

Pledge of Allegiance**General Public Comment****Minutes**

- 1) Pre-Meeting Conference Minutes from December 10, 2024
- 2) Regular Meeting Minutes from December 10, 2024
- 3) Special Meeting Minutes from December 17, 2024
- 4) Work Session Minutes from December 17, 2024

Public Hearing and Final Reading

- 1) *Continued PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-62, ORDINANCE AMENDING ORDINANCE 96-4, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-270 ENTITLED WORD USAGE; DEFINITIONS TO CLARIFY THE TERM "OFFICE" AND "SUBSTANCE ABUSE COUNSELING OR TREATMENT CENTER" AND TO CONSIDER OTHER TYPES OF OFFICES AS DEFINED TERMS IN ACCORDANCE WITH RESOLUTION 6667 OF THE CITY OF VINELAND PLANNING BOARD.*
- 2) Continued PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-63, ORDINANCE AMENDING ORDINANCE 96-4, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTIONS 425-293 ENTITLED B-1 BUSINESS ZONE STANDARDS, SECTION 425-294 ENTITLED B-2 BUSINESS ZONE STANDARDS, SECTION 425-295 ENTITLED B-3 BUSINESS ZONE STANDARDS, 425-298 ENTITLED IN-1 INSTITUTIONAL ZONE STANDARDS IN ACCORDANCE WITH RESOLUTION 6667 OF THE CITY OF VINELAND PLANNING BOARD.
- 3) Continued PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-64, ORDINANCE AMENDING ORDINANCE 2004-43, AS AMENDED, CHAPTER 425, ARTICLE I, SECTIONS 425-12 OF THE CODE OF THE CITY OF VINELAND ENTITLED NOTICE OF APPLICATION FOR DEVELOPMENT.
- 4) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-65, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (TAX ASSESSOR).
- 5) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-66, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (PRINCIPAL ASSISTANT ASSESSOR).
- 6) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-67, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DIRECTOR OF PUBLIC WORKS).
- 7) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-68, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (CHIEF ACCOUNTANT).
- 8) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-69, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DIRECTOR OF AUTOMOTIVE SERVICES).
- 9) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-70, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (SUPERVISING MASON).
- 10) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-71, ORDINANCE TO RELEASE, VACATE, AND EXTINGUISH ANY PUBLIC RIGHTS IN CERTAIN PAPER STREETS ABUTTING CITY OWNED LOTS AS DEPICTED ON A BOUNDARY SURVEY PREPARED BY FRALINGER ENGINEERING.

- 11) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-72, ORDINANCE AMENDING ORDINANCE 2006-53, AS AMENDED, CHAPTER 29 OF THE CODE OF THE CITY OF VINELAND ENTITLED VINELAND DEVELOPMENT CORPORATION TO STAGGER MEMBERSHIP OF THE BOARD OF DIRECTORS.
- 12) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-73, ORDINANCE DENYING A REQUEST TO AMEND ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN SO AS TO AMEND BLOCK 4108 LOT 10, 412 SOUTH SIXTH STREET, AS RECOMMENDED BY THE PLANNING BOARD, RESOLUTION 6664.
- 13) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-74, ORDINANCE DENYING AN AMENDMENT TO 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 PROHIBIT OUTDOOR STORAGE FACILITIES ON BLOCK 2802 LOT 1 CONSISTENT WITH RESOLUTION 6663 OF THE PLANNING BOARD AND APPROVING A 2 YEAR EXTENSION OF THE ABILITY TO POST A BOND FOR IMPROVEMENTS.
- 14) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-75, ORDINANCE DENYING AN AMENDMENT TO 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 CONSISTENT WITH RESOLUTION 6665 OF THE PLANNING BOARD FOR BLOCK 4004 LOT 10.
- 15) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-76, 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 ALLOW AN EXISTING RETAIL USE TO BE CONVERTED TO A 20 SEAT HOUSE OF WORSHIP AT BLOCK 3019 LOT 2, 13 NORTH EAST BOULEVARD, VINELAND CONSISTENT WITH RESOLUTION 6666 OF THE PLANNING BOARD.
- 16) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-77, ORDINANCE AMENDING ORDINANCE 89-13, AS AMENDED, CHAPTER 425, ARTICLE I, SECTION 425-5 OF THE CODE OF THE CITY OF VINELAND ENTITLED FEES AND ORDINANCE 2009-72, AS AMENDED, CHAPTER 425, ARTICLE VI, SECTION 425-44 OF THE CODE OF THE CITY OF VINELAND ENTITLED SUBMISSION TO COUNTY PLANNING BOARD IN ACCORDANCE WITH RESOLUTION 6667 OF THE PLANNING BOARD OF THE CITY OF VINELAND.
- 17) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-78, ORDINANCE AMENDING ORDINANCE 2007-23, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-310 OF THE CODE OF THE CITY OF VINELAND ENTITLED ZONING; TEMPORARY USE PERMIT.
- 18) PUBLIC HEARING and FINAL READING on ORDINANCE NO. 2024-79, ORDINANCE AMENDING ORDINANCE 2008-39, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-59 OF THE CODE OF THE CITY OF VINELAND ENTITLED SUBMISSION OF APPLICATION; CONTENTS OF COMPLETE APPLICATION.

Ordinances

- 1) FIRST READING on ORDINANCE NO. 2024-80, AN ORDINANCE AUTHORIZING PILOT AGREEMENTS FOR PROJECT TAX EXEMPTION FOR VARIOUS APPLICANTS.
- 2) FIRST READING on ORDINANCE NO. 2024-81, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (SR. FIELD REPRESENTATIVE, HEALTH EDUCATION PART-TIME).
- 3) FIRST READING on ORDINANCE NO. 2024-82, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE

CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND
(OFFICE SUPERVISOR).

- 4) FIRST READING on ORDINANCE NO. 2024-83, AN ORDINANCE ESTABLISHING NO PASSING ZONES ALONG A PORTION OF PANTHER ROAD.
- 5) FIRST READING on ORDINANCE NO. 2024-84, AN ORDINANCE BY CITY COUNCIL AMENDING THE CITY OF VINELAND MUNICIPAL CODE TO REPEAL CHAPTER 425 SECTION 71, ENTITLED FLOOD DAMAGE PREVENTION; TO ADOPT A NEW CHAPTER 425 SECTION 71; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
- 6) FIRST READING on ORDINANCE NO. 2024-85, ORDINANCE AUTHORIZING THE TERMINATION OF PILOT AGREEMENT AND INSTITUTE ALL APPLICABLE REAL PROPERTY TAXES AS PROVIDED BY STATE AND LOCAL LAWS FOR PROPERTY LOCATED AT 419 West Chestnut Ave. Vineland.

Resolutions

Consent Agenda

All matters listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) RESOLUTION NO. 2024-588, A RESOLUTION APPROVING THE BUDGET OF THE VINELAND DOWNTOWN IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2025.
- 2) RESOLUTION NO. 2024-589, RESOLUTION APPROVING AND ADOPTING THE CALENDAR YEAR 2025 BUDGET FOR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
- 3) RESOLUTION NO. 2024-590, A RESOLUTION AUTHORIZING A GRANT AGREEMENT WITH THE VINELAND REVOLVING LOAN FUND, LLC FOR ADMINISTRATION OF THE CITY ECONOMIC DEVELOPMENT DIVISION FOR C.Y. 2025.
- 4) RESOLUTION NO. 2024-591, A RESOLUTION AUTHORIZING A GRANT AGREEMENT WITH THE VINELAND REVOLVING LOAN FUND, LLC FOR PAYROLL PROCESSING FOR THE CORPORATION FOR C.Y. 2025.
- 5) RESOLUTION NO. 2024-592, A RESOLUTION APPROVING THE USE OF VINELAND REVOLVING LOAN FUNDS FOR VINELAND MARKETING FOR CY 2025.
- 6) COMMUNICATION from Macleod Carre, Director of Health, with approval from Mayor Anthony R. Fanucci reappointing Teresa Lopez as Municipal Registrar retroactive from September 14, 2024 and expiring September 13, 2027.
- 7) RESOLUTION NO. 2024-593, A RESOLUTION RATIFYING AND CONFIRMING THE RE-APPOINTMENT OF TERESA LOPEZ, AS REGISTRAR OF VITAL STATISTICS.
- 8) RESOLUTION NO. 2024-594, RESOLUTION RATIFYING AND CONFIRMING THE APPOINTMENT OF JEANINE N. MENEGHETTI AS THE PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) IN ACCORDANCE WITH N.J.A.C. 17:27-3.3(a).
- 9) RESOLUTION NO. 2024-595, RESOLUTION AUTHORIZING SIGNORS ON CITY OF VINELAND GENERAL BOND PROCEEDS 2024 ACCOUNT WITH OCEANFIRST BANK.
- 10) RESOLUTION NO. 2024-596, A RESOLUTION DESIGNATING OCEANFIRST BANK N.A. AS AN APPROVED DEPOSITORY FOR MUNICIPAL FUNDS FOR GENERAL BONDS PROCEEDS 2024 AND APPOINTING THE MAYOR AND CHIEF FINANCIAL OFFICER AS SIGNATORIES THEREON

- 11) RESOLUTION NO. 2024-597, A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY 2025 LOCAL FREIGHT IMPACT FUND FOR THE RESURFACING OF INDUSTRIAL PARK SOUTH (DEMARCO DRIVE AND INDUSTRIAL WAY).
- 12) RESOLUTION NO. 2024-598, A RESOLUTION DETERMINING AND DIRECTING THE FORECLOSURE OF TAX SALE CERTIFICATES PURSUANT TO N.J.S.A. §54:5-104.29 TO §54:5-104.71.
- 13) RESOLUTION NO. 2024-599, RESOLUTION AUTHORIZING THE RECORDING OF A DEED NOTICE PROVIDING RECORD NOTICE OF WETLANDS RESTRICTIONS COVERING 3530 D'IPPOLITO DRIVE AND 3500 D'IPPOLITO DRIVE.
- 14) RESOLUTION NO. 2024-600, RESOLUTION AUTHORIZING THE RECORDING OF AN ALL-INCLUSIVE DEED COMBINING LOTS AS DEPICTED ON THE BOUNDARY SURVEY PREPARED BY FRALINGER ENGINEERING.
- 15) RESOLUTION NO. 2024-601, RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT OF THE CITY OF VINELAND AUTHORITY TO AWARD CERTAIN CONTRACTS WITHOUT THE NECESSITY OF ACTION OF THE GOVERNING BODY FOR THE CALENDAR YEAR 2025 IN ACCORDANCE WITH N.J.S.A. 40A:11-3.
- 16) RESOLUTION NO. 2024-602, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-12(a) & N.J.A.C. 5:34-7.29(c) FOR CALENDAR YEAR 2025.
- 17) RESOLUTION NO. 2024-603, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH COUNTY OF ATLANTIC COOPERATIVE PRICING SYSTEM VENDORS FOR CALENDAR YEAR 2025.
- 18) RESOLUTION NO. 2024-604, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH COUNTY OF BERGEN COOPERATIVE PRICING SYSTEM VENDORS #CK04 FOR CALENDAR YEAR 2025.
- 19) RESOLUTION NO. 2024-605, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION VENDORS (CCESC) Co-OP #66CCEPS FOR CALENDAR YEAR 2025.
- 20) RESOLUTION NO. 2024-606, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH CUMBERLAND COUNTY COOPERATIVE PRICING SYSTEM VENDORS, IDENTIFIER #181-CCCCPS FOR CALENDAR YEAR 2025.
- 21) RESOLUTION NO. 2024-607, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION COOPERATIVE PRICING SYSTEM VENDORS FOR CALENDAR YEAR 2025.
- 22) RESOLUTION NO. 2024-608, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH SOMERSET COUNTY COOPERATIVE PRICING SYSTEM VENDORS FOR CALENDAR YEAR 2025.
- 23) *RESOLUTION NO. 2024-609, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH INTER-LOCAL PURCHASING COOPERATIVE (BUYBOARD) VENDORS FOR CALENDAR YEAR 2025.*
- 24) RESOLUTION NO. 2024-610, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH INTER-LOCAL PURCHASING SYSTEM (TIPS) VENDORS FOR CALENDAR YEAR 2025.
- 25) RESOLUTION NO. 2024-611, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH HOUSTON-GALVESTON AREA COUNCIL (HGACBuy) COOPERATIVE PURCHASING PROGRAM VENDORS FOR CALENDAR YEAR 2025.
- 26) RESOLUTION NO. 2024-612, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH KEYSTONE PURCHASING NETWORK (KPN) VENDORS FOR CALENDAR YEAR 2025.

