Call to Order

Pledge of Allegiance

Public Notice

Approval of the Meeting Minutes

1) Pre-Meeting Conference and the Regular Meeting of August 25, 2026, and the Work Session of September 1, 2026.

General Public Comment

Ordinances for Public Hearing and Final Reading

1) ORDINANCE NO. 2026-63, ORDINANCE PERMITTING AND SETTING FORTH THE REQUIREMENTS FOR THE PRODUCTION OF MOTION PICTURES, TELEVISION AND SUCH OTHER FILMING IN THE CITY OF VINELAND IN ASSOCIATION WITH THE NEW JERSEY MOTION PICTURE AND TELEVISION COMMISSION AND N.J.S.A. 34:1B-22, ET SEQ.

2) ORDINANCE NO. 2026-64, 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 3802, LOT 3, 211 WEST LANDIS AVENUE CONSISTENT WITH RESOLUTION 6763 OF THE PLANNING BOARD.

3) 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.

4) ORDINANCE NO. 2026-66, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH REVISED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DEPUTY COURT ADMINISTRATOR).

Ordinances for First Reading

1) ORDINANCE NO. 2026-67, ORDINANCE APPROVING PURCHASE OF 3520 S. WEST BOULEVARD FOR $166,000.00 FOR USE BY THE ELECTRIC UTILITY OR SUCH OTHER USE AS THE CITY DEEMS PROPER.

2) ORDINANCE NO. 2026-68 ORDINANCE AUTHORIZING THE EXECUTION OF A CONTRACT OF SALE AND OTHER DOCUMENTS NECESSARY FOR THE ACQUISITION OF CERTAIN PROPERTY IN THE CITY OF VINELAND KNOWN AS 1766 E. WHEAT ROAD, BLOCK 1403, LOT 5.02 OF THE TAX MAP OF THE CITY OF VINELAND.

Resolutions

1) [out of consent] RESOLUTION NO. 2026-445, A RESOLUTION ADOPTING THE FINDINGS OF THE CITY OF VINELAND CANNABIS REVIEW COMMITTEE AND DENYING THE ISSUANCE OF A CLASS I CULTIVATION MUNICIPAL LICENSE TO ARISE CANNABIS NJ, LLC.

2) RESOLUTION NO. 2026-444, A RESOLUTION AUTHORIZING FILING AN APPLICATION WITH THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE FOR FUNDING UNDER THE FY 2026 LOCAL JUSTICE ASSISTANCE GRANT PROGRAM AND AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF VINELAND, CITY OF MILLVILLE, CITY OF BRIDGETON AND COUNTY OF CUMBERLAND FOR SUCH FUNDING.

3) RESOLUTION NO. 2026-446, A RESOLUTION PROVIDING AND AUTHORIZING THE PAYMENT OF BILLS AND DEMANDS AGAINST THE CITY OF VINELAND.

4) RESOLUTION NO. 2026-447, A RESOLUTION AUTHORIZING PAYMENTS TO LEXINGTON INSURANCE COMPANY, HORSHAM, PA, REIMBURSEMENT OF LEGAL SERVICES ACCUMULATED BY THE CITY OF VINELAND, IN AN AMOUNT NOT TO EXCEED $75,000.00.

5) RESOLUTION NO. 2026-448, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 (DECREASE), TO CONTRACT NO. C24-0113, PURCHASE ORDER NO. 25-05750, ISSUED TO ACV ENVIRONMENTAL SERVICES, INC., CLAYTON, NJ, IN THE AMOUNT OF $42,533.86.

6) RESOLUTION NO. 2026-449, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 2 (INCREASE) TO CONTRACT NO. C25-0280, PURCHASE ORDER NO. 25-06997, ISSUED TO SJ HAUCK CONSTRUCTION, LLC, ABSECON, NJ, IN THE AMOUNT OF $53,028.96.

7) RESOLUTION NO. 2026-450, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 3 (INCREASE) TO CONTRACT NO. C25-0262, PURCHASE ORDER NO. 26-00776, ISSUED TO VIRGINIA TRANSFORMER CORPORATION, ROANOKE, VA, IN THE AMOUNT OF $172,000.00.

8) RESOLUTION NO. 2026-451, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 (INCREASE), IN THE AMOUNT OF $43,026.50 TO PROFESSIONAL SERVICES CONTRACT NO. C25-0168, PURCHASE ORDER NO. 26-04675 (PREVIOUSLY 25-04531), ISSUED TO ARTHEON, INC. (FORMERLY CME ASSOCIATES), EAST BRUNSWICK, NJ, FOR A TOTAL AMOUNT NOT TO EXCEED $172,026.50.

9) RESOLUTION NO. 2026-452, A RESOLUTION AWARDING AN OPEN-END CONTRACT TO EUROFINS DRINKING WATER AND WASTEWATER NORTHEAST, LLC, HORSHAM, PA, FOR WATER UTILITY REGULATORY WATER SAMPLING, IN AN AMOUNT NOT TO EXCEED $167,855.00.

10) RESOLUTION NO. 2026-453, A RESOLUTION AWARDING AN OPEN-END CONTRACT TO LONGO ELECTRICAL-MECHANICAL, INC., WHARTON, NJ, FOR THE RIGGING MOTOR OVERHAUL AND SERVICES (CLAYVILLE), IN AN AMOUNT NOT TO EXCEED $84,588.00.

11) RESOLUTION NO. 2026-454, A RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO KOBELCO COMPRESSORS AMERICA, INC., HOUSTON, TX, FOR THE PURCHASE OF 825 GALLONS OF FLUSHING OIL, 880 GALLONS OF LUBE OIL, AND CONSUMABLE PARTS FOR ES-469 OVERHAUL, IN AN AMOUNT NOT TO EXCEED $97,954.00.

12) RESOLUTION NO. 2026-455, A RESOLUTION AWARDING A CONTRACT WITH PAYMENTUS CORPORATION, ADDISON, TX, TO PROVIDE ONLINE PAYMENT PROCESSING SERVICES FOR THE VINELAND MUNICIPAL BROADBAND UTILITY.

13) RESOLUTION NO. 2026-456, RESOLUTION TO AMEND RESOLUTION NO. 2023-537 APPROVING REVOLVING LOAN FUNDS FOR H5 VINELAND, LLC (OR ASSIGNS).

14) RESOLUTION NO. 2026-457, A RESOLUTION APPROVING VINELAND REVOLVING LOAN FUNDS FOR TOWER HOSPITALITY, LLC (OR ASSIGNS).

15) RESOLUTION NO. 2026-458, A RESOLUTION APPROVING SURETY REDUCTION, RELEASE OR RENEWAL AS SUBMITTED BY THE CITY ENGINEER.

16) RESOLUTION NO. 2026-459, A RESOLUTION CANCELING OUTDATED CHECKS ISSUED BY THE CITY OF VINELAND.

