert an existing medical office on the first floor and a one bedroom apartment on the second floor into a three bedroom apartment on the first floor and a one bedroom apartment on the second floor for a total of two apartments.

The LMS Zoning District does not permit duplexes and while duplexes were permitted under previous zoning standards, duplexes had to contain a minimum lot size of 15,000 square feet. The motion was referred to the Planning Board and testimony was given by Principal Planner Kathleen Hicks. This Ordinance shall adopted the findings and conclusions of the Board recommendation to deny the Redevelopment Plan Amendment based upon it found that permitting the conversion of the Property to a duplex is inconsistent with the Master Plan due to the grossly deficient lot size, the total absence of on-site parking, and layout issues with the proposed floor plan. The Board further found that a substantially similar application for the Property was previously denied by City Council on January 23, 2026 (Ordinance 2025-96), and the current application does not present a material change in circumstances.

The above ordinance was introduced and passed on its first reading at a meeting of the Council of the City of Vineland conducted on August 25, 2026 and is scheduled for a second reading, public hearing, and adoption at a meeting of said Council scheduled for Tuesday, September 8, 2026, at 5:30 p.m., prevailing time, in City Council Chambers, City Hall, Seventh & Wood Streets, Vineland, NJ.

This ordinance is posted on the official bulletin board on the ground floor lobby of City Hall and full copies may be obtained by anyone without cost from the office of the Municipal Clerk, or by visiting the City's website, www.vinelandcity.org, under "City Council," "Current Council Meeting Agenda."

RICHARD G. FRANCHETTA, EJD, RMC, CPM
CITY CLERK