- 27) RESOLUTION NO. 2024-613, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH OMNIA PARTNERS FOR CALENDAR YEAR 2025.
- 28) RESOLUTION NO. 2024-614, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH PURCHASING ASSOCIATION OF COOPERATIVE ENTITIES (PACE) FOR CALENDAR YEAR 2025.
- 29) RESOLUTION NO. 2024-615, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH SOURCEWELL FOR CALENDAR YEAR 2025.
- 30) RESOLUTION NO. 2024-616, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH MMCAP-INFUSE ID#30000000027 NATIONAL COOPERATIVE PRICING SYSTEM FOR CALENDAR YEAR 2025.
- 31) RESOLUTION NO. 2024-617, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH CRANFORD POLICE COOPERATIVE PRICING SYSTEM FOR CALENDAR YEAR 2025.
- 32) RESOLUTION NO. 2024-618, A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ) #65-MCESCCPS COOPERATIVE PRICING SYSTEM VENDORS FOR CALENDAR YEAR 2025.
- 33) RESOLUTION NO. 2024-619, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO PURCHASE ORDER 24-01932 TO TRANE USA, INC., KING OF PRUSSIA, PA, IN THE AMOUNT OF \$20,025.00.
- 34) RESOLUTION NO. 2024-620, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO CONTRACT NO. C22-0146, PURCHASE ORDER NO. 22-08314, ISSUED TO FALASCA MECHANICAL INC., VINELAND, NJ, IN THE AMOUNT OF \$13,443.04.
- 35) RESOLUTION NO. 2024-621, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO CONTRACT NO. C22-0132, PURCHASE ORDER NO. 22-07838, ISSUED TO RIGGS DISTLER & CO. INC., CHERRY HILL, NJ, IN THE AMOUNT OF \$37,043.00.
- 36) RESOLUTION NO. 2024-622, A RESOLUTION AUTHORIZING EXTRAORDINARY, UNSPECIFIABLE SERVICES AGREEMENTS FOR THE PURCHASE OF NO_x, SO₂ AND CO₂ ALLOWANCES FOR THE CITY OF VINELAND ELECTRIC UTILITY.
- 37) RESOLUTION NO. 2024-623, A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENTS FOR VARIOUS PROFESSIONAL SERVICES IN ACCORDANCE WITH PROPOSALS RECEIVED IN A FAIR AND OPEN PROCESS.
- 38) RESOLUTION NO. 2024-624, A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HARDENBERGH INSURANCE GROUP, MARLTON, NJ FOR RISK MANAGEMENT CONSULTANT SERVICES.
- 39) RESOLUTION NO. 2024-625, A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENTS FOR PROFESSIONAL LAND SURVEYING SERVICES IN ACCORDANCE WITH PROPOSALS RECEIVED IN A FAIR AND OPEN PROCESS.
- 40) RESOLUTION NO. 2024-626, A RESOLUTION AWARDING A CONTRACT TO PERRYMAN'S EXCAVATING INC., MILMAY, NJ FOR DEMOLITION OF 220 S. 7TH STREET AND 716 E. PLUM STREET, IN THE AMOUNT OF \$63,700.00.
- 41) RESOLUTION NO. 2024-627, A RESOLUTION AUTHORIZING THE PAYMENT OF AN INVOICE TO THE AMERICAN PUBLIC POWER ASSOCIATION FOR 2025 ANNUAL MEMBERSHIP DUES.
- 42) RESOLUTION NO. 2024-628, A RESOLUTION AUTHORIZING THE MAYOR TO ENDORSE THE APPLICATION OF HAWK POINTE 30, LLC TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR TREATMENT WORKS APPROVAL FOR CONSTRUCTION OF A SANITARY SEWER LINE EXTENSION, SUBJECT TO CONDITIONS LISTED FOR HAWK

POINTE TOWNHOMES II.

- 43) RESOLUTION NO. 2024-629, A RESOLUTION CONFIRMING THE OFFICIAL CASH MANAGEMENT PLAN.
- 44) RESOLUTION NO. 2024-630, A RESOLUTION CANCELING OUTDATED CHECKS ISSUED BY THE CITY OF VINELAND.
- 45) RESOLUTION NO. 2024-631, A RESOLUTION CANCELING CERTAIN ACCOUNTS PAYABLE ITEMS FOR THE CITY OF VINELAND.
- 46) RESOLUTION NO. 2024-632, A RESOLUTION CANCELLING CERTAIN UNENCUMBERED BALANCES OF CALENDAR YEAR 2024 BUDGET APPROPRIATIONS.
- 47) RESOLUTION NO. 2024-633, A RESOLUTION AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF LICENSES AND INSPECTIONS TO ISSUE VARIOUS ORIGINAL AND/OR RENEWAL LICENSES FOR THE YEAR 2025.
- 48) RESOLUTION NO. 2024-634, A RESOLUTION APPROVING SURETY REDUCTION, RELEASE OR RENEWAL AS SUBMITTED BY THE CITY ENGINEER.
- 49) RESOLUTION NO. 2024-635, A RESOLUTION PROVIDING FOR THE TRANSFER OF CERTAIN CALENDAR YEAR 2024 BUDGET APPROPRIATIONS BALANCES
- 50) RESOLUTION NO. 2024-636, A RESOLUTION PROVIDING AND AUTHORIZING THE PAYMENT OF BILLS AND DEMANDS AGAINST THE CITY OF VINELAND.
- 51) RESOLUTION NO. 2024-637, A RESOLUTION AWARDDING A CONTRACT FOR INTERIOR RENOVATIONS AT 726 E. WOOD STREET, VINELAND, NJ Note, this title is incomplete because bids will not be received until 12/18/24.
- 52) RESOLUTION NO. 2024-638, A RESOLUTION AWARDDING A CONTRACT TO PANORAMIC WINDOW & DOOR SYSTEMS, INC., STOCKTON, NJ FOR WINDOW REPLACEMENT FOR VINELAND CITY HALL BLDG. IN THE AMOUNT OF \$1,194,000.00.
- 53) RESOLUTION NO. 2024-639, A RESOLUTION AUTHORIZING SPECIAL LAW ENFORCEMENT OFFICERS FOR THE YEAR 2025.
- 54) COMMUNICATION from Mayor Anthony R. Fanucci, reappointing Brian Lankin to the Vineland Downtown Improvement District, for a term of three (3) years commencing January 1, 2024 through December 31, 2027.

Vineland City Council		
Dr. Elizabeth Arthur, Council President		856-364-0955
David Acosta, Council Vice President		856-364-0191
Ronald J. Franceschini, Jr., Councilman		856-364-1161
Paul F. Spinelli, Councilman		856-364-0085
Albert Vargas, Councilman		856-364-1113

* **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 5 minute limit to comment; cannot yield time to another individual; may only approach the podium once during public comment for any one topic; vulgar/offensive language is prohibited; and City Council will not engage in dialogue with the public during this time. The governing body maintains model courtesy and respect and requires members of the public to do the same.

PRE-MEETING CONFERENCE
TUESDAY, DECEMBER 10, 2024
6:00 P.M.

The Pre-Meeting Conference of the City Council of the City of Vineland was called to order by the President, Dr. Elizabeth A. Arthur.

The following members were present at roll call:
Councilman David Acosta
Councilman Ronald J. Franceschini, Jr.
Councilman Paul F. Spinelli
Councilman Albert Vargas
President Dr. Elizabeth A. Arthur

Also present were: Richard P. Tonetta, Esq., City Solicitor
Greg Gallo, Business Administration Staff
Edwin Alicea, Director of Public Safety
H. James Neher, Director of Public Works

President Arthur led the Pledge of Allegiance.

The Municipal Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 13, 2023 by the City Clerk in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall on;
2. Providing written notice to the offices of The Daily Journal and The Press of Atlantic City;
3. Filing written notice in the office of the City Clerk of the City of Vineland.

The President asked if anyone from the public would like to comment.

Kathy Williamson, CEO, Vineland African American Community Development Corporation. She referenced another incident that occurred on November 14 relating to the hostile environment at the Carl Arthur Center. Police responded to the incident. She also spoke of potential new programs.

Steve Lewis advised Council members that he is leaving soon for a trip to Germany and he wished everyone a Merry Christmas. He also thanked Councilman Acosta and Councilman Franceschini for their service to Vineland and wished both of them good luck.

Albert Porter spoke of two recent incidents at the Carl Arthur Center involving programming by the VAACDC and the Boys & Girls Club. He stated it was a safety issue, citing a parent who made threats against Mr. Porter and then did a drive-by stalking.

Councilman Spinelli responded that the administration is aware of the issues with the Carl Arthur Center and they are working on resolving them.

There being no one further to be heard, the Clerk reviewed the changes to the agenda since last week's work session. The ordinance authorizing the transfer of certain industrial property to the Vineland Industrial Commission was removed from the agenda. The ordinance amending Ordinance 2006-53, as amended, Chapter 29 of the Code of the City of Vineland entitled Vineland Development Corporation to stagger membership of the board of directors, was reassigned the number 2024-72. After a title change by Solicitor Tonetta, Ordinance 2024-77 is now an ordinance amending Ordinance 89-13, as amended, Chapter 425, Article I, Section 425-5 of the Code of the City of Vineland entitled Fees and Ordinance 2009-72, as amended, Chapter 425, Article VI, Section 425-44 of the Code of the City of Vineland entitled submission to County Planning Board in accordance with Resolution 6667 of the Planning Board of the City of Vineland.

Resolution 2024-568 was amended to change an amount in the title and the body and now reads, a resolution authorizing the issuance of an amendatory supplemental change order No. 1 to purchase order 24-06543 to Anixter, Inc., Joppa, MD, in the amount of \$1,218.03. Resolution 2024-584, re-appointing members to the Vineland Downtown Improvement District Management Corporation Board of Directors, was added. Resolution 2024-585, authorizing a contract award to Groupe LaCasse, State Contract Vendor #A81714 for furniture for the fourth floor renovations, was added. Resolution 2024-586, authorizing contract award to Datum Filing Systems, Inc., Emigsville, PA through the regional cooperative agreement with Educational Services Commission of NJ for the purchase of a high density filing system for the Planning Division, was added.

Councilman Franceschini asked several questions relating to the proposed zoning changes, which were answered by Solicitor Tonetta. Councilman Franceschini also announced that the Code Blue is in effect beginning on Thursday, with the forecast of colder weather.

Councilman Acosta again raised some concerns about the proposed amendment to the Redevelopment Plan and relating to the proposal for a 20-seat house of worship on N. East Boulevard.

Councilman Vargas reported that there will be a Vineland wrestling tournament at VHS. He also announced that the Vineland Blitz youth football team is playing in the championship game on December 30. He reviewed some improvements underway at various recreational facilities and reminded everyone of the Sr. Citizen luncheon tomorrow.

Councilman Franceschini asked about the status of Jake's Park. Solicitor Tonetta responded that the State has thrown some obstacles that are being worked out.

Councilman Spinelli stated that the Olde Fashioned Christmas event went well. The committee is exploring some tweaks for next year.

President Arthur entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, to adjourn the meeting. The Clerk called the roll: YEAS:

Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

Dr. Elizabeth A. Arthur
President

ATTEST:

Keith Petrosky, RMC
Municipal Clerk

REGULAR MEETING
TUESDAY, DECEMBER 10, 2024
6:30 P.M.

The Regular Meeting of the City Council of the City of Vineland was called to order by the President, Dr. Elizabeth A. Arthur.

The following members were present at roll call:

Councilman David Acosta
Councilman Ronald J. Franceschini, Jr.
Councilman Paul F. Spinelli
Councilman Albert Vargas
President Dr. Elizabeth A. Arthur

Also present were:

Greg Gallo, Business Administration Staff
Richard P. Tonetta, Esq., City Solicitor
Edwin Alicea, Director of Public Safety
H. James Neher, Director of Public Works

The President introduced students from Marie Durand School to lead the Pledge of Allegiance.

After leading the Pledge of Allegiance, the students and school mascot posed for photographs with Council members.

The Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 13, 2023 by the City Clerk, in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall;
2. Providing written notice to the offices of The Daily Journal and The Press of Atlantic City; and;
3. Filing written notice in the office of the City Clerk of the City of Vineland.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the 2024 Minutes of the Pre-Meeting Conference, Regular Meeting and Closed Meeting of November 26; and the Work Session of December 3, be approved as submitted.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta

Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read the following: *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 5-minute limit to comment; cannot yield time to another individual; may only approach the podium once during public comment for any one topic; vulgar/offensive language is prohibited; and City Council will not engage in dialogue with the public during this time. The governing body maintains model courtesy and respect and requires members of the public to do the same.*

The President asked if there was anyone in the audience who wished to be heard.

Georgett Shelton, South Jersey Aids Alliance, CEO was joined by five members of her staff, who each approached the podium to offer comments. They stated facts about the mission of the Alliance; the impact of HIV cases in Cumberland County; the fact that they selected the location from which they operate based upon transportation proximity; the impact of drug abuse in Cumberland County; and each noted their concern with the proposed zoning changes that may impact their programming.