17) RESOLUTION NO. 2026-460, A RESOLUTION AUTHORIZING THE PERSON-TO-PERSON TRANSFER OF ALCOHOLIC BEVERAGE SPECIALIZED HOTEL/MOTEL EXCEPTION LICENSE, CLASSIFIED AS A PLENARY RETAIL CONSUMPTION LICENSE NO. 0614-36-037-014 FROM DAKOTA PRIME, LLC, TO BRAHAM PRIME INC., FOR PREMISES LOCATED AT 2216 WEST LANDIS AVENUE, VINELAND, NJ, EFFECTIVE SEPTEMBER 9, 2026.

Privilege of the Floor

Adjournment

Vineland City Council

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*** Public Comment** provides an opportunity for members of the public to inform the governing body about their views. The governing body prescribes to City Council's by-laws and the NJ Statutes on Open Public Meetings when engaging during public comment. As such, each individual shall have a 3-minute limit to comment; cannot yield time to another individual; may only approach the podium once during public comment for any one topic; and City Council will not engage in dialogue with the public during this time. Disruptive conduct by audience members may result in removal following a warning and all participants are expected to adhere to professional decorum. The governing body maintains model courtesy and respect and requires members of the public to do the same.

Vineland, New Jersey

ORDINANCE NO. 2026-_____

ORDINANCE PERMITTING AND SETTING FORTH THE REQUIREMENTS FOR THE PRODUCTION OF MOTION PICTURES, TELEVISION AND SUCH OTHER FILMING IN THE CITY OF VINELAND IN ASSOCIATION WITH THE NEW JERSEY MOTION PICTURE AND TELEVISION COMMISSION AND N.J.S.A. 34:1B-22, ET SEQ.

WHEREAS, the New Jersey Legislature enacted the Motion Picture and Television Development Act, N.J.S.A. 34:1B-22 to promote the development of a strong motion picture and television industry in the State ; and

WHEREAS, the New Jersey Motion Picture and Television Commission, established in 1977, operates within the New Jersey Economic Development Authority and is entrusted with the preparation and implementation of programs to promote the motion picture and television industry with the cooperation of local government; and

WHEREAS, the Legislature found that New Jersey offers unique human and natural resources for the development of this industry and City Council finds that the City of Vineland offers such unique opportunities and therefore intends upon facilitating motion pictures and television production by establishing a streamlined permitting process, designating a municipal film liaison and otherwise provides assurances of its willingness to cooperate with the Commission and such production companies.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the following shall be the permitting process for motion pictures and television production:

1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

FILMING

The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

MAJOR MOTION PICTURE

Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; any film for which the budget is at least $20,000,000; or any recurrent weekly television series programming.

PUBLIC LANDS

Any and every public street, highway, sidewalk, square, public park or playground or any other public place within the municipality which is within the jurisdiction and control of the municipality.

§ 2 Permit required.

A. No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Municipal Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates.

Said permit must be readily available for inspection by township officials at all times at the site of the filming.

B. All permits shall be applied for and obtained from the office of the Municipal Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and be accompanied by a permit fee in the amount established by this chapter in Section 10 herein.

C. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Municipal Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this permit.

§ 3 Issuance of permits.

A. No permits will be issued by the Municipal Clerk unless applied for at least four or more business days prior to the requested shooting date; provided, however, that the Mayor or his designee may waive the four-day period if, in his judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified.

B. No permit shall be issued for filming upon public lands unless the applicant shall provide the municipality with satisfactory proof of the following:

(l) Proof of insurance coverage as follows:

(a) For bodily injury to any one person in the amount of $1,000,000 and any occurrence in the aggregate amount of $2,000,000.

(b) For property damage for each occurrence in the aggregate amount of $500,000.

(2) An agreement, in writing, whereby the applicant agrees to indemnify and save harmless the municipality from any and all liability, expense, claim or damages resulting from the use of public lands.

(3) The hiring of an off-duty police officer, if required by the Chief of Police, according to the agreed upon public safety plan, for the times indicated on the permit.

C. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Police Department with respect thereto.

D. Filming shall be permitted 7:00 am to 9:00 pm (camera wrap) and crew wrap at 10:00 pm, Monday through Sunday. Night filming restrictions shall only apply to a Project with exterior filming. Exterior filming in residential zones outside of the aforementioned hours shall be approved in the permit to be granted in accordance with 3 herein.

§ 4 Interference with public activity; notice of filming.

A. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.

B. The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Municipal Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Municipal Clerk within two days of the requested shooting date.

§ 5 Refusal to issue permit; employment of patrolmen and electrician.

A. The Mayor may refuse to issue a permit whenever the Mayor determines, on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other City agencies involved with the proposed filming site, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.

B. Further, the Chief of Police reserves the right to require one or more on-site patrolmen in situations where the proposed production may impede the proper flow of traffic and according to the agreed upon public safety plan. The cost of said patrolman to be borne by the applicant as a cost of production. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.

§ 6 Appeals.

A. Any person aggrieved by a decision of the Mayor denying or revoking a permit or a person requesting relief may appeal to the City Council. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Business Administrator.

B. An appeal from the decision of the Mayor shall be filed within 10 days of the Mayor's decision. The City Council shall set the matter down for a hearing within 30 days of the day on which the notice of appeal was filed. The decision of the City Council shall be in the form of a resolution supporting the decision of the Mayor at the first regularly scheduled public meeting of the City Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Mayor shall be deemed to be reversed, and a permit shall be issued in conformity with the application or the relief shall be deemed denied.

§ 7 Waiver of requirements of chapter by Mayor.

The Mayor or his designee may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Mayor or his designee determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Mayor or his designee shall consider the following factors:

(l) Potential traffic congestion at the location.

(2) The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.

(3) The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.

(4) The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.

(5) The extent to which the filming may affect adjoining and nearby property owners and occupants.

(6) The City's prior experience with the applicant, if any.

§ 8 Copies of permit; inspections.

Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Motion Picture and Television Commission at njfilm@njeda.gov. The applicant shall permit the Fire Prevention Bureau or other City inspectors to inspect the site and the equipment to be used, if deemed necessary. The applicant shall comply with all safety instructions issued by the Fire Prevention Bureau or other township inspectors.

9 Reimbursement of certain costs.

In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the City for any lost revenue, such as parking meter revenue, repairs to public property or other revenues that the City was prevented from earning because of filming.

