

ORDINANCE NO. 2024- 17

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 4001 LOT 25.1, 27 SOUTH EAST BOULEVARD, CONSISTENT WITH RESOLUTION 6633 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 located at 27 South East Boulevard, Block 4001, Lot 25.1 ("Property"), located in the LMS Landis Avenue Main Street District, proposes to convert the existing community center to a community center/house of worship which are not permitted in said District and has requested City Council consider amending the Redevelopment Plan so as to permit the use of the building as a community center/house of worship; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow a community center/house of worship on the Property and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6633, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council amend the Redevelopment Plan so as to allow a community center/house of worship at 27 south East Boulevard, Block 4001 Lot 25.1 subject to and conditioned upon the following:

1. The church portion of the Property will be required to be Zoning and UCC compliant and obtain a Certificate of Occupancy for all uses. and
2. Drug treatment and residential uses are strictly prohibited. and
3. No overnight occupancy shall be permitted for any reason. and
4. There shall be no loitering or congregating outside the Property, other than for events sponsored by the owner as a community center or house of worship. Persons loitering or congregating outside the Property in violation of this section shall be considered trespassers. The owner shall provide the Vineland Police Department with a Power of Attorney authorizing them to enforce this provision.

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. 6633 regarding the Plan Amendment allowing a community center/house of worship on Block 4001 Lot 25.1; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6633 regarding the amendments to the Redevelopment Plan subject to the conditions set forth therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended relating to Block 4001, Lot 25.1, known as 27 South East Boulevard, to allow a community center/house of worship consistent with Resolution 6633 of the Planning Board of the City of Vineland subject to and conditioned upon the following.

1. The church portion of the Property will be required to be Zoning and UCC compliant and obtain a Certificate of Occupancy for all uses. and
2. Drug treatment and residential uses are strictly prohibited. and

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3. No overnight occupancy shall be permitted for any reason. and
4. There shall be no loitering or congregating outside the Property, other than for events sponsored by the owner as a community center or house of worship. Persons loitering or congregating outside the Property in violation of this section shall be considered trespassers. The owner shall provide the Vineland Police Department with a Power of Attorney authorizing them to enforce this provision.

Passed first reading: February 27, 2024

Passed final reading: March 12, 2024




President of Council eaa

Approved by the Mayor: March 13, 2024



Mayor arf

ATTEST:



City Clerk kp