There being no one further to be heard, the Clerk presented ORDINANCE NO. 2024-61, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (CHIEF EMERGENCY MEDICAL TECHNICIAN), which was ready for a public hearing.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-61 be taken up for a Public Hearing and opened to the public for discussion.

The Clerk called the roll: YEAS: Councilman Acosta

Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President asked if anyone in the audience would like to be heard on ORDINANCE NO. 2024-61.

There being no one to be heard, the President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the Public Hearing on ORDINANCE NO. 2024-61 be closed.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-61 be taken up for a Final Reading and adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-61 by title and declared that with a vote of five yeas this ordinance is adopted.

The President directed the Clerk to submit ORDINANCE NO. 2024-61 to the Mayor for approval or disapproval.

The Clerk presented ORDINANCE NO. 2024-62, ORDINANCE AMENDING ORDINANCE 96-4, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-270 ENTITLED WORD USAGE; DEFINITIONS TO CLARIFY THE TERM “OFFICE” AND “SUBSTANCE ABUSE COUNSELING OR TREATMENT CENTER” AND TO CONSIDER OTHER TYPES OF OFFICES AS DEFINED TERMS IN ACCORDANCE WITH RESOLUTION 6667 OF THE CITY OF VINELAND PLANNING BOARD, which was ready for a public hearing.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-62 be taken up for a Public Hearing and opened to the public for discussion.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President asked if anyone in the audience would like to be heard on ORDINANCE NO. 2024-62.

There being no one to be heard, the President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the Public Hearing on ORDINANCE NO. 2024-62 be continued to Monday, December 23, 2024 at 6:30 p.m.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE NO. 2024-63, ORDINANCE AMENDING ORDINANCE 96-4, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTIONS 425-293 ENTITLED B-1 BUSINESS ZONE STANDARDS, SECTION 425-294 ENTITLED B-2 BUSINESS ZONE STANDARDS, SECTION 425-295 ENTITLED B-3 BUSINESS ZONE STANDARDS, 425-298 ENTITLED IN-1 INSTITUTIONAL ZONE STANDARDS IN ACCORDANCE WITH RESOLUTION 6667 OF THE CITY OF VINELAND PLANNING BOARD, which was ready for a public hearing.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-63 be taken up for a Public Hearing and opened to the public for discussion.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President asked if anyone in the audience would like to be heard on ORDINANCE NO. 2024-63.

There being no one to be heard, the President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the Public Hearing on ORDINANCE NO. 2024-63 be continued to Monday, December 23, 2024 at 6:30 p.m.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE NO. 2024-64, ORDINANCE AMENDING ORDINANCE 2004-43, AS AMENDED, CHAPTER 425, ARTICLE I, SECTIONS 425-12 OF THE CODE OF THE CITY OF VINELAND ENTITLED NOTICE OF APPLICATION FOR DEVELOPMENT, which was ready for a public hearing.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-64 be taken up for a Public Hearing and opened to the public for discussion.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President asked if anyone in the audience would like to be heard on ORDINANCE NO. 2024-64.

There being no one to be heard, the President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the Public Hearing on ORDINANCE NO. 2024-64 be continued to Monday, December 23, 2024 at 6:30 p.m.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-65, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-65 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-65, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (TAX ASSESSOR).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-65 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-66, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-66 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-66, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (PRINCIPAL ASSISTANT ASSESSOR).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-66 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-67, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-67 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-67, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DIRECTOR OF PUBLIC WORKS).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-67 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-68, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-68 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-68, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (CHIEF ACCOUNTANT).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-68 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-69, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-69 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-69, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DIRECTOR OF AUTOMOTIVE SERVICES).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-69 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-70, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-70 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-70, AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (SUPERVISING MASON).

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-70 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-71, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-71 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-71, ORDINANCE TO RELEASE, VACATE, AND EXTINGUISH ANY PUBLIC RIGHTS IN CERTAIN PAPER STREETS ABUTTING CITY OWNED LOTS AS DEPICTED ON A BOUNDARY SURVEY PREPARED BY FRALINGER ENGINEERING.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-71 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-72, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-72 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-72, ORDINANCE AMENDING ORDINANCE 2006-53, AS AMENDED, CHAPTER 29 OF THE CODE OF THE CITY OF VINELAND ENTITLED VINELAND DEVELOPMENT CORPORATION TO STAGGER MEMBERSHIP OF THE BOARD OF DIRECTORS.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-72 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-73, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-73 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-73, ORDINANCE DENYING A REQUEST TO AMEND ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN SO AS TO AMEND BLOCK 4108 LOT 10, 412 SOUTH SIXTH STREET, AS RECOMMENDED BY THE PLANNING BOARD, RESOLUTION 6664.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-73 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-74, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-74 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-74, ORDINANCE DENYING AN AMENDMENT TO 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 PROHIBIT OUTDOOR STORAGE FACILITIES ON BLOCK 2802 LOT 1 CONSISTENT WITH RESOLUTION 6663 OF THE PLANNING BOARD AND APPROVING A 2 YEAR EXTENSION OF THE ABILITY TO POST A BOND FOR IMPROVEMENTS.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-74 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-75, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-75 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-75, ORDINANCE DENYING AN AMENDMENT TO 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 CONSISTENT WITH RESOLUTION 6665 OF THE PLANNING BOARD FOR BLOCK 4004 LOT 10.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-75 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-76, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-76 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-76, 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 ALLOW AN EXISTING RETAIL USE TO BE CONVERTED TO A 20 SEAT HOUSE OF WORSHIP AT BLOCK 3019 LOT 2, 13 NORTH EAST BOULEVARD, VINELAND CONSISTENT WITH RESOLUTION 6666 OF THE PLANNING BOARD.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-76 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-77, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-77 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-77, ORDINANCE AMENDING ORDINANCE 89-13, AS AMENDED, CHAPTER 425, ARTICLE I, SECTION 425-5 OF THE CODE OF THE CITY OF VINELAND ENTITLED FEES AND ORDINANCE 2009-72, AS AMENDED, CHAPTER 425, ARTICLE VI, SECTION 425-44 OF THE CODE OF THE CITY OF VINELAND ENTITLED SUBMISSION TO COUNTY PLANNING BOARD IN ACCORDANCE WITH RESOLUTION 6667 OF THE PLANNING BOARD OF THE CITY OF VINELAND.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-77 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-78, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-78 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-78, ORDINANCE AMENDING ORDINANCE 2007-23, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-310 OF THE CODE OF THE CITY OF VINELAND ENTITLED ZONING; TEMPORARY USE PERMIT.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-78 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented ORDINANCE No. 2024-79, which was ready for a first reading.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-79 be taken up for the First Reading.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk read ORDINANCE NO. 2024-79, ORDINANCE AMENDING ORDINANCE 2008-39, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-59 OF THE CODE OF THE CITY OF VINELAND ENTITLED SUBMISSION OF APPLICATION; CONTENTS OF COMPLETE APPLICATION.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that ORDINANCE NO. 2024-79 be passed for First Reading and that a Public Hearing be held on Monday, December 23, 2024 at 6:30 p.m.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-560A*, A RESOLUTION RECOGNIZING NEIDA MORALES-MORGAN UPON RETIRING FROM PUBLIC SERVICE EFFECTIVE JANUARY 1, 2025.
**The number '560' was assigned to a resolution for the November 26 regular meeting and was inadvertently used again. The 'A' designation is used to differentiate the two.*

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-560A be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

Councilman Spinelli expressed that he will miss Neida's smiling face in the Clerk's office.

President Arthur thanked Neida for her years of service.

There being no further discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President invited Ms. Morales-Morgan forward and directed the Clerk to read the resolution in its entirety and presented her with a copy. The Clerk commented that Neida worked in his department for over 26 years.

Ms. Morales-Morgan's daughter, Lydia, read a brief tribute about her mother. Neida stated that she enjoyed working in the Clerk's office. The Clerk commented that for many years of her city employment, Neida had to use her vacation, personal and sick benefit time to care for family, especially when the nurse called out. Her devotion to her family and her job is greatly appreciated.

The Clerk presented RESOLUTION NO. 2024-561, RESOLUTION AUTHORIZING THE CITY OF VINELAND TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2024 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-561 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-562, A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BY AND BETWEEN THE COOPERATIVE, PENNSAUKEN, NEW JERSEY AND THE CITY OF VINELAND FOR THE TEEN OUTREACH PROGRAM (TOP) MODEL - SEXUAL RISK AVOIDANCE EDUCATION PROGRAM.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-562 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-563, A RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE COUNTY OF CUMBERLAND FOR MEALS ON WHEELS PROGRAM SERVICES FOR CALENDAR YEAR 2025.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-563 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-564, A RESOLUTION PROVIDING FOR THE INSERTION IN THE CALENDAR YEAR 2024 BUDGET OF THE CITY OF VINELAND A SPECIAL ITEM OF REVENUE MADE AVAILABLE BY REVENUE REALIZED FROM STATE OF NEW JERSEY, DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION GRANT ALLOCATION, IN THE AMOUNT OF \$282,460.90 AND AN APPROPRIATION IN SAID BUDGET FOR LIKE SUM AND PURPOSE.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-564 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-565, A RESOLUTION PROVIDING FOR THE INSERTION IN THE CALENDAR YEAR 2024 BUDGET OF THE CITY OF VINELAND A SPECIAL ITEM OF REVENUE MADE AVAILABLE BY REVENUE REALIZED FROM STATE OF NEW JERSEY, DEPARTMENT OF TRANSPORTATION, FY2025 MUNICIPAL AID PROGRAM, IN THE AMOUNT OF \$536,527.00 AND AN APPROPRIATION IN SAID BUDGET FOR LIKE SUM AND PURPOSE.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-565 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-566, A RESOLUTION PROVIDING FOR THE INSERTION IN THE CALENDAR YEAR 2024 BUDGET OF THE CITY OF VINELAND A SPECIAL ITEM OF REVENUE MADE AVAILABLE BY REVENUE REALIZED FROM THE COOPERATIVE, SEXUAL RISK AVOIDANCE EDUCATION (SRAE) PROGRAM IN THE AMOUNT OF \$49,750.00 AND AN APPROPRIATION IN SAID BUDGET FOR LIKE SUM AND PURPOSE.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-566 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-567, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 5, TO CONTRACT NO. C22-0109, PURCHASE ORDER NO. 22-05169, ISSUED TO TERRA TECH SERVICES, LLC, DOWNINGTOWN, PA, IN THE AMOUNT OF \$97,900.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-567 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-568, A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO PURCHASE ORDER 24-06543 TO ANIXTER INC, JOPPA, MD, IN THE AMOUNT OF \$1,218.03.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-568 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-569, A RESOLUTION AWARDING AN OPEN-END CONTRACT TO LINDE GAS & EQUIPMENT, INC., ALLENTOWN, PA FOR THE SUPPLY OF CEMS CALIBRATION GASES, IN THE ESTIMATED AMOUNT OF \$68,006.95.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-569 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-570, A RESOLUTION AUTHORIZING PAYMENT TO SIEMENS ENERGY, HOUSTON, TX FOR SIEMENS PARTS AND SERVICES FOR UNIT 11 AND CLAYVILLE GENERATING STATIONS IN ACCORDANCE WITH A LONG TERM SERVICE AGREEMENT.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-570 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-571, A RESOLUTION AUTHORIZING A CONTRACT AWARD TO A STATE CONTRACT VENDOR, CONSOLIDATED FENCE, KENILWORTH, NJ FOR GATE UPGRADES AT MULTIPLE WATER UTILITY PROPERTIES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-571 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-572, A RESOLUTION AWARDDING AN OPEN-END CONTRACT TO BORRELLI CONSTRUCTION, LLC, VINELAND, NJ FOR THE GAS COMPRESSOR ENCLOSURE MODIFICATION FOR CLAYVILLE GENERATING STATION, IN THE AMOUNT OF \$80,978.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-572 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-573, A RESOLUTION AWARDDING A CONTRACT TO NERI'S CONSTRUCTION & RENTAL, INC., WILLIAMSTOWN, NJ FOR DEMOLITION OF 703 S. EIGHTH STREET (BLOCK 4904, LOT 29) AND 715 S. SEVENTH STREET (BLOCK 4903, LOT 24), IN THE AMOUNT OF \$65,892.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-573 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-574, A RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO STARNET SOLUTIONS INC., FARMINGDALE, NJ, FOR THE PURCHASE OF N-ABLE AND N-CENTRAL WITH ONE (1) YEAR SUPPORT RENEWAL, IN AN AMOUNT NOT TO EXCEED \$52,401.00.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-574 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-575, A RESOLUTION AUTHORIZING A CONTRACT AWARD TO A STATE CONTRACT VENDOR, SHI INTERNATIONAL CORP., SOMERSET, NJ, FOR PROOFPOINT ANNUAL SUBSCRIPTION, IN THE AMOUNT OF \$47,186.35.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-575 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-576, RESOLUTION EXERCISING THE SECOND OPTION YEAR RENEWAL TO CONTRACT FOR MARKETING, ADVERTISING, PROMOTIONAL AND PUBLIC RELATIONS/CONSTITUENT CONSULTING SERVICES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-576 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-577, RESOLUTION AMENDING RESOLUTION NO. 2024-463 APPROVING FORGIVABLE LOAN(S) FROM FIRST GENERATION ENTERPRISE ZONE FUNDS FOR PROJECT BEAUTIFY.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-577 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-578, A RESOLUTION AUTHORIZING AND DIRECTING THE REFUND OF TAXES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-578 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-579, A RESOLUTION TO AMEND RESOLUTION NO. 2024-516 ENTITLED "A RESOLUTION AUTHORIZING AND DIRECTING THE REFUND OF TAXES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-579 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-580, A RESOLUTION PROVIDING FOR THE TRANSFER OF CERTAIN CALENDAR YEAR 2024 BUDGET APPROPRIATIONS BALANCES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-580 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-581, A RESOLUTION PROVIDING AND AUTHORIZING THE PAYMENT OF BILLS AND DEMANDS AGAINST THE CITY OF VINELAND.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-581 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-582, A RESOLUTION SETTING THE DATE AND TIME OF THE INAUGURATION/ REORGANIZATION MEETING.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-582 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-583, A RESOLUTION AUTHORIZING AND DIRECTING THE MUNICIPAL CLERK TO POST AND FILE A SCHEDULE OF COUNCIL’S REGULAR MEETINGS AND WORK SESSIONS AND TO POST AND FILE NOTICES OF ALL MEETINGS OF COUNCIL AS REQUIRED BY THE OPEN PUBLIC MEETINGS ACT OF 1975; AND DESIGNATING THE DAILY JOURNAL AND THE PRESS OF ATLANTIC CITY TO RECEIVE SAID NOTICES AS REQUIRED UNDER THE OPEN PUBLIC MEETINGS ACT.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-583 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-584, A RESOLUTION RE-APPOINTING MEMBERS TO THE VINELAND DOWNTOWN IMPROVEMENT DISTRICT MANAGEMENT CORPORATION BOARD OF DIRECTORS.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-584 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-585, A RESOLUTION AUTHORIZING A CONTRACT AWARD TO GROUPE LACASSE, STATE CONTRACT VENDOR #A81714 FOR FURNITURE FOR THE FOURTH FLOOR RENOVATIONS.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-585 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented RESOLUTION NO. 2024-586, A RESOLUTION AUTHORIZING CONTRACT AWARD TO DATUM FILING SYSTEMS, INC., EMGSVILLE, PA THROUGH THE REGIONAL COOPERATIVE AGREEMENT WITH EDUCATIONAL SERVICES COMMISSION OF NJ FOR THE PURCHASE OF A HIGH DENSITY FILING SYSTEM FOR THE PLANNING DIVISION.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-586 be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented a communication from Mayor Anthony R. Fanucci reappointing Justin White to the Vineland Downtown Improvement District, for the term of three (3) years, commencing January 1, 2025 and expiring December 31, 2027, and requested the communication be received and filed.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the communication as presented by the Clerk, be received and filed.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented a communication from Mayor Anthony R. Fanucci appointing John Pedersen as a full-time member of the Environmental Commission Board to replace David Lowenstern, effective October 17, 2024, and expiring October 16, 2027, and requested the communication be received and filed.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the communication as presented by the Clerk, be received and filed.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The Clerk presented a communication from Mayor Anthony R. Fanucci appointing Joshua Aderholdt as Alternate # 2 to the Environmental Commission Board, to fill an unexpired term, expiring October 16, 2025, and requested the communication be received and filed.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that the communication as presented by the Clerk, be received and filed.

