CITY OF VINELAND, N.J.

ORDINANCE NO. 2026-79

ORDINANCE NO. 2026-79, ORDINANCE ADOPTING THE VINEYARDS REDEVELOPMENT PLAN FOR BLOCK 4301, LOTS 1.02, 1.03, 1.04, 1.05 AND 1.06 PURSUANT TO N.J.S.A. 40A:12A-7 AND RESOLUTION NO. 6 OF THE PLANNING BOARD OF THE CITY OF VINELAND.

On September 23, 2025, City Council adopted Resolution 2025-459 directing the Planning Board to investigate whether five properties identified as Block 4301, Lots 1.02 through 1.06, qualified as an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). Following a public hearing on February 11, 2026, the Planning Board reviewed the January 16, 2026, Determination of Need Report and recommended redevelopment designation. On February 24, 2026, City Council adopted Resolution 2026-84, formally designating the properties as a Non-Condemnation Area in Need of Redevelopment. The Redevelopment plan titled "the Vineyards Redevelopment Plan" prepared by Tiffany A. Morrissey, PP, AICP. was referred to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7. The Planning Board adopted Resolution 2026-6743, recommending approval with specific revisions. City Council subsequently reviewed the recommendations, made additional revisions and clarifications, and determined that the final plan remained consistent with the City's Master Plan. If adopted, this Ordinance shall formally advance the redevelopment of the Vineyards properties along Landis Avenue by adopting a redevelopment plan establishing the framework and parameters for future development, redevelopment, and rehabilitation.

The above ordinance was introduced and passed on its first reading at a meeting of the Council of the City of Vineland conducted on October 27, 2026 and is scheduled for a second reading, public hearing, and adoption at a meeting of said Council scheduled for Tuesday, November 10, 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