10 Fees.

CATEGORY	FEE not to exceed
Basic filming permit (one-time; with 4 or more days advance notice of the first day of filming)	$100
Expedited basic filming permit (one-time; with 3 or less days advance notice of the first day of filming)	$250
Basic filming permit for nonprofits, including student films (one-time; no daily rate required)	$25
Daily filming on public property	
Film and television projects with a budget under $20mm	$150
Film and television projects with a budget over $20mm	$500
Daily filming on private property	NO FEE CHARGED BY MUNICIPALITY
Public Safety	
Hiring of off-duty police and inspections, according to agreed upon public safety plan	The municipality's standard hourly rates for police and fife
Inconvenience fees	
Street closings - more than 10,000 residents	Up to $5,000 per day
Properties in background - or used - in shot	Fee is negotiated between a production company and a private business or residence
Daily prep of business that is being "closed"	Fee is negotiated between a production company and a private business
Daily filming of business	Fee is negotiated between a production company and a private business
Parking fees	Same rates that are charged to the public

§ 11 Violations and penalties.

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding $2,000, imprisonment in the county/municipal jail for a term not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof as determined by the Municipal Court Judge. Each day on which a violation of an ordinance exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

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

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

Approved First Reading:

Published:

Approved Second Reading:

Approved by the Mayor: ______________________________
Mayor

Published:

Effective Date:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

ORDINANCE NO. 2026-_____

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 3802, LOT 3, 211 WEST LANDIS AVENUE CONSISTENT WITH RESOLUTION 6763 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 owners of certain property located at 211 West Landis Avenue, Block 3802, Lot 3 ("Property") located in the Landis Avenue Commercial Redevelopment District have proposed that the Property be converted from a commercial space on the first floor and one bedroom apartment on the second floor into a social service agency distributing at no cost, fresh and frozen perishable food, and non-perishable food, clothing hygiene items, household items, books, puzzles, etc. by appointment only with identification, Mondays, 11 am to 2 pm; Wednesdays and Fridays 10 am to 2pm; and Saturdays, Sundays and some evening hours as needed which use is not permitted in said Redevelopment District; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the use of the existing building on the first floor as a food, clothing, hygiene and household items distribution location at no cost to those who request them by appointment and a one bedroom apartment on the second floor; and

WHEREAS, the matter was considered by the Redevelopment Plan Amendment Committee that voted not to allow the use at this location; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan Amendment Report and considered the sworn testimony of Kathleen Hicks, P.P. AICP on August 10, 2026 and made the following factual findings:

1. The first floor is currently vacant and an apartment exists on the second floor.

2. Chen's Real Estate LLC is the owner of the Property and has consented to this application.

3. The Applicant proposes to establish a social service use on the 1st floor, specifically, the distribution of food, clothing, and other miscellaneous items by appointment (the "Social Services Use") and to retain the existing apartment upstairs.

4. The Property is located in the Landis Avenue Commercial District, where social services are not a permitted use.

5. This Property has a lot size of 7,495.75 square feet; frontage of 41.5’ on W. Landis Avenue; lot depth of 170’; building footprint of 980 square feet; and no onsite parking.

6. The Board found that permitting the Social Services Use is consistent with the Master Plan, however, recommended that City Council regulate the Social Services Use via the redevelopment agreement by restricting hours of operation and what items can be distributed, and requiring appointments and ID’s in order to receive services.

WHEREAS, the Planning Board of the City of Vineland adopted Resolution 6763 recommending the City Council approve the request for a Redevelopment Plan Amendment to allow the use of the existing building on the first floor as a food, clothing, hygiene and household items distribution location at no cost to those who request them by appointment and a one bedroom apartment on the second floor subject to the execution of a Redeveloper’s Agreement restricting the hours of operation and what items can be distributed; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6763 regarding the amendments to the Redevelopment Plan subject to the execution of a Redevelopers Agreement setting forth the hours of operation and what items can be distributed.

N**OW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended allowing the existing structure located at 211 West Landis Avenue, Block 3802, Lot 3 be used on the first floor as a food, clothing, hygiene and household items distribution location at no cost to those who request them by appointment and a one bedroom apartment on the second floor subject to the execution of a Redeveloper’s Agreement restricting the hours of operation and what items can be distributed.

Approved First Reading:

Published:

Approved Second Reading:

Approved by the Mayor: ______________________________

Mayor

Published:

Effective Date:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

ORDINANCE NO. 2026-_____

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.

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 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; and

WHEREAS, 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; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the Proposed Redevelopment Plan Amendment so as to allow the conversion of a medical office on the first floor into a three bedroom apartment and a one bedroom apartment on the second floor and to provide findings of fact and recommendations thereto; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan Amendment Report and considered the sworn testimony of Kathleen Hicks, P.P. AICP on August 10, 2026 and made the following factual findings:

1. The property is currently a mixed use. The first floor contains vacant commercial space (formerly a medical office) and a 1-bedroom apartment on the second floor.

2. Cherry Group, LLC is the owner of the Property.

3. The Applicant proposes to convert the Property to a duplex by converting the downstairs into a 3-bedroom apartment, without the demolition of the rear portion of the building, and to retain the existing 1-bedroom apartment upstairs.

4. The Property is located in the LMS-Landis Avenue Main Street Redevelopment District, where duplexes are not a permitted use and residential use is only permitted on the upper floor.

5. This Property has a lot size of 2,357.35 square feet; a frontage of 33.5' on E. Elmer Street; a lot depth of 75'; and no onsite parking.

6. The LMS Zoning District does not permit duplexes, therefore there are no required bulk standards for a duplex. While not dispositive, the previous zoning of this area did allow duplexes and required a lot size of at least 15,000 square feet.

7. Staff recommended that the Board recommend that City Council deny the Project because the Property is grossly undersized, a duplex is not a permitted use and the Property does not have any on-site parking.

8. Staff recommended that the Property be used as follows:

a. Retention of 1-bedroom apartment upstairs.
b. 3-bedroom apartment downstairs.
c. Demolition of rear portion of the building and establishment of fenced grass lawn.
d. Landscaping at front of building.
e. Power wash and paint or vinyl-side the structure in a neutral color.

The recommendation was rejected by the applicant.

9. The Board 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.

WHEREAS, on August 13, 2026, the Planning Board adopted Resolution 6762, a Resolution of Findings and Conclusions and Decision of the Vineland Planning Board which set forth therein the findings as set forth herein above; and

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. 6762 wherein it is recommended that City Council deny the request for a Redevelopment Plan Amendment to allow the conversion of a medical office and one bedroom apartment into a duplex; and

WHEREAS, City Council finds it in the best interest of the City to deny an amendment to the Redevelopment Plan consistent with Resolution 6762 of the Planning Board.

NOW THEREFORE BE ORDAINED by the City Council of the City of Vineland that the Findings and Conclusions of the City of Vineland Planning Board set forth in Resolution 6762 are adopted by the City Council and incorporated herein by reference.

BE IT FURTHER ORDAINED by the City Council of the City of Vineland that an application to amend the Center City Redevelopment Plan so as to allow the conversion of 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 at Block 4003 Lot 21 shall be and is hereby DENIED.