The President asked if there was any discussion by Council members on this motion.

There being no discussion to be heard, the Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

The President asked if any Council members wished to be heard.

Councilman Franceschini thanked the Safety Patrol from Durand School for participating tonight.

Councilman Acosta publicly thanked Steve Lewis for providing the transportation for Council members at the Christmas parade.

Councilman Spinelli thanked a congratulated the Olde Fashioned Christmas committee, especially his wife, Josie, who is the chair, for a nice event.

Councilman Vargas noted the PAL Christmas party scheduled for December 14. He also noted the upcoming Vineland wrestling tournament on December 21.

President Arthur thanked the Durand Dolphins for their participation tonight. She congratulated Neida Morales-Morgan on her retirement. She stated that the Office of Emergency Management is preparing for bad weather incidents. The Sr. Citizen luncheon is tomorrow. And she noted that the 2025 Council meeting schedule is slightly modified, with only one work session and one regular meeting each month for the summer months of June, July and August.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, to adjourn the meeting.

The Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Arthur

Dr. Elizabeth A. Arthur
Council President

ATTEST:

Keith Petrosky, RMC
City Clerk

SPECIAL MEETING
TUESDAY, DECEMBER 17, 2024
6:00 P.M.

The Special Meeting of the City Council of the City of Vineland was called to order by the President, Dr. Elizabeth A. Arthur.

The following members were present at roll call:
Councilman David Acosta
Councilman Ronald J. Franceschini, Jr.
Councilman Paul F. Spinelli
Councilman Albert Vargas
President Dr. Elizabeth A. Arthur

Also present were: Robert E. Dickenson, Jr., Business Administrator
Richard P. Tonetta, Esq. City Solicitor
Edwin Alicea, Director of Public Safety
H. James Neher, Director of Public Works

The President led the Pledge of Allegiance.

The Deputy Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 13, 2024 by the City Clerk, in the following manner:

- 1. Posting written notice on the official bulletin board in the lobby of the City Hall;
- 2. Providing written notice to the offices of The Daily Journal and The Press of Atlantic City; and;
- 3. Filing written notice in the office of the City Clerk of the City of Vineland.

The President asked if there was anyone in the audience who wished to be heard.

There being no one to be heard, the Deputy Clerk presented RESOLUTION NO. 2024-587, A RESOLUTION REJECTING ALL BIDS RECEIVED FOR THE CONSTRUCTION OF TWO (2) EXTERIOR POLE BARN STRUCTURES FOR VINELAND PUBLIC WORKS FACILITY AND AUTHORIZING THE RE-ADVERTISEMENT FOR BIDS TO BE RECEIVED FRO TWO (2) EXTERIOR POLE BARN STRUCTURES.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, that RESOLUTION NO. 2024-587, be adopted according to law.

The President asked if there was any discussion by Council members on this motion.

There being no discussion, the Deputy Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Dr. Arthur

With no council members asking for privilege of the floor, the President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, to adjourn the meeting.

the Deputy Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Dr. Arthur

Meeting adjourned at 6:03 P.M.

Council President

ATTEST:

Deputy City Clerk

REGULAR WORK SESSION
TUESDAY, DECEMBER 17, 2024
6:03 P.M.

The Regular Work Session of the City Council of the City of Vineland was called to order by the President, Dr. Elizabeth A. Arthur.

The following members were present at roll call:
Councilman David Acosta
Councilman Ronald J. Franceschini, Jr.
Councilman Paul F. Spinelli
Councilman Albert Vargas
President Dr. Elizabeth A. Arthur

Also present were: Richard P. Tonetta, Esq., City Solicitor
Robert E. Dickenson, Jr., Business Administrator
H. James Neher, Director of Public Works
Edwin Alicea, Director of Public Safety

The President led the Pledge of Allegiance.

The Deputy City Clerk stated Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given on December 13, 2023 by the City Clerk in the following manner:

1. Posting written notice on the official bulletin board in the lobby of the City Hall;
2. Providing written notice to the offices of The Daily Journal and The Press of Atlantic City;
3. Filing written notice in the office of the City Clerk of the City of Vineland.

The President asked if anyone from the public would like to comment.

There being no one to be heard, the Deputy Clerk reviewed the agenda.

Councilman Vargas stated that the PAL Christmas party was a success and the children had fun. He mentioned the PAL is in need of some help. He mentioned changes must be made or he will walk away from it.

Councilman Spinelli also commented about the PAL stating they need to look at the By-Laws as to how the board can and should handle their official business. Councilman Vargas mentioned the Board should be able to recommend and have opinions on who is hired as a PAL Director; essentially they are hiring an individual without input from the Board. A short discussion took place. Vargas stated he spoke with the Chief of Police and will also have a meeting to bring him up to date as to what is happening. Councilman Spinelli mentioned VDID will meet tomorrow for end of year for some house cleaning items and then begin to prepare for the new year.

Councilman Franceschini asked if and when the City or School Board would be arming guards at schools in light of another school incident yesterday in Madison Wisconsin. Business Administrator Bob Dickenson advised Council the City would be hiring Class III officers specifically for the schools and will likely occur for September 2025. Dickenson stated they just completed a walk-through of Sabater/Delago School with security consultants who had major concerns. A short discussion by Council ensued.

President Arthur advised there would be no students for the Pledge of Allegiance on December 23rd. She asked if all council members could arrive at 5:30 P.M. to take a photograph in Council chambers.

The President entertained a motion by Councilman Acosta, and seconded by Councilman Franceschini, to adjourn the meeting. The Deputy Clerk called the roll: YEAS: Councilman Acosta
Councilman Franceschini
Councilman Spinelli
Councilman Vargas
President Dr. Arthur

Dr. Elizabeth A. Arthur
President

ATTEST:

Richard G. Franchetta, RMC, EJD
Deputy City Clerk

ORDINANCE NO. 2024- 62

ORDINANCE AMENDING ORDINANCE 96-4, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-270 ENTITLED WORD USAGE; DEFINITIONS TO CLARIFY THE TERM “OFFICE” AND “SUBSTANCE ABUSE COUNSELING OR TREATMENT CENTER” AND TO CONSIDER OTHER TYPES OF OFFICES AS DEFINED TERMS IN ACCORDANCE WITH RESOLUTION 6667 OF THE CITY OF VINELAND PLANNING BOARD.

WHEREAS, on January 23, 1996, City Council adopted Ordinance 96-4, as amended, Chapter 425, Article XV, Section 425-270 entitled Zoning; Word Usage; Definitions, wherein the term of “Office” was defined but was not a permitted use in any zone, although certain specific types of offices as defined in Chapter 425 of the Code of the City of Vineland, (Land Use Ordinance) such as “Business Office” “Corporate Office” and “Professional Office” were defined and permitted in certain zones specific to their intended use; and

WHEREAS, a question was considered whether the Land Use Ordinance adequately addresses agencies or entities providing services that do not conform to one of the other office definitions or adequately consider other types of “medical offices” that have become prevalent in the City; and

WHEREAS, a question was also considered regarding the proper definition of the use “Office” so as to better and more adequately clarify the term and the use; and

WHEREAS, a question was also considered regarding the definition of Substance Abuse Counseling or Treatment Center and whether out-patient treatment for mental health should be considered as a defined use and whether such uses should include in-patient treatment providing shelter and food; and

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland considered the matters at a regularly scheduled meeting at which time the Board heard testimony from Kathleen Hicks, P.P., Supervising Planner for the City and Ryan R. Headley, P.E., P.P., A.I.C.P., C.M.E., Board Planner and Engineer and reviewed the Ordinance and amendments; and

WHEREAS, after taking testimony and considering the existing Land Use Ordinance, determined it was necessary to amend Chapter 425, Article XV, Section 425-270 to further define the term “Office;” to consider changes to the definition of “Medical Office,” “Substance Abuse Counseling or Treatment Center” and “Professional Office” “and to create a new definition to encompass the use of entities providing a service or assistance to individuals to be a “Service Office;” as well as a new defined term of Mental Health Counseling or Treatment Center and

WHEREAS, the Planning Board adopted Ordinance No. 6667 wherein the Planning Board recommended City Council consider an amendment to Section 425-270 of the Code of the City of Vineland clarifying the term “Office;” changing the definition of “Medical Office” to include therein acupuncturists; clarifying the term “Professional Office” to make it clear that medical offices shall not be considered a “Professional Office;” clarifying the term “Substance Abuse Counseling or Treatment Center” to specifically limit treatment to out-patient only and prohibiting food and/or shelter and to create a defined term of “Service Office” as one has not herein before been defined; and further to create the defined term of “Mental Health Counseling or Treatment Center” and to specifically limit treatment to out-patient only and prohibiting food and/or shelter.