Approved First Reading:

Published:

Approved Second Reading:

Approved by the Mayor: ______________________________

Mayor

Published:

Effective Date:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

ORDINANCE NO. 2026-_____

AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH REVISED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DEPUTY COURT ADMINISTRATOR)

WHEREAS, on July 3, 1952, City Council adopted Ordinance No. 8, entitled "An Ordinance Adopting a Schedule of Classified Positions and Applicable Salary Ranges in the Civil Service of the City of Vineland in accordance with the classification and compensation plan contained in reports of the classification surveys submitted by the Civil Service Commission of the State of New Jersey, said Ordinance having been heretofore amended; and

WHEREAS, it becomes necessary and in the best interest of the City of Vineland to revise the salary ranges and/or hourly wage rates for classified and unclassified positions of the Civil Service of the City of Vineland as identified on the attached Schedule No.13 –2026, now, therefore,

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Vineland that Ordinance No. 8, an Ordinance entitled "An Ordinance Adopting a Schedule of Classified Positions and Applicable Salary Ranges in the Civil Service of the City of Vineland in accordance with the classification and compensation plans contained in reports of the classification surveys submitted by the Civil Service Commission of the State of New Jersey," be amended as follows:

Section 1. The salary ranges and/or hourly wages rate for classified and unclassified positions of the Civil Service of the City of Vineland identified on the attached Schedule No.13 –2026 incorporated herein and on file in the office of the City Clerk, are and the same are hereby revised.

Section 2. This ordinance shall take effect upon publication and passage in the manner provided by law.

Approved First Reading:

Published:

Approved Second Reading:

Approved by the Mayor: ______________________________

Mayor

Published:

Effective Date:

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President of Council

ATTEST:

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City Clerk

<u>SCHEDULE NO.13 –2026</u>

REVISED CLASSIFICATION:	**SALARY RANGE**
TITLE	
DEPUTY COURT ADMINISTRATOR (U3)	$70,000 - $109,000

Vineland, New Jersey

ORDINANCE NO. 2026-_____

ORDINANCE APPROVING PURCHASE OF 3520 S. WEST BOULEVARD FOR $166,000.00 FOR USE BY THE ELECTRIC UTILITY OR SUCH OTHER USE AS THE CITY DEEMS PROPER.

WHEREAS Vineland Municipal Utility has expressed an interest in acquiring 3520 S. West Boulevard, Block 7004, Lot 18 of the tax map of the City of Vineland, which is approximately 4.69 acres of land with improvements, for expansion of its facilities.

WHEREAS Vineland City Council finds it to be in the public interest to acquire the property for the expansion of the Electric Utility's facilities or for such other purpose as the City deems appropriate.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the purchase of 3520 S. West Boulevard for $166,000.00 plus closing costs is approved.

BE IT FURTHER ORDAINED the Mayor and Clerk are hereby authorized to execute any and all documents necessary for the acquisition of the 3520 S. West Boulevard for $166,000, including an Agreement of Sale upon such terms and conditions as recommended by the City Solicitor, and such other documents that are reasonable and necessary to complete the purchase.

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

Approved First Reading:

Published:

Approved Second Reading:

Approved by the Mayor: ____
Mayor

Published:

Effective Date:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

ORDINANCE NO. 2026-_______

ORDINANCE AUTHORIZING THE EXECUTION OF A CONTRACT OF SALE AND OTHER DOCUMENTS NECESSARY FOR THE ACQUISITION OF CERTAIN PROPERTY IN THE CITY OF VINELAND KNOWN AS 1766 E. WHEAT ROAD, BLOCK 1403, LOT 5.02 OF THE TAX MAP OF THE CITY OF VINELAND.

WHEREAS Vineland Municipal Utility has expressed an interest in acquiring 1766 E. Wheat Road, Block 1403, Lot 5.02, consisting of approximately 7.98 acres of vacant land for expansion of its facilities.

WHEREAS the City of Vineland has obtained an appraisal dated July 31, 2026, prepared by John J. Randanella Jr. CREA, which valued the property at $399,000.00.

WHEREAS the owner of 1766 E. Wheat Road has offered to sell the property to the City of Vineland for $400,000.00 on the condition that the City assumes any liability for roll back taxes.

WHEREAS Vineland City Council finds it to be in the public interest to acquire the property for the expansion of the Electric Utility's facilities or for such other purpose as the City deems appropriate

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the purchase of 1766 E. Wheat Road for $400,000.00, plus closing costs and the assumption of roll back taxes is hereby approved.

BE IT FURTHER ORDAINDED THAT the Mayor and Clerk are hereby authorized to execute any and all documents necessary for the acquisition of 1766 E. Wheat Road for $400,000,00 including an Agreement of Sale providing for the assumption of any roll back taxes and including such other terms and conditions as recommended by the City Solicitor, and such other documents that are reasonable and necessary to complete the purchase.

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

Approved First Reading:

Published:

Approved Second Reading:

Approved by the Mayor: ______________________________

Mayor

Published:

Effective Date:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_______

A RESOLUTION ADOPTING THE FINDINGS OF THE CITY OF VINELAND CANNABIS REVIEW COMMITTEE AND DENYING THE ISSUANCE OF A CLASS I CULTIVATION MUNICIPAL LICENSE TO ARISE CANNABIS NJ, LLC.

WHEREAS, on November 13, 2024, the City of Vineland issued a Request for Proposals #2024-64 (“RFP”) for the issuance of a Class I Cultivating License pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act, N.J.S.A. 24:6I-31 et seq. and the City’s Cannabis Ordinances, Chapter 266 of the Code of the City of Vineland; and

WHEREAS, an application for the award of a Cannabis Class I Cultivating License was submitted in response to the RFP by Arise Cannabis NJ, LLC (the "Applicant") on or about November 13, 2024; and

WHEREAS, the City of Vineland Cannabis Advisory Committee (the "Committee"), established pursuant to Section 266-3 of the City Code, thoroughly reviewed the Applicant's application in accordance with the evaluation criteria set forth in the RFP and the City's Cannabis Ordinance; and

WHEREAS, in accordance with Section 266-3C (1) of the Code of the City of Vineland, the Committee provided the Applicant with an opportunity to make a presentation in person before the Committee and on April 29, 2026, the Applicant made a presentation to the Committee by and through their attorney, Al Marmero, Esq. as well as presented testimony from representatives of the Applicant; and

WHEREAS, after considering the application, proposal submitted, proposed Host Community Agreement, in person presentation, testimony and other matters brought before the Committee, the Committee did not issue a favorable recommendation to the Governing Body to approve the application for the following reasons:

I. Insufficient Odor Mitigation Plan

The Applicant failed to provide a sufficient odor mitigation plan to assure odor is not a nuisance to the surrounding community, as required by Section 266-2(D) of the City's Cannabis Ordinance;