WHEREAS, City Council hereby adopts the findings and recommendations of the Planning Board in accordance with Resolution 6667 and testimony of Kathleen Hicks, Supervising Planner and Ryan Headley Board Planner and Engineer; and

WHEREAS, City Council finds it to be in the best interest of the City to amend Ordinance 96-4, Chapter 425 Article XV, Section 425-270 as recommended by the City of Vineland Planning Board and Kathleen Hicks and Ryan Headley.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Vineland that Ordinance 96-4, as amended, Chapter 425, Article XV, Section 425-270 entitled Zoning; Word Usage; Definitions be amended as follows:

- A. The defined term **OFFICE** shall be deleted in its entirety and replaced as follows:

OFFICE- Any room or group of rooms used for conducting the affairs of a business, profession, service, industry or government. For purposes of this Chapter, if a use established on a property has an on-site office that only serves the use established on that lot and that is clearly subservient to the use established on that lot, said office shall not be considered a separate use.

- B. The defined term **BUSINESS OFFICE** shall be deleted in its entirety and replaced as follows:

BUSINESS OFFICE- Any office, other than a service, professional or medical office as defined herein, rendering services on a fee or contract basis.

- C. The defined term **MEDICAL OFFICE** shall be deleted in its entirety and replaced as follows:

MEDICAL OFFICE- Any office of a recognized medical profession maintained for the conduct of that profession. For purposes of this Chapter, a dentist's, chiropractor's or acupuncturist 's office shall be considered a medical office, while a veterinarian's office shall not be considered a medical office.

- D. The defined term **PROFESSIONAL OFFICE** shall be deleted in its entirety and replaced as follows:

PROFESSIONAL OFFICE- Any office of a member of a recognized profession maintained for the conduct of that profession. For purposes of this Chapter, a medical, service or veterinarian's office as defined herein, shall not be considered a professional office.

- E. The defined term **SERVICE OFFICE** shall be added as follows:

SERVICE OFFICE- Any office primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government or other enterprises.

- F. The defined term **SUBSTANCE ABUSE COUNSELING OR TREATMENT CENTER** shall be deleted in its entirety and replaced as follows:

SUBSTANCE ABUSE COUNSELING OR TREATMENT CENTER-Any facility which provides counseling and/or therapeutic programs for recovering alcoholics or drug addicts. For purposes of this Chapter, a Substance Abuse Counseling or Treatment Center shall be out-patient only, providing no food or shelter as part of the regular regimen of treatment or care.

- G. The defined term **MENTAL HEALTH COUNSELING OR TREATMENT CENTER** shall be added as follows:

MENTAL HEALTH COUNSELING OR TREATMENT

CENTER-Any facility which provides counseling and/or therapeutic programs for persons having mental health issues. For purposes of this Chapter, a Mental Health Counseling or Treatment Center shall be out-patient only, providing no food or shelter as part of the regular regimen of treatment or care.

BE IT FURTHER ORDAINED that any portion of Ordinance 96-4, as amended, Chapter 425, Article XV, Section 425-270 of the Code of the City of Vineland not amended hereby shall remain in full force and effect.

BE IT FURTHER ORDAINED that any ordinance or portion thereof inconsistent herewith shall be void to the extent of such inconsistency.

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

Passed first reading: November 26, 2024

Passed final reading: December 10, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

FOX ROTHSCHILD, LLP
Midtown Building, Suite 400
1301 Atlantic Avenue
Atlantic City, NJ 08401 (609) 348-4515
Attorneys for City of Vineland Planning Board

Land Use Ordinance Amendments:	:	
#1-Clarification of Office Uses	:	CITY OF VINELAND PLANNING BOARD
#2- Substance Abuse Counseling or Treatment Center In B-2 Business Zone	:	DECISION AND RESOLUTION No. 6667
#3- Mental Health Counseling or Treatment Center	:	
#4- Temporary Use Permit	:	
#5- Complete Application (submission of plans)	:	
#6- County Transmittal	:	
#7- Newspaper Notice for Applications	:	
#8- Cannabis	:	

THESE MATTERS having been heard by the Planning Board of the City of Vineland on November 13, 2024, at a regularly scheduled meeting at Vineland City Hall and the Board having reviewed the Ordinance Amendments (hereinafter defined) as prepared by Kathleen Hicks, Supervising Planner and attached hereto as Exhibit “A “ and a quorum being present; and

WHEREAS, the City of Vineland Planning Board has heard the testimony of Ryan R. Headley, P.E., P.P., A.I.C.P., C.M.E., Board Planner & Engineer; and

WHEREAS, the City of Vineland Planning Board has heard the testimony of Kathleen Hicks, Supervising Planner; and

WHEREAS, the City of Vineland Planning Board has received the following Land Use Ordinance Amendments prepared by Kathleen Hicks, Supervising Planner:

Land Use Ordinance Amendment #1-Clarification of Office Uses

Land Use Ordinance Amendment #2- Substance Abuse Counseling or Treatment Center
In B-2 Business Zone

Land Use Ordinance Amendment #3- Mental Health Counseling or Treatment Center

Land Use Ordinance Amendment #4- Temporary Use Permit

Land Use Ordinance Amendment #5- Complete Application (submission of plans)

Land Use Ordinance Amendment #6- County Transmittal

Land Use Ordinance Amendment #7- Newspaper Notice for Applications

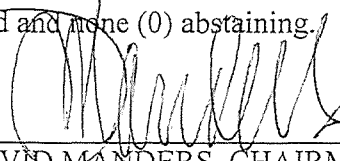
Land Use Ordinance Amendment #8- Cannabis

(collectively the "Ordinance Amendments")

WHEREAS, the City of Vineland Planning Board, based upon the public comments and testimony of the Board Consultants, makes the following finds of fact and conclusions:

1. The Ordinance Amendments are consistent with the goals and intent of the City of Vineland Master Plan and the 2018 Reexamination of the Master Plan.
2. The adoption and implementation of the Ordinance Amendments is in the public interest and will protect public health and safety and promote the general welfare.

NOW, THEREFORE, BE IT DECIDED AND RESOLVED by the Planning Board of the City of Vineland recommends that City Council adopt the Ordinance Amendments attached as Exhibit "A." by a vote of seven (7) in favor, none (0) opposed and none (0) abstaining.



DAVID MANDERS, CHAIRMAN

Dated: 11-13-24



YASMIN PEREZ, SECRETARY

RE: Ordinance Amendments
Resolution No. 6667

BOARD VOTING IN FAVOR:
JOHN CASADIA
DOUGLAS MENZ
MICHAEL PANTALIONE
SANDY VELEZ
ROBERT ODORIZZI
DAVID MANDERS

BOARD OPPOSED:
NONE

ABSTAIN:
NONE

LAND USE ORDINANCE AMENDMENT #1

Clarification of Office Uses

Issue – In §425-270, ‘office’ is defined but it isn’t a permitted use in any zone. ‘Business office’, ‘corporate office’, ‘governmental office’, ‘in-home office’, ‘medical office’, ‘professional office’ and ‘public utility office’ are also defined. The current definitions are as follows:

Office - Any room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Business office – Any office, other than a professional office, rendering services on a fee or contract basis.

Corporate office – Any administrative headquarters of a business or industry which, for purposes of this chapter, is characterized as a single employer with over 50 employees working on-site and as a facility primarily serving a regional, national or international client base, not a local, walk-in clientele.

Governmental office – Any office of a governmental body (i.e., federal, state, county, municipal, authority or school board office).

In-home office – Any office within a single-family dwelling which is used only for making phone calls and doing paperwork for an enterprise conducted off site. Such an office shall have no identification sign and shall receive no business visitation.

Medical office - Any office of a recognized medical profession maintained for the conduct of that profession. For purposes of this chapter, a dentist’s or chiropractor’s office shall be considered a medical office, while a veterinarian’s office shall not be considered a medical office.

Professional office – Any office of a member of a recognized profession maintained for the conduct of that profession. For purposes of this chapter, a veterinarian’s office shall not be considered a professional office.

Public utility office – Any office of a public utility.

Some non-profit agencies don’t conform to any of these definitions. Offices that provide services, such as non-profit agencies, but don’t conform to one of the other office definitions, need to be addressed. Additionally, some of these definitions require clarification.

Proposed Amendment – Add definition of ‘service office’.

In §425-270, add definition for ‘SERVICE OFFICE – Any office primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government or other enterprises’

Proposed Amendment – Make ‘service office’ a permitted use in selected zones.

In §425-295, insert ‘Service office’ as B(2) and re-order permitted uses for B-3 Business Zone.

In §425-298, insert ‘Service office’ as B(14) and re-order permitted uses for IN-1 Institutional Zone.

Proposed Amendment - In §425-270, add clarifying language to existing definitions as follows:

Office - Any room or group of rooms used for conducting the affairs of a business, profession, service, industry or government. *For purposes of this chapter, if a use established on a property has an on-site office that only serves the use established on that lot and that is clearly subservient to the use established on that lot, said office shall not be considered a separate use.*

Business office – Any office, other than a professional *or medical* office, rendering services on a fee or contract basis.

Medical office - Any office of a recognized medical profession maintained for the conduct of that profession. For purposes of this chapter, a dentist’s, chiropractor’s *or acupuncturist’s* office shall be considered a medical office, while a veterinarian’s office shall not be considered a medical office.

Professional office – Any office of a member of a recognized profession maintained for the conduct of that profession. For purposes of this chapter, a *medical or* veterinarian’s office shall not be considered a professional office.

LAND USE ORDINANCE AMENDMENT #2
Substance Abuse Counseling or Treatment Center
In B-2 Business Zone

Issue – ‘Substance abuse counseling or treatment center’ is a permitted use in a B-2 Business Zone. In §425-294, it specifically states, ‘It is the purpose of these zones to recognize and preserve commercial areas which are specifically intended to provide convenient service to surrounding neighborhoods. Because of the necessary interface with residential zones, it is important that negative impacts be minimized....’ Should ‘substance abuse counseling or treatment center’ be a permitted use in a B-2 Business Zone?

Proposed Amendment – Clarify definition so use includes out-patient only.

In §425-270, revise ‘substance abuse counseling or treatment center’ definition to read ‘Any facility which provides counseling and/or therapeutic programs for recovering alcoholics or drug addicts. For purposes of this chapter, a substance abuse or treatment center shall be out-patient only, providing no food or shelter’.

Proposed Amendment – Remove ‘substance abuse counseling or treatment center’ as a permitted use in a B-2 Zone.

In §425-294, replace B(1) with ‘All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone with the exception of substance abuse counseling or treatment center’.

LAND USE ORDINANCE AMENDMENT #3

Mental Health Counseling or Treatment Center

Issue – Out-patient treatment for mental health issues isn't addressed in the Zoning Ordinance.

Proposed Amendment – Provide a definition for 'mental health counseling or treatment center'.

In §425-294, insert new definition 'MENTAL HEALTH COUNSELING OR TREATMENT CENTER - Any facility which provides counseling and/or therapeutic programs for persons having mental health issues. For purposes of this chapter, a mental health counseling or treatment center shall be out-patient only, providing no food or shelter.'

Proposed Amendment – Permit in same zones as substance abuse counseling or treatment center.

In §425-293, add 'E(8) Mental health counseling or treatment center' as a prohibited use in a B-1 Zone.

In §425-294, replace B(1) with 'All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone with the exception of substance abuse counseling or treatment center and mental health counseling or treatment center'.

LAND USE ORDINANCE AMENDMENT #4

Temporary Use Permit

Issue – Some developers have applied to the Zoning Board of Adjustment to authorize the issuance of a temporary use permit by the Zoning Officer to permit utilization of a site without required site improvements. A temporary use permit is valid for 6 months, with a 6 month extension available. At the end of the 6 months or 1 year, the site often continues in violation. The Boards' solicitor has advised that there is no allowance in Municipal Land use Law for the Zoning Board to authorize temporary use permits. The provision allowing the Zoning Officer to issue temporary use permits when there are true emergencies is acceptable.

Proposed Amendment – Delete provisions related to the Zoning Board of Adjustment in §425-310. Revised §425-310 shall read as follows:

It is recognized that there may be the need in very selected instances to allow for a temporary use on a property which may not be in accordance with the provisions of this chapter. A temporary use may be necessitated by a public emergency or by a personal hardship created by a catastrophic event (e.g., hurricane, fire). These events, because of their sudden and unexpected nature, cannot be planned for in advance, yet require immediate remedy. The Zoning Officer is therefore empowered in these very selected instances to grant a temporary use permit if, in his judgement, the proposed use is of such a nature that there will be no detrimental impact upon adjoining properties. Said temporary use permit shall be valid for a period of six months from date of issuance. Upon written request made prior to the expiration date, the Zoning Officer may grant one six-month extension.

LAND USE ORDINANCE AMENDMENT #5
Complete Application (submission of plans)

Issue – Digital copies of plans submitted with applications reduces number of paper copies needed.