II. Lack of Industry Experience

a. The Committee has significant concerns regarding the Applicant's lack of experience in the cannabis industry, which raises substantial questions about the Applicant's suitability and qualifications to be issued a Cannabis Class I Cultivating License;
b. The Applicant's management team has not demonstrated the requisite expertise in large-scale cannabis cultivation, quality control, or regulatory compliance, which are among the criteria to be evaluated by the CAC as set forth in the RFP and the City's Cannabis Ordinance;

III. Inappropriate Site Selection

a. The Committee does not believe the site is appropriate or suitable for a full Cannabis Class I Cultivating License operation;
b. The application proposes to potentially expand operations to exceed 10,000 square feet in the future, raising additional concerns about zoning compliance, traffic impact, and neighborhood compatibility;
c. The location abuts a public-school lot, the City has now had experience with cultivation facilities and recognizes that odors from such facilities have potentially negative impacts on the surrounding community, which presents significant concerns with respect to the chosen site with area impacts, nuisance and odor mitigation, and neighborhood compatibility;

d. The location has significant setback issues in light of the Applicant's proposal to utilize existing structures as opposed to the construction of structures fully compliant with zoning requirements.

IV. Regulatory Compliance Concerns

The proposed cultivation area, the Applicant's intent to utilize existing structures, and the Applicant's lack of industry experience raises substantial concerns about the Applicant's ability to comply with applicable public health and safety standards, including but not limited to security measures, waste management, and environmental impact mitigation;

VI. Insufficient Scoring

The scores assigned to the Applicant's submission by the five (5) members of the Committee was 319 out of a potential 500 points, or an average of 63.8 out of 100, significantly below what the City considers an acceptable score and which score demonstrated a potential detriment to the general welfare of the City and surrounding community;

WHEREAS, City Council has reviewed the scoring matrix of the CAC and adopts the findings thereof and incorporates the same herein as if set forth at length; and

WHEREAS, based on the foregoing, the City Council finds that the Applicant's application for a Class I Cannabis Cultivating License should be rejected as not being in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that the findings of the City of Vineland Cannabis Advisory Committee as demonstrated by the scoring rubrics of said Committee's duly appointed members made after reviewing all submissions of Arise Cannabis NJ, LLC and hearing the presentation of the Applicant on April 29, 2026 are hereby adopted and incorporated herein as if set forth at length and as set forth herein above and has determined that the application for a Class I Municipal Cannabis Cultivation license is hereby denied.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-______

A RESOLUTION AUTHORIZING FILING AN APPLICATION WITH THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE FOR FUNDING UNDER THE FY 2026 LOCAL JUSTICE ASSISTANCE GRANT PROGRAM AND AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF VINELAND, CITY OF MILLVILLE, CITY OF BRIDGETON AND COUNTY OF CUMBERLAND FOR SUCH FUNDING.

WHEREAS, the U.S. Department of Justice, Bureau of Justice Assistance has announced the availability of grant funds to state and local units of government through the Edward Byrne Memorial Justice Assistance Grant (JAG); and

WHEREAS, this program allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system; and

WHEREAS, the funding distribution is based on population and crime statistics as well as law enforcement expenditure data; and

WHEREAS, an allocation of funding in the amount of $84,967 has been made available to the County of Cumberland, City of Vineland, City of Millville and City of Bridgeton, for which a joint application must be submitted by said units of local government; and

WHEREAS, N.J.S.A. 40A:65-4 (Uniform Shared Services and Consolidation Act), permits any local unit of the State to enter into a contract with any other local unit or units for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

WHEREAS, it is the desire of said parties that the City of Vineland serve as the lead entity for the purposes of submitting the application with the Bureau of Justice Assistance for funding under the FY 2026 JAG award program;

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that:

1. The City of Vineland is hereby authorized to file an application with the U.S. Department of Justice, Bureau of Justice Assistance, for funding under the FY 2026 JAG award program on behalf of the Cities of Vineland, Millville, and Bridgeton, and the County of Cumberland.

2. The Mayor or his designee and City Clerk of the City of Vineland are hereby authorized and directed to execute said application and other related documents on behalf of the City of Vineland, including a Shared Services Agreement by and among the parties.

Adopted:

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President of Council

ATTEST:

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City Clerk

r-jag 2026 ssa

Vineland, New Jersey

RESOLUTION NO. 2026-______

A RESOLUTION AUTHORIZING PAYMENTS TO LEXINGTON INSURANCE COMPANY, HORSHAM, PA, REIMBURSEMENT OF LEGAL SERVICES ACCUMULATED BY THE CITY OF VINELAND, IN AN AMOUNT NOT TO EXCEED $75,000.00.

WHEREAS, there are reimbursement payments to be made for Legal Services used by the City of Vineland; and

WHEREAS, the City of Vineland has a need to acquire such service as a Non-Fair and Open Contract pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, the purchasing agent has determined and certified in writing that the value of said services will exceed $17,500.00; and

WHEREAS, the Business Administrator has authorized that payments be made to Lexington Insurance Company, Horsham, PA, for legal services used by the City of Vineland, in an amount not to exceed $75,000.00; and

WHEREAS, Lexington Insurance Company is a State of New Jersey approved Foreign Surplus Lines Insurer vendor, and are excused from completing and submitting a Business Entity Disclosure Certification and the Political Contribution Disclosure Form for Non-Fair and Open Contracts; and

WHEREAS, the availability of funds for said payments to be awarded herein have been certified by the Chief Financial Officer; and

WHEREAS, the City of Vineland has certified that this complies with the statutes and regulations governing the award of said contracts.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that:

1. The Purchasing Agent be and the same is hereby authorized to issue payments to Lexington Insurance Company, Horsham, PA, for Legal Services accumulated by the City of Vineland, in an amount not to exceed $75,000.00.

2. The Determination of Value shall be placed on file with this Resolution.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_______

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 (DECREASE), TO CONTRACT NO. C24-0113, PURCHASE ORDER NO. 25-05750, ISSUED TO ACV ENVIRONMENTAL SERVICES, INC., CLAYTON, NJ, IN THE AMOUNT OF $42,533.86.

WHEREAS, the City Council of the City of Vineland, on April 22, 2025, adopted Resolution No. 2025-191, entitled "A RESOLUTION EXERCISING THE (1) ONE YEAR CONTRACT EXTENSION TO CONTRACT C24-0113 FOR OPEN END CONTRACT FOR SOLID AND LIQUID WASTE DISPOSAL FOR THE VINELAND MUNICIPAL ELECTRIC UTILITY."; and

WHEREAS, N.J.A.C. 5:30-11.1, et seq., sets forth the requirements for the processing of change orders; and

WHEREAS, the Director of Electric Utility has requested that a change order be made to contract awarded to ACV Environmental Services, Inc., Clayton, NJ, for Solid and Liquid Waste Disposal for the Vineland Municipal Electric Utility, as authorized by Resolution No. 2025-191: said change order is necessary as the total amount allocated was not utilized due to the absence of emergencies requiring services or any large-scale projects during the renewal year, resulting in a decrease in the amount of $42,533.86; and

WHEREAS, the City of Vineland desires to comply with said requirements of N.J.A.C. 5:30-11.1, et seq., and to that end, herewith files with the governing body a report stating the facts involved and indicating that the proposed change order may be allowed under these regulations; and

BE IT RESOLVED by the Council of the City of Vineland that said change order No. 1 to Contract No. C24-0113, Purchase Order No. 25-05750, issued to ACV Environmental Services, Inc., Clayton, NJ, to reflect a decrease of the Purchase Order amount by $42,533.86, for an amount not to exceed $17,466.14, be and the same is hereby ratified and approved.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 2 (INCREASE) TO CONTRACT NO. C25-0280, PURCHASE ORDER NO. 25-06997, ISSUED TO SJ HAUCK CONSTRUCTION, LLC, ABSECON, NJ, IN THE AMOUNT OF $53,028.96.

WHEREAS, the City Council of the City of Vineland, on November 25, 2025, adopted Resolution No. 2025-585, entitled "A RESOLUTION AWARDING A CONTRACT TO SJ HAUCK CONSTRUCTION, LLC, ABSECON, NJ, FOR THE DEMOLITION OF VARIOUS STRUCTURES, FOR THE TOTAL AMOUNT NOT TO EXCEED $124,864.62."; and

WHEREAS, N.J.A.C. 5:30-11.9 sets forth the procedures for processing change orders which exceed the 20 percent limitation; and

WHEREAS, the Director of License and Inspections has requested that an amendment be made to the contract awarded to SJ Hauck Construction, LLC, Absecon, NJ, for the Demolition of Various Structures, as authorized by Resolution No. 2025-585: said amendment will cover costs for the removal of an underground oil storage tank at 561 Broadlawn Terrace, wet demolition of debris at 523 E. Peach Street, demolition of sixteen (16) concrete tank supports at 319 N. East Boulevard, and supply of clean fill dirt at 319 N. East Boulevard, resulting in an increase in the amount of $53,028.96; and

WHEREAS, the City of Vineland desires to comply with said requirements of N.J.A.C. 5:30-11.1, et seq., and to that end, herewith files with the governing body a report stating the facts involved and indicating that the proposed change order may be allowed under these regulations; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for the amendatory supplemental change order for which authorization is requested in the amount of $53,028.96; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said amendatory supplemental change order #2 to Contract No. C25-0280, Purchase Order No. 25-06997, issued to SJ Hauck Construction, LLC, Absecon, NJ, to reflect an increase of the Purchase Order amount by $53,028.96, for an amount not to exceed $191,693.58, be and the same is hereby ratified and approved.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-______

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 3 (INCREASE) TO CONTRACT NO. C25-0262, PURCHASE ORDER NO. 26-00776, ISSUED TO VIRGINIA TRANSFORMER CORPORATION, ROANOKE, VA, IN THE AMOUNT OF $172,000.00.

WHEREAS, the City Council of the City of Vineland, on June 17, 2025, adopted Resolution No. 2025-297, entitled "A RESOLUTION AWARDING A CONTRACT TO VIRGINIA TRANSFORMER CORPORATION, ROANOKE, VA FOR THE PURCHASE OF A NEW POWER TRANSFORMER FOR WEST SUBSTATION."; and

WHEREAS, N.J.A.C. 5:30-11.1, et seq., sets forth the requirements for the processing of change orders; and

WHEREAS, the Purchasing Agent has requested that an amendment be made to contract awarded to Virginia Transformer Corporation, Roanoke, VA, for the purchase of a Power Transformer for the West Substation, as authorized by Resolution No. 2025-297: said amendment is needed as the production for transformer (VTC ID# HB675A) was completed before the Electric Utility was ready to receive it, and the City has requested that Virginia Transformer Corporation store the completed unit from August 2026 through January 2027 while maintaining the warranty, resulting in an increase of the contract amount by $172,000.00; and

WHEREAS, the City of Vineland desires to comply with said requirements of N.J.A.C. 5:30-11.1, et seq., and to that end herewith files with the governing body a report stating the facts involved and indicating that the proposed change order may be allowed under these regulations; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for the amendatory supplemental change order for which authorization is requested in the amount of $172,000.00; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said amendatory supplemental change order #3 to Contract No. C25-0262, issued to Virginia Transformer Corporation, Roanoke, VA, to reflect an increase of the Purchase Order amount by $172,000.00, for an amount not to exceed $4,082,690.00, be and the same is hereby ratified and approved.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 (INCREASE), IN THE AMOUNT OF $43,026.50 TO PROFESSIONAL SERVICES CONTRACT NO. C25-0168, PURCHASE ORDER NO. 26-04675 (PREVIOUSLY 25-04531), ISSUED TO ARTHEON, INC. (FORMERLY CME ASSOCIATES), EAST BRUNSWICK, NJ, FOR A TOTAL AMOUNT NOT TO EXCEED $172,026.50.

WHEREAS, the City Council of the City of Vineland, on July 15, 2025, adopted Resolution No. 2025-346, entitled "A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES, CAMDEN, NJ, TO PROVIDE MS4 STORM WATER ASSISTANCE MAPPING, IN AN AMOUNT NOT TO EXCEED $129,000.00."; and

WHEREAS, there exists a need to amend and supplement the Professional Services contract awarded to Artheon Inc., in connection with the MS4 Stormwater Assistance Mapping, as authorized by Resolution No. 2025-346, COV RFQ 2024-50, said amendment is necessary to cover expenses collected from the scope of work requiring significantly more effort and cost than anticipated due to delays that resulted in more staffing; and

WHEREAS, the Chief Financial Officer has certified that funds for the amendment requested herein are available; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland as follows:

1. THAT said amendatory supplemental change order #1 to Contract No. C25-0168, Purchase Order No. 26-04675 (previously 25-04531), issued to Artheon Inc., East Brunswick, NJ, in the amount of $43,026.50, be and the same is hereby ratified and approved.
2. THAT the Purchasing Agent be and the same is hereby authorized to issue an amendatory supplemental change order to Contract No. C25-0168, Purchase Order No. 26-04675, in the amount of $43,026.50, in the amount not to exceed $172,026.50.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION AWARDING AN OPEN-END CONTRACT TO EUROFINS DRINKING WATER AND WASTEWATER NORTHEAST, LLC, HORSHAM, PA, FOR WATER UTILITY REGULATORY WATER SAMPLING, IN AN AMOUNT NOT TO EXCEED $167,855.00.