Proposed Amendment – In §425-59, change the number of copies submitted as follows:

B(1)(a) – Replace ‘six copies’ with ‘four copies’ for a minor subdivision or redivision

B(2)(a) – Replace ‘ten copies’ with ‘four copies’ for a major subdivision, preliminary plat

B(2)(c) - Replace ‘ten copies’ with ‘three copies’ for stormwater plans

B(3)(b) – Replace ‘twelve copies’ with ‘five copies’ for a major subdivision, final plat

B(4)(a) – Replace ‘six copies’ with ‘four copies’ for a site plan

B(4)(g) – Replace ‘10 copies’ with ‘four copies’ for other checklist requirements

LAND USE ORDINANCE AMENDMENT 6

County Transmittal

Issue – For a fee, the City transmits 4 copies of the plan submitted with a development application to the County Planning Board for their review and approval. Because of the increased size of plans being submitted, this courtesy has become too burdensome and costly.

Proposed Amendments – Remove any reference to City transmitting submitted plans to County Planning Board.

In §425-5, delete A(28) ‘Submission to County Planning Board \$10’ and re-number

Delete §425-44 and replace with the following:

§425-44 Submission to County Planning Board

Each application for subdivision approval, where required by Section 5 of P.L. 1968, c. 285 (N.J.S.A. 40:27-6.3), and each application for site plan approval, where required by Section 8 of P.L. 1968, C. 285 (N.J.S.A. 40:27-6.6), shall be submitted to the County Planning Board for review or approval by the applicant. In such case, the municipal board shall condition its approval upon timely receipt of a favorable report from the County Planning Board or approval of said board by its failure to act within the required time period.

In §425-59, delete clause ‘(plus four if the application must go to the County Planning Board)’ from B(1)(a); B(2)(a); B(3)(b); B(4)(a); and B(4)(b)

LAND USE ORDINANCE AMENDMENT #7

Newspaper Notice for Applications

Issue – The City, as a courtesy, publishes required notices for public hearings in the newspaper. The City has been advised by its board solicitor that the City takes on liability for the accuracy of these notices with this practice.

Proposed Amendment – Make applicant responsible for required notice.

Delete §425-12A and replace with ‘The applicant shall give notice of application for development pursuant to N.J.S.A. 40:55D-12 and any amendments thereto. In addition, the Applicant shall give notice of application for revision to the Master Plan of Street Extensions.

LAND USE ORDINANCE AMENDMENT #8

Cannabis

Issue – City Council has created licenses for cannabis delivery services, but the use isn't permitted in any zoning districts.

Proposed Amendments – Make allowance for cannabis delivery service in Article XXVII Medical and Adult Use Cannabis

In §425-373B, add 'cannabis delivery service' after 'cannabis distributor'.

In §425-375, add 'K. Cannabis delivery service, in accordance with this chapter'.

In §425-377, delete 'F. Cannabis delivery service' from list of prohibited uses.

Proposed Amendments - Permit cannabis delivery service in same zones as cannabis cultivator, manufacturer, wholesaler, and distributor.

In §425-288, add '(27) Cannabis delivery service' to I-1 permitted uses and re-number (Note – This also allows use in I-2, I-3, and I-B Zones)

In §425-292, add '(15) Cannabis delivery service' to I-4 permitted uses and re-number

Issue – The number of licenses stipulated in the Land Use Ordinance is duplicative and inconsistent with another section of the City Code.

Proposed Amendments – Delete restrictions on number of licenses.

In §425-383, delete 'E. Two cannabis retailers having a state license shall be permitted in the City of Vineland'.

In §425-383, add new 'E. The number of cannabis cultivators, manufacturers, wholesalers, distributors and delivery services permitted in the City of Vineland is established in §266-3 Licensing, applications, qualifications and standards.

In §425-383, delete 'F. Five cannabis cultivators, five cannabis manufacturers, five cannabis wholesalers and five cannabis distributors shall be permitted in the City of Vineland' and re-number.

ORDINANCE NO. 2024- 63

ORDINANCE AMENDING ORDINANCE 96-4, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTIONS 425-293 ENTITLED B-1 BUSINESS ZONE STANDARDS, SECTION 425-294 ENTITLED B-2 BUSINESS ZONE STANDARDS, SECTION 425-295 ENTITLED B-3 BUSINESS ZONE STANDARDS, 425-298 ENTITLED IN-1 INSTITUTIONAL ZONE STANDARDS IN ACCORDANCE WITH RESOLUTION 6667 OF THE CITY OF VINELAND PLANNING BOARD.

WHEREAS, City Council has, by Ordinance 96-4, as amended, Chapter 425, Article XV, established zoning standards for all zones within the City, including B-1 Business Zones, B-2 Business Zones, B-3 Business zones, IN-1 Institutional Zones; and

WHEREAS, City Council is obligated to adopt Land Use Ordinances “with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land” in accordance with N.J.S.A. 40:55D-62; and

WHEREAS, City Council moved to request the Planning Board consider an examination of all permitted uses within the B-2 Zone and to consider any further recommended changes to the Business Zones as some uses may be incompatible with others and not meet the purpose of the B-2 Business Zone and therefore not the most appropriate use of land within the B-2 Business Zone; and

WHEREAS, Section 425-294 entitled B-2 Business Zone Standards has as permitted uses “All uses permitted in the B-1 Zone, in addition to those uses enumerated as prohibitive uses in the B-1 Zone and Substance Abuse Counseling or Treatment Centers are prohibited uses in the B-1 Zone and therefore permitted in the B-2 Zone; and

WHEREAS, Substance Abuse Counseling or Treatment Center is a permitted use in a B-2 Business Zone. However, in contrast, Section §425-294 of the Code entitled B-2 Business Zone specifically states, ‘It is the purpose of these zones to recognize and preserve commercial areas which are specifically intended to provide convenient service to surrounding neighborhoods. Because of the necessary interface with residential zones, it is important that negative impacts be minimized....’

WHEREAS, on November 13, 2024 the Planning Board of the City of Vineland considered the motion of City Council and has taken testimony from Kathleen Hicks, P.P. City Planner and Ryan Headley, P.E., P.P., A.I.C.P., C.M.E. Board Planner and Engineer. Planning opining that Substance Abuse Counseling or Treatment Centers do not properly “interface with residential zones as required by Section 425-294 of the Code and therefore should not be permitted in the B-2 Zone and further should be limited in scope to out-patient service with no shelter or food being provided; and

WHEREAS, further testimony elicited indicated that the newly defined use of “Service Office” would best be located within the B-3 Business Zone and IN-1 Institutional Zone reasonably considering the character of the different zones and their peculiar suitability for the use prescribed by a “Service Office;” and

WHEREAS, testimony of Planner Hicks and Engineer Headley further indicated that out-patient treatment for mental health issues is not adequately addressed in the Zoning Ordinance and the newly defined use of Mental Health Counseling or Treatment Centers should be permitted within the B-3 Business Zone and IN-1 Institutional Zone reasonably considering the character of the different zones and their peculiar suitability for the use prescribed by a Mental Health Counseling or Treatment Center; and

CITY OF VINELAND

WHEREAS, after considering the testimony, the Planning Board has determined that a recommendation be made to the City Council to amend Chapter 425, Article XV, Section 425-293, B-1 Business Zone to specifically prohibit Mental Health Counseling or Treatment Centers in said zone in addition to the other prohibited uses enumerated therein; to amend Section 425-294 B-2 Business Zone to include as prohibited uses in the B-2 Zone Substance Abuse Counseling or Treatment Centers and Mental Health Counseling or Treatment Centers; amend Section 425-295, B-3 Business Zone and 425-298 IN-1 Institutional Zone to have as permitted uses in said zones “Service Office,” and “Mental Health Counseling or Treatment Centers; and

WHEREAS, the Planning Board adopted Resolution 6667 presenting findings of fact and recommendations and City Council adopts the findings of fact and recommendations as if set forth therein at length as well as taking testimony from Kathleen Hicks and Ryan Headley.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 96-4, as amended, Chapter 425, Article XV entitled Zoning, specifically Sections 425-293 entitled B-1 Business Zone, 425-294 entitled B-2 Business Zone, Section 425-295 entitled B-3 Business Zone and 425-298 entitled IN-1 Institutional Zones be amended as follows:

1. Section 425-293 **B-1 Business Zone Standards** shall be amended with the addition of the following
 - E. Prohibited Uses in the B-1 Business Zone Shall be as follows:
 - (8) Mental Health Counseling or Treatment Center
2. Section 425-294 **B-2 Business Zone Standards** Section B(1) shall be deleted in its entirety and replaced as follows:
 - B. Permitted uses. Permitted uses in the B-2 Business Zone shall be as follows:
 - (1) All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone with the exception of Substance Abuse Counseling or Treatment Center and Mental Health Counseling and Treatment Center which shall be prohibited in the B-2 Zone.
3. Section 425-295 **B-3 Business Zone Standards** Section B (2) shall be amended as follows
 - B. Permitted uses. Permitted uses in the B-3 Business Zone shall be as follows:
 - (2) Service Office

Further, the use “Restaurant” previously (2) shall be renumbered as (3) and all subsections shall be renumbered accordingly.
4. Section 425-298, **IN-1 Institutional Zone Standards** shall be amended with the addition of the following:
 - B. Permitted uses. Permitted uses in the IN-1 Institutional Zone shall be as follows:
 - (14) Service Office

Further, the use “Bank” previously (14) shall be renumbered as (15) and all subsections shall be renumbered accordingly.

CITY OF VINELAND

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

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

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

Passed first reading: November 26, 2024

Passed final reading: December 10, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

ORDINANCE NO. 2024- 64

ORDINANCE AMENDING ORDINANCE 2004-43, AS AMENDED, CHAPTER 425, ARTICLE I, SECTIONS 425-12 OF THE CODE OF THE CITY OF VINELAND ENTITLED NOTICE OF APPLICATION FOR DEVELOPMENT.

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland considered the process for development applications for the City of Vineland, including the notice requirement as set forth in Chapter 425, Article I, Section 425-12 of the Code of the City of Vineland; and

WHEREAS, as a courtesy to developers, the City publishes required notices for public hearings in the newspaper rather than requiring the developers to provide such notices at their cost; and

WHEREAS, the action of the City by publishing the notice also puts the City in jeopardy should the improper information be contained in the notice; and

WHEREAS, the Planning Board of the City of Vineland has taken testimony from Kathleen Hicks, P.P. City Planner and Ryan Headley, P.E., P.P., A.I.C.P., C.M.E. Board Planner and Engineer Planning have recommended that the notice requirement set forth in Chapter 425, Article I, Section 425-12 of the Code of the City of Vineland be amended to require the applicant for a development be responsible for such advertising; and

WHEREAS, after considering the testimony, the Planning Board has determined that a recommendation be made to the City Council to amend Chapter 425, Article I, Section 425-12A to require the applicant to give such notice for development as required pursuant to N.J.S.A. 40:55D-12, however the Planning board inadvertently failed to set forth the time within which such publication should occur and City Council finds that such time should be at least 10 calendar days prior to the hearing date.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2004-43, as amended, Chapter 425, Article I, Section 425-12A of the Code of the City of Vineland be amended as follows:

Section 425-12 A. The applicant shall give public notice of applications for development pursuant to N.J.S.A. 40:55D-12 and any amendments thereto, when notice is required, by publication in the official newspaper at least 10 calendar days prior to the hearing date.

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

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

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

Passed first reading: November 26, 2024

Passed final reading: December 10, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

CITY OF VINELAND

ORDINANCE NO. 2024-65

AN ORDINANCE TO AMEND AND SUPPLEMENT
ORDINANCE NO. 8, WHICH ESTABLISHED THE
CLASSIFICATION AND COMPENSATION PLANS FOR
THE CITY OF VINELAND (TAX ASSESSOR).

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. 21 - 2024, 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. 21 - 2024 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.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

SCHEDULE NO. 21 - 2024

REVISED CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
TAX ASSESSOR	\$80,189 - \$145,000

CITY OF VINELAND

ORDINANCE NO. 2024- 66

AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (PRINCIPAL ASSISTANT ASSESSOR).

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. 22 - 2024, 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. 22 - 2024 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.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

SCHEDULE NO. 22 - 2024

REVISED CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
PRINCIPAL ASSISTANT ASSESSOR	\$52,324 - \$100,000

CITY OF VINELAND

ORDINANCE NO. 2024- 67

AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DIRECTOR OF PUBLIC WORKS).

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. 23 - 2024, 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. 23 - 2024 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.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

SCHEDULE NO. 23 - 2024

REVISED CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
DIRECTOR OF PUBLIC WORKS	\$104,762 - \$140,000

CITY OF VINELAND

ORDINANCE NO. 2024-68_____

AN ORDINANCE TO AMEND AND SUPPLEMENT
ORDINANCE NO. 8, WHICH ESTABLISHED THE
CLASSIFICATION AND COMPENSATION PLANS FOR
THE CITY OF VINELAND (CHIEF ACCOUNTANT).