WHEREAS, the City of Vineland has heretofore advertised for bids for the Regulatory Water Sampling for the Water Utility, for a period of one year, commencing September 27, 2026 to September 26, 2027, with an option for an additional year, in accordance with specifications on file in the office of the Purchasing Agent, COV BID #2026-31; and

WHEREAS, on August 7, 2026, bids were received, duly opened and read aloud, and referred to the Business Administrator for tabulation, evaluation, report, and recommendation; and

WHEREAS, the Business Administrator has, under date of September 1, 2026, submitted a written report and tabulation of the bids received and has recommended that an open-end contract for Regulatory Water Sampling for the Water Utility, COV BID #2026-31, be awarded to Eurofins Drinking Water and Wastewater Northeast, LLC, Horsham, PA, in an amount not to exceed $167,855.00, said bid being the lowest responsive and responsible bid received and considered in the best interest of the City of Vineland; now, therefore

BE IT RESOLVED by the Council of the City of Vineland that said open-end contract for the furnishing of Regulatory Water Sampling for the Water Utility, COV BID #2026-31, for a period of one year, commencing September 27, 2026, to September 26, 2027, with an option for an additional year, be and the same is awarded to Eurofins Drinking Water and Wastewater Northeast, LLC, Horsham, PA, in an amount not to exceed $167,855.00, said bid being the lowest responsive and responsible bid received and considered in the best interest of the City of Vineland, and the Purchasing Agent be and the same is hereby authorized and directed to issue purchase order contract for the same in behalf of the City; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that the funds for the contract to be awarded herein are available.

Adopted:

President of Council

ATTEST:

City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_______

A RESOLUTION AWARDING AN OPEN-END CONTRACT TO LONGO ELECTRICAL-MECHANICAL, INC., WHARTON, NJ, FOR RIGGING, MOTOR OVERHAUL AND SERVICES (CLAYVILLE), IN AN AMOUNT NOT TO EXCEED $84,588.00.

WHEREAS, the City of Vineland has heretofore advertised for bids for Rigging, Motor Overhaul & Services (Clayville) for the Vineland Municipal Electric Utility, in accordance with specifications on file in the office of the Purchasing Agent, COV BID #2026-32; and

WHEREAS, on August 6, 2026, bids were received, duly opened and read aloud, and referred to the Business Administrator for tabulation, evaluation, report, and recommendation; and

WHEREAS, the Business Administrator has, under date of September 1, 2026, submitted a written report and tabulation of the bids received and has recommended that an open-end contract for Rigging, Motor Overhaul & Services (Clayville) for the Vineland Municipal Electric Utility, COV BID #2026-32, be awarded to Longo Electrical-Mechanical, Inc., Wharton, NJ, in an amount not to exceed $84,588.00, said bid being the only bid received and considered in the best interest of the City of Vineland; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said open-end contract for Rigging, Motor Overhaul & Services (Clayville) for the Vineland Municipal Electric Utility, COV BID #2026-32, be and the same is awarded to Longo Electrical-Mechanical, Inc., Wharton, NJ, in an amount not to exceed $84,588.00, said bid being the only bid received and considered in the best interest of the City of Vineland, and the Purchasing Agent be and the same is hereby authorized and directed to issue purchase order contract for the same in behalf of the City; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that the funds for the contract to be awarded herein are available.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_______

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO KOBELCO COMPRESSORS AMERICA, INC., HOUSTON, TX, FOR THE PURCHASE OF 825 GALLONS OF FLUSHING OIL, 880 GALLONS OF LUBE OIL, AND CONSUMABLE PARTS FOR ES-469 OVERHAUL, IN AN AMOUNT NOT TO EXCEED $97,954.00.

WHEREAS, there exists a need for the purchase of flushing oil, lube oil, and consumable parts for ES-469 overhaul; and

WHEREAS, the City of Vineland has a need to acquire such service as a Non-Fair and Open Contract pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, the purchasing agent has determined and certified in writing that the value of said services will exceed $17,500.00; and

WHEREAS, the Director of Municipal Utilities has recommended that a contract be awarded to Kobelco Compressors America, Inc., Houston, TX, in an amount not to exceed $97,954.00; and

WHEREAS, Kobelco Compressors America, Inc. has completed and submitted a Business Entity Disclosure Certification for Non-Fair and Open Contract which certifies that Kobelco Compressors America, Inc. has not made any reportable contributions to a political or candidate committee in the City of Vineland in the previous one year and that the contract will prohibit Kobelco Compressors America, Inc. from making any reportable contributions through the term of the contract to a political or candidate committee in the City of Vineland; and

WHEREAS, the availability of funds for said contract to be awarded herein have been certified by the Chief Financial Officer; and

WHEREAS, the City of Vineland has certified that this meets the statute and regulations governing the award of said contracts.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that:

1. The Purchasing Agent be and the same is hereby authorized to issue a contract to Kobelco Compressors America, Inc., Houston, TX, for the purchase of flushing oil, lube oil, and consumable parts for ES-469 overhaul, in an amount not to exceed $97,954.00.

2. That the Business Disclosure Entity Certification, the Political Contribution Disclosure Form, and the Determination of Value be placed on file with the Resolution.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION AWARDING A CONTRACT WITH PAYMENTUS CORPORATION, ADDISON, TX, TO PROVIDE ONLINE PAYMENT PROCESSING SERVICES FOR THE VINELAND MUNICIPAL BROADBAND UTILITY.

WHEREAS, the City of Vineland advertised for proposals (COV RFP #2026-29) for Broadband Online Payment Processing Services; and

WHEREAS, three (3) proposals were received by and evaluated by the Chief Technology Officer; and

WHEREAS, it has been recommended that a contract for the required services be awarded to Paymentus Corporation, Addison, TX, based upon the proposal received, pursuant to a fair and open process, for a contract period of one (1) year from August 14, 2026 to August 13, 2027, with the option for three (3) one (1) year renewal periods; and

WHEREAS, there will be no cost to the City of Vineland, as the revenue generated by Paymentus Corporation, Addison, TX, will be from a $3.95 service fee to customers; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that said contract for Broadband Online Payment Processing Services, COV RFP #2026-29, be awarded to Paymentus Corporation, Addison, TX, based upon the proposal received, pursuant to a fair and open process.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_______

RESOLUTION TO AMEND RESOLUTION NO. 2023-537 APPROVING REVOLVING LOAN FUNDS FOR H5 VINELAND, LLC (OR ASSIGNS).

WHEREAS, on November 14, 2023, the City Council of the City of Vineland adopted Resolution No. 2023-537, Approving the Use of Vineland Revolving Loan Funds for H5 Vineland, LLC (or assigns); and

WHEREAS, Resolution No 2023-537 approved said loan in the amount of $7,231,107.00; and

WHEREAS, it has become necessary to amend the above Resolution to decrease the loan amount from $7,231,107.00 to $5,280,000.00 due to amendment(s) involving lender criteria/requirement; and

WHEREAS, it is in the best interest of the City of Vineland that Resolution No. 2023-537 be amended to decrease the loan amount to $5,280,000.00; now, therefore,

BE IT RESOLVED, by the City Council of the City of Vineland that Resolution No. 2023-537 adopted on November 14, 2023, be and the same is hereby amended to reflect a Revolving Loan Fund, LLC to H5 Vineland, LLC (or Assigns), in the amount of $5,280,000.00.

Adopted:

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President of Council

ATTEST:

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City Clerk

r-amend1-revolving loan-H5 Vineland LLC

Vineland, New Jersey

RESOLUTION NO. 2026-_______

A RESOLUTION APPROVING VINELAND REVOLVING LOAN FUNDS FOR TOWER HOSPITALITY, LLC (OR ASSIGNS).

WHEREAS, the Vineland Revolving Loan Fund, LLC Committee has submitted a proposal dated September 1, 2026 for use of Vineland Revolving Loan Funds for Tower Hospitality, LLC (or assigns); and

WHEREAS, it is considered to be in the best interest of the City of Vineland and the community in particular that Vineland Revolving Loan Funds be utilized for the above-mentioned project; now, therefore,

BE IT RESOLVED by the City Council of the City of Vineland that said Council does hereby approve the use of Vineland Revolving Loan Funds for the following project, in accordance with the proposal submitted by the Vineland Revolving Loan Fund, LLC Committee:

To: Tower Hospitality, LLC (or assigns) $1,723,500.00

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all documents associated with this loan.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING SURETY REDUCTION, RELEASE OR RENEWAL AS SUBMITTED BY THE CITY ENGINEER.

WHEREAS, pursuant to N.J.S.A. 40:55D-53 and a report submitted by the City of Vineland Engineer dated August 27, 2026, a surety reduction, release or renewal is hereby requested.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that:

1. Requests for Surety Release as submitted by the City of Vineland Engineer are hereby approved for:
   - G7B II LLC (7 Brew Coffee Shop), W. Landis Ave., Project No. PBA-25-00049
   - Penn Cardiology, E. Chestnut Ave., Project No. PBA-25-00008
2. Pursuant to N.J.S.A. 40:55D-53, the City Clerk of the City of Vineland is hereby authorized and directed to notify the obligor of the action taken by City Council as set forth above.

Adopted:

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President of Council

ATTEST:

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City Clerk

r-surety

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION CANCELING OUTDATED CHECKS ISSUED BY THE CITY OF VINELAND.

WHEREAS, the City of Vineland issued checks for payment of good and services, which checks have not been presented for payment by the parties to whom issued, all of which is reflected on the schedule attached hereto and made a part hereof; and

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that the Chief Financial Officer of the City of Vineland is hereby authorized and directed to cancel checks in the amount of $104.84 as listed on the attached schedule and the funds represented thereby be credited to the appropriated fund balances.

Adopted:

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President of Council

ATTEST:

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City Clerk

Vineland, New Jersey

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE PERSON-TO-PERSON TRANSFER OF ALCOHOLIC BEVERAGE SPECIALIZED HOTEL/MOTEL EXCEPTION LICENSE, CLASSIFIED AS A PLENARY RETAIL CONSUMPTION LICENSE NO. 0614-36-037-014 FROM DAKOTA PRIME, LLC, TO BRAHMAM PRIME INC., FOR PREMISES LOCATED AT 2216 WEST LANDIS AVENUE, VINELAND, NJ, EFFECTIVE SEPTEMBER 9, 2026.

WHEREAS, an application has been filed for a Person-to-Person transfer of Specialized Hotel/Motel Exception License, classified as a Plenary Retail Consumption License No. 0614-36-037-014 (Specialized License), heretofore issued to Dakota Prime LLC, for the Licensed Premises located at 2216 West Landis Avenue, Vineland (Licensed Premises); and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder consistent with Title 33 of the New Jersey Statutes; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business; and

WHEREAS, the Specialized License to be transferred requires the Hotel/Motel to maintain a minimum room requirement of 100 rooms to qualify for such license in accordance with N.J.S.A. 33:1-12.20, however as a result of a fire at the Licensed Premises several years ago, the Licensed Premises lost 28 rooms placing the Hotel below the statutory 100 room requirement; and

WHEREAS, Brahmam Hospitality, Inc. and Brahmam Prime, Inc. (Brahmam) have filed a Petition heard before the State of New Jersey Department of Law and Public Safety, Division of Alcoholic Beverage Control (ABC) requesting relaxation of the minimum room requirements for a Hotel/Motel as required by N.J.S.A. 33:1-12.20, stating, upon the record, Brahmam intends upon constructing/reconstructing a minimum of 28 rooms within a two year period commencing from June 30, 2026 and by no later than June 30, 2028 which would then qualify the Licensed Premises for the Specialized License; and

WHEREAS, for all purposes, the Licensed Premises meets the description of a Hotel/Motel and the City submitted its opinion to the ABC regarding the relaxation of the 100 room minimum that the Special License is a benefit to the City's economy including tax benefits and job creation and therefore, provided the additional rooms are, in fact, constructed within the specified time and no later than June 30, 2028, there would be no objection to the relaxation of the 100 room requirement; and

WHEREAS, on April 15, 2026, the Division of Alcoholic Beverage Control issued an Order Granting Petition for Relaxation of Minimum Room Requirements for Hotels or Motels in Accordance with N.J.S.A. 33:1-12-20 subject to special conditions as required by the City of Vineland, said Order is attached hereto and made a part hereof; and

WHEREAS, City Council finds that as a Special Condition of the transfer and annual renewal of the Special License, the Licensed Premises shall maintain not less than 100 Hotel/Motel guest rooms as required by N.J.S.A. 33:1-12.20 not later than June 30, 2028, which City Council finds to be necessary and proper to continue the economic benefit the Special License provides to the City by way of taxes, job creation and such other economic benefits while assuring fairness to other facilities that have less than 100 rooms and are without a Special License.

NOW, THEREFORE, BE IT RESOLVED that the City of Vineland Governing Body does hereby approve, effective September 9, 2026, the transfer of the aforesaid Specialized Hotel/Motel Exception License, classified as a Plenary Retail Consumption License No. 0614-36-037-014 to Brahmam Prime, Inc., for premises located at 2216 West Landis Avenue, Vineland, NJ, subject to special conditions that the Licensed Premises keep and maintain a minimum of 100 Hotel/Motel guest rooms by no later than June 30, 2028 and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions including the special condition that the Licensed Premises keep and maintain not less than 100 Hotel/Motel guest rooms no later than June 30, 2028, is hereby transferred to Brahmam Prime Inc., effective September 9, 2026".

BE IT FURTHER RESOLVED that, upon adoption, a certified copy of this Resolution shall be submitted to the State of New Jersey Department of Law and Public Safety, Division of Alcoholic Beverage Control.

Adopted:

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President of Council

ATTEST:

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City Clerk