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. 24 - 2024, 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. 24 - 2024 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.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

SCHEDULE NO. 24 - 2024

REVISED CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
CHIEF ACCOUNTANT	\$92,475 - \$120,000

CITY OF VINELAND

ORDINANCE NO. 2024- 69

AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 8, WHICH ESTABLISHED THE CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF VINELAND (DIRECTOR OF AUTOMOTIVE SERVICES).

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. 25 - 2024, 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. 25 - 2024 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.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

SCHEDULE NO. 25 - 2024

REVISED CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
DIRECTOR OF AUTOMOTIVE SERVICES	\$63,345 - \$135,000

ORDINANCE NO. 2024- 70

AN ORDINANCE TO AMEND AND SUPPLEMENT
ORDINANCE NO. 8, WHICH ESTABLISHED THE
CLASSIFICATION AND COMPENSATION PLANS FOR
THE CITY OF VINELAND (SUPERVISING MASON).

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. 26 - 2024, 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. 26 - 2024 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.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

SCHEDULE NO. 26 - 2024

REVISED CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
SUPERVISING MASON	\$61,650 - \$125,000

ORDINANCE NO. 2024- 71

ORDINANCE TO RELEASE, VACATE, AND EXTINGUISH
ANY PUBLIC RIGHTS IN CERTAIN PAPER STREETS
ABUTTING CITY OWNED LOTS AS DEPICTED
ON A BOUNDARY SURVEY PREPARED BY
FRALINGER ENGINEERING.

WHEREAS, the City of Vineland owns numerous small lots near the south west corner of the intersection of W. Weymouth Road and N. Delsea Drive which abut paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue and an unknown road known as Alley.

WHEREAS, the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue and Alley, or portions thereof, are not needed as a road or for any other public purpose and the public interest would best be served by abandoning, vacating, releasing and extinguishing any and all public rights which the City may have in and to the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue, and Alley, or portions thereof, as more specifically depicted on the Boundary Survey prepared by Fralinger Engineering attached as and made a part hereof.

WHEREAS, the City owned abutting lots are located in an I-1 and I-B Zones and are severely undersized for development for Industrial uses. Vacating said paper streets will advance the public interest by allowing for the consolidation of the numerous undersized lots into a single Lot of 20.78 acres, not subject to wetlands restrictions, which can be sold for industrial development which will increase the City’s tax base, promote employment and otherwise generate economic opportunity for the City and its residents.

WHEREAS, the City of Vineland Planning Department has reported that the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue, Alley are not part of the Master Plan of Streets, and that the Master Plan of Streets will not need to be amended as if those paper streets are vacated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland as follows:

- 1. The public rights and interests in the paper streets known as Grant Avenue, Centre Avenue, Lincoln Avenue, Walnut Street, Pearl Street, Woodland Avenue, and Alley, or portions thereof, as more specifically depicted on the attached Boundary Survey are hereby vacated and extinguished.
- 2. The vacation expressly reserves and excepts from the vacation all rights and privileges possessed by public utilities, as defined in N.J.S.A. 48:2-13 and by any cable television company, as defined in the “Cable Television Act,” N.J.S.A. 48:5a-1 et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, to be vacated.
- 3. This Ordinance shall become effective twenty (20) days after its final passage and publication according to law.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

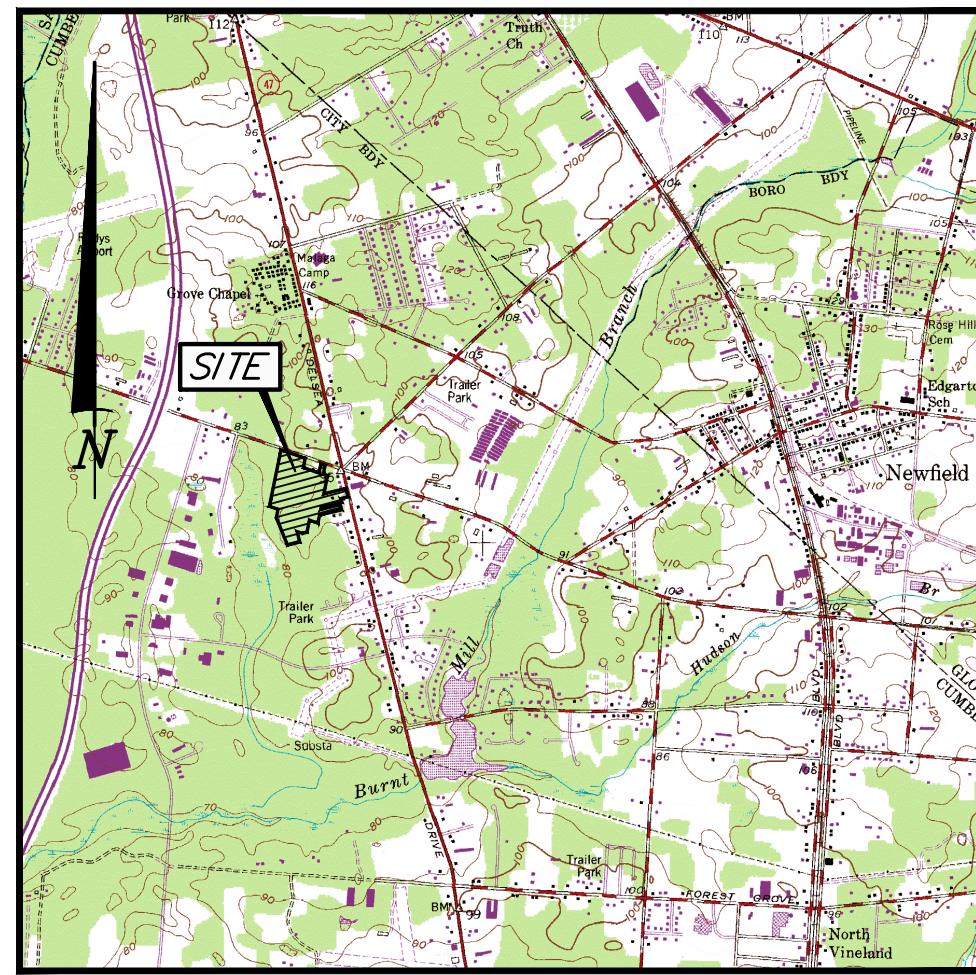
President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp



DETAIL "A"
STREET ROAD VACATIONS
SCALE: 1" = 40'

1. TAX MAP REFERENCE:

SHEET	3.01						
BLOCKS	303		304	305	306		307
LOT	9-17, 19	1-3	2-6	1, 4, 6-9	1, 2, 4-11, 16-18		
SHEET	3.01						
BLOCKS	308	309	310	311	312	313	
LOT	1-8	1-5	1, 2	1-4	1	1	

2. TOTAL AREA: 905,201 SF, 20.78 ACRES

3. FIELD SURVEY PERFORMED 08-02-2024 BY FRALINGER ENGINEERING PA. (NAVD '88).

4. OWNER: CITY OF VINELAND
ECONOMIC DEVELOPMENT
640 EAST WOOD STREET
VINELAND, NJ 08360

5. FILED PLANS:

MAP OF LOTS AT "PLEASANTVILLE, CUMBERLAND COUNTY, NJ SURVEYED BY SHEPPARD ENGLISH, DATED: NOVEMBER 21, 1895.
RECORDED: FEBRUARY 6, 1907

MAP OF LOTS OF PLEASANTVILLE, NJ, SURVEYED BY SHEPPARD ENGLISH, AND SURVEYED FOR LOUIS STRAUS, DATED: MARCH 12, 1908.
RECORDED JULY 18, 1908.

[illegible]

CONSULTING ENGINEERS
PLANNERS
ENVIRONMENTAL SERVICES
& LAND SURVEYORS



BOUNDARY SURVEY PREPARED FOR CITY OF VINELAND - ECONOMIC DEVELOPMENT			
MUNICIPALITY	CITY OF VINELAND	COMMISSION NUMBER	31301-00
COUNTY	CUMBERLAND COUNTY	CADD FILE NUMBER	31301-00 Plus 9-11-24.DWG
STATE	NEW JERSEY	DATE	8-26-2024
SCALE	1"=600'	DRAWN BY	LANG

SHEET 1

ORDINANCE AMENDING ORDINANCE 2006-53, AS AMENDED, CHAPTER 29 OF THE CODE OF THE CITY OF VINELAND ENTITLED VINELAND DEVELOPMENT CORPORATION TO STAGGER MEMBERSHIP OF THE BOARD OF DIRECTORS.

WHEREAS, City Council of the City of Vineland adopted Ordinance 2006-53, Chapter 29 of the Code of the City of Vineland creating the Vineland Development Corporation (VDC) to assist in the economic development of the City of Vineland; and

WHEREAS, Ordinance No. 2018 - 22 amended Ordinance No. 2006-53 to increase the number of the Board of Directors for the VDC from seven (7) to nine (9); and

WHEREAS, Ordinance No. 2021- 57 amended Ordinance No. 2006-53 to amend the makeup of the Board to better represent the economic interests of the City.

WHEREAS, Chapter 29, Section 20-3B sets forth the method of the selection of the members of the Board of Directors; and

WHEREAS, the Director of Economic Development has recommended that Council consider amending Chapter 29, Section 29-3, to add a new section specifying and staggering the terms to be served by each Director.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Chapter 29, Section 3 created by Ordinance 2006-53, and amended by Ordinance 2008-61, Ordinance 2009-13, Ordinance 2017-8, Ordinance 2018-22, and Ordinance No. 2021-57 be further amended to include the following new subsection:

F. TERM.

(1) The Mayor of the City of Vineland and the City Council Member shall serve for a term concurrent with their terms in office. The remaining Directors shall serve for terms of three (3) years from December 31, 2024, provided that:

(a) One Director who is a member of the business community and One Director who is a member of a community organization shall serve an initial term of one (1) year from December 31, 2024.

(b) One Director who is a member of the business community, and One Director serving as a resident of the City of Vineland, shall serve an initial term of two (2) years from December 31, 2024.

(c) One Director who is a member of the business community, One Director who is a member of a community organization, and One Director serving as a resident of the City of Vineland shall serve an initial term of three (3) years from December 31, 2024.

(d) Directors shall serve for their respective terms and until their successors are appointed and qualify. Vacancies on the Board of Directors shall be filled for the unexpired term of the Director being replaced.

BE IF FURTHER ORDAINED that the balance of Ordinance 2006-53, as amended shall remain in full force and effect.

CITY OF VINELAND, NJ

BE IF FURTHER ORDAINED 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.

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

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

ORDINANCE DENYING A REQUEST TO AMEND ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN SO AS TO AMEND BLOCK 4108 LOT 10, 412 SOUTH SIXTH STREET, AS RECOMMENDED BY THE PLANNING BOARD, RESOLUTION 6664.

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 412 South Sixth Street, Block 4108, Lot 10 ("Property") located in the R-Residential Redevelopment District have proposed the conversion of the existing structure consisting of a 1st floor restaurant and a 2nd floor apartment to a 1st floor 4 bedroom apartment and a 2nd floor consisting of 2 apartments each containing two bedrooms; one with 768 sq. ft and one with 558 sq. ft.; and

WHEREAS, on September 10, 2024, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the conversion of the existing structure consisting of a 1st floor restaurant and a 2nd floor apartment to a 1st floor 4 bedroom apartment and a 2nd floor containing two apartment with two bedrooms each; and

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

1. The property is located in an R-Residential Redevelopment District where the proposed use as a Boarding House is not permitted and encourages development of single-family dwellings at a maximum density of 4.4 units/acre and duplexes at a maximum density of 5.8 units/acre whereas this is an undersized lot and would reflect 10 units/acre if only one dwelling unit and therefore inconsistent with the Master Plan
2. The property has no on-site parking and has a 10 foot wide easement on the lot to the south and only two public parking spaces along Sixth Street.
3. In the City of Vineland Master Plan, the proposed use is inconsistent with the Master Plan.
4. City staff recommended denial of the request to amend the Center City Redevelopment Plan to allow the requested use.

WHEREAS, on November 13, 2024 the Planning Board adopted Resolution 6664, 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 recommended City Council deny the application; 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. 6664; and

WHEREAS, City Council finds it in the best interest of the City to deny the request to amend the Redevelopment Plan consistent with Resolution 6664 of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the request to amend the Center City Redevelopment Plan to allow the conversion of the existing structure located at 412 South Sixth Street, Block 4108, Lot 10, consisting of a 1st floor restaurant and a 2nd floor apartment to a 1st floor 4 bedroom apartment and a 2nd floor with two apartments consisting of two bedrooms each of 768 sq ft and 558 sq ft. is hereby denied in accordance with Resolution 6664 of the Planning Board.

CITY OF VINELAND

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council

eea

Approved by the Mayor:

Mayor

arf

ATTEST:

City Clerk

kp

MEMORANDUM

TO: Bob Dickenson, Business Administrator

FROM: Yasmin Perez, Planning Board Secretary *YP.*

DATE: November 14, 2024

RE: 412 S. Sixth Street
Block 4108 Lot 10

Enclosed is a signed copy of Resolution #6664 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-7

APPLICANT: Marcial Lopez

PROPERTY: 412 S. 6th Street (Block 4108/Lot 10)

REQUEST: 1st floor - Convert vacant restaurant to 1,888 square foot apartment (4-bedroom, 2 ½ bath, kitchen, dining room & living/family room)
2nd floor – Convert existing apartment to (2) 2-bedroom apartments

STAFF REVIEW: Kathleen Hicks, Richard Tonetta, Matteo Rabbai, Macleod Carre & Patrick Finley

DATE: October 31, 2024

Staff members met on October 30, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. A previous application for this property that proposed the same 1st floor 4-bedroom apartment, but a 2nd floor rooming house with 4 rooms and 7 occupants, was denied.

The consensus of the staff is that this new request should also be denied. Staff isn't convinced that the 1st floor can't be used for a commercial tenant. It is recognized that residential units demand a higher rent than commercial units in the Old Borough, but that isn't a reason to approve a redevelopment plan amendment. Additionally, the lack of parking continues to be an issue for this property.



REDEVELOPMENT PROPOSAL 2024-7

NAME OF APPLICANT

Marcial Lopez
37 Roxeter Road
New Castle, DE 19720
(856)685-7888

REPRESENTED BY

Jose Silva, Esq.

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 20, 2024

BLOCK & LOT NUMBERS

Block 4108/Lot 10

ADDRESS

412 S. Sixth Street

EXISTING USE

1st floor – restaurant (Google street view shows laundromat?)

2nd floor - apartment

PROPERTY DIMENSIONS

50' of frontage on S. Sixth Street

90' of depth

4,500 square feet (0.10 acres) – a single family requires 9,750 square feet (0.22 acres)

No parking

Additional 10' easement on south side of property

PROPOSED USE

1st floor apartment – 4 BR, 2 1/2 baths, kitchen, dining room & living/family room

2nd floor - (2) 2 BR apartments

REDEVELOPMENT DISTRICT

R – Residential District

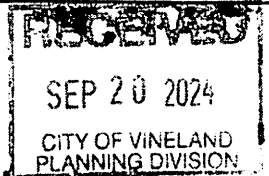
UNDERLYING ZONING DISTRICT

R-B Residential-Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – under-sized lot/no allowance for triplex/no parking

CITY OF VINELAND



Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 412 S. 6th St **Block** 4108 **Lot** 10

Property owner: Marcial Lopez

Owner's address: 37 ROXETER ROAD NEW CASTLE, DELAWARE 19720

Phone: _____

Applicant is: ☒ **owner** ☐ **other**

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

Current or most recent use of the property: Vacant property.

Proposed use of the property (Provide as much detail as possible. Additional pages

may be attached): Proposed use is for: 1st floor unit as one apartment of 1,888 sq. ft., consisting of 4 bedrooms; 2nd comprised of 768 sq. ft. floor, 2 apartments, each containing two apartments.

Unit facing 6th Street having 768 sq. ft. and rear facing apartment of 558 Sq. Ft.

(Office use only)

Application received (including fee) _____

Application complete _____

JOSÉ SILVA, JR.
Attorney At Law, L.L.C.

TRANSMITTED VIA HAND DELIVERY

September 18, 2024
The City of Vineland Planning Division
Vineland City Hall
Zoning and Planning Board Secretary
Attn: Ms. Yasmin Perez
640 East Wood St.
PO BOX 1508
Vineland NJ 08362-1508

RE: 412 South 6th St
Block 4108, Lot 10

Dear Mrs. Perez:

Please find the redevelopment application for the above referenced property along with the architectural renderings submitted along with this application. As you will note, the proposed redevelopment plan for the above property is to permit the use of the first floor as a four-bedroom apartment consisting of 1,888sq ft. The second floor will be two apartments, each consisting of two bedrooms. Please find a check in the amount of \$200.00 for the proposed application by Mr. Marcial Lopez, the owner of the property. I would ask that you contact me and simultaneously TJD Architects and Engineers, for the proposed hearing date regarding this application.

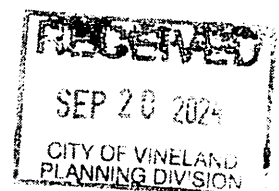
Sincerely,

Jose Silva, Jr.

JS/ng/file

Cc: Marcial Lopez
Thomas D'Arrigo
Abigail Shaw
Ryan Headly
Cathy Hicks

12 Franklin St., Bridgeton, NJ 08302
Office: 856.692.7400 Fax: 856.692.7401
MEMBER OF NJ & PA BAR, ATTORNEY #039861991
JSILVAJRLAW.COM





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

Richard G. Franchetta, RMC, EJD
Deputy Municipal Clerk
Rfranchetta@vinelandcity.org
www.vinelandcity.org

640 E. Wood Street
PO Box 1508
Vineland, NJ 08362-1508
Phone: (856) 794-4060
Fax: (856) 405-4611

October 9, 2024

Sent via e-mail

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

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

RE: City Council Motion 1

At their regular scheduled meeting conducted on September 10, 2024, Vineland City Council adopted a motion, *"to refer to the Planning Board of the City of Vineland a request to amend the Center City Redevelopment Plan so as to convert improvements located at block 4108 lot 10, 412 South Sixth Street, from a first floor restaurant and one apartment on the second floor to (1) one 1,888 square foot 4 (four) bedroom apartment on the first floor and two apartments on the second floor consisting of 768 square feet and present 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.

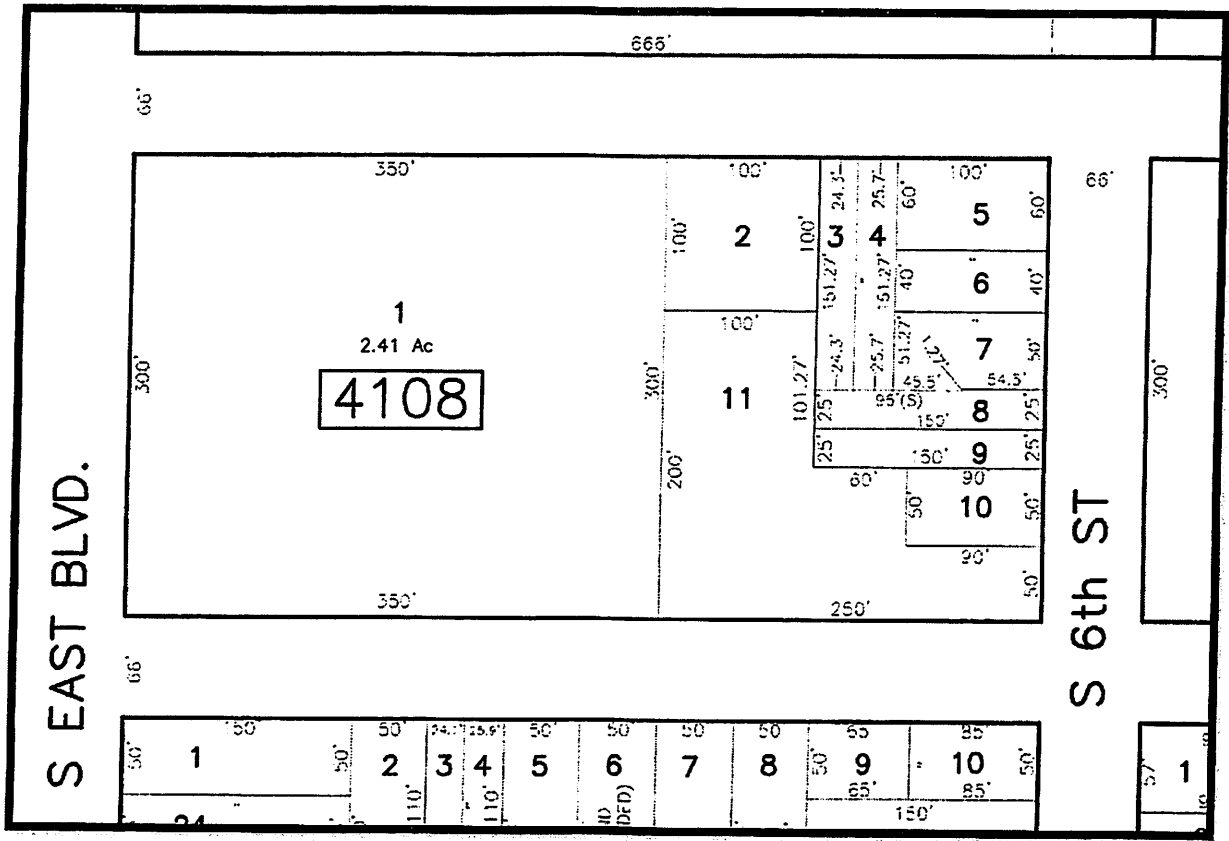
Thank you for your assistance.

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

/RGF

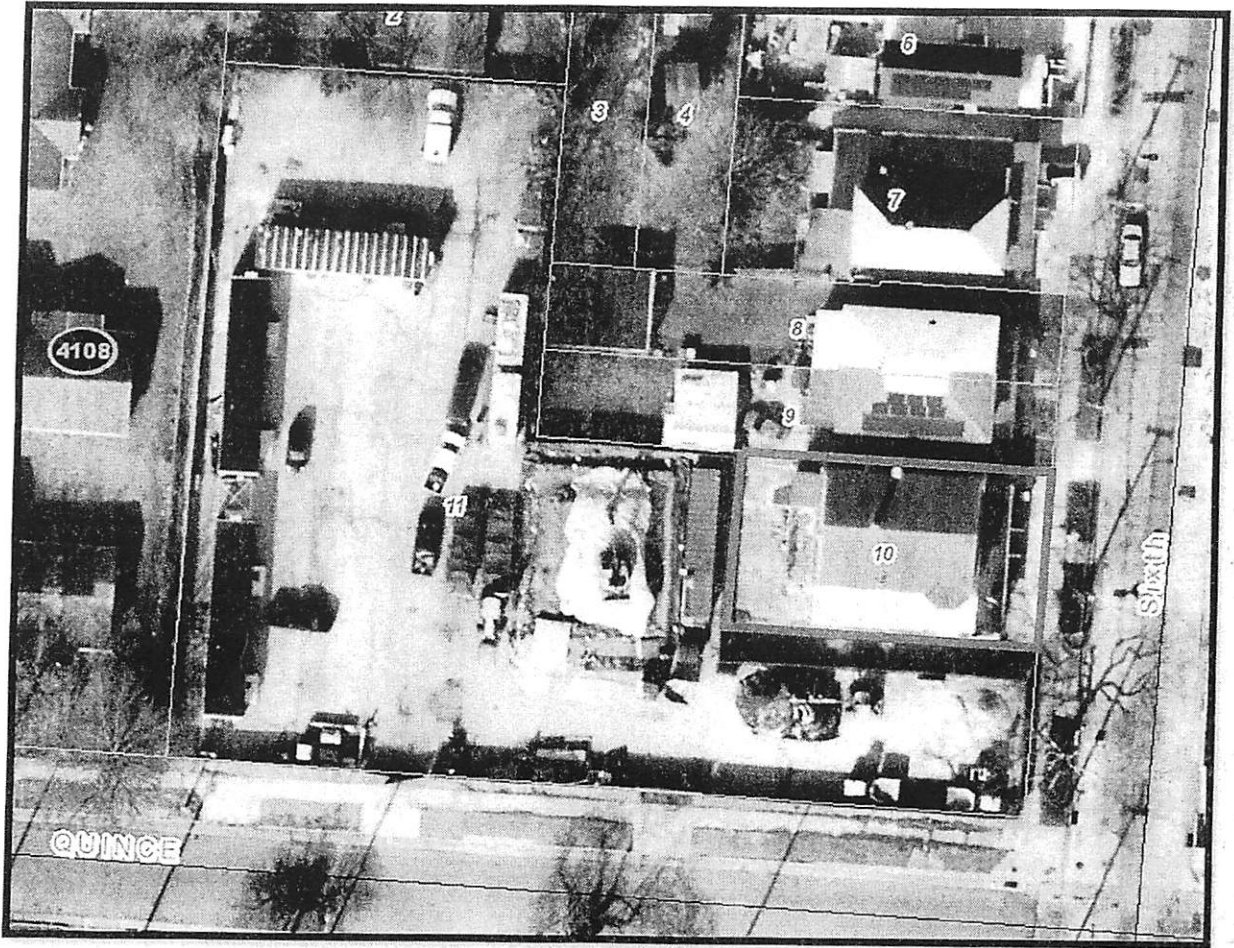


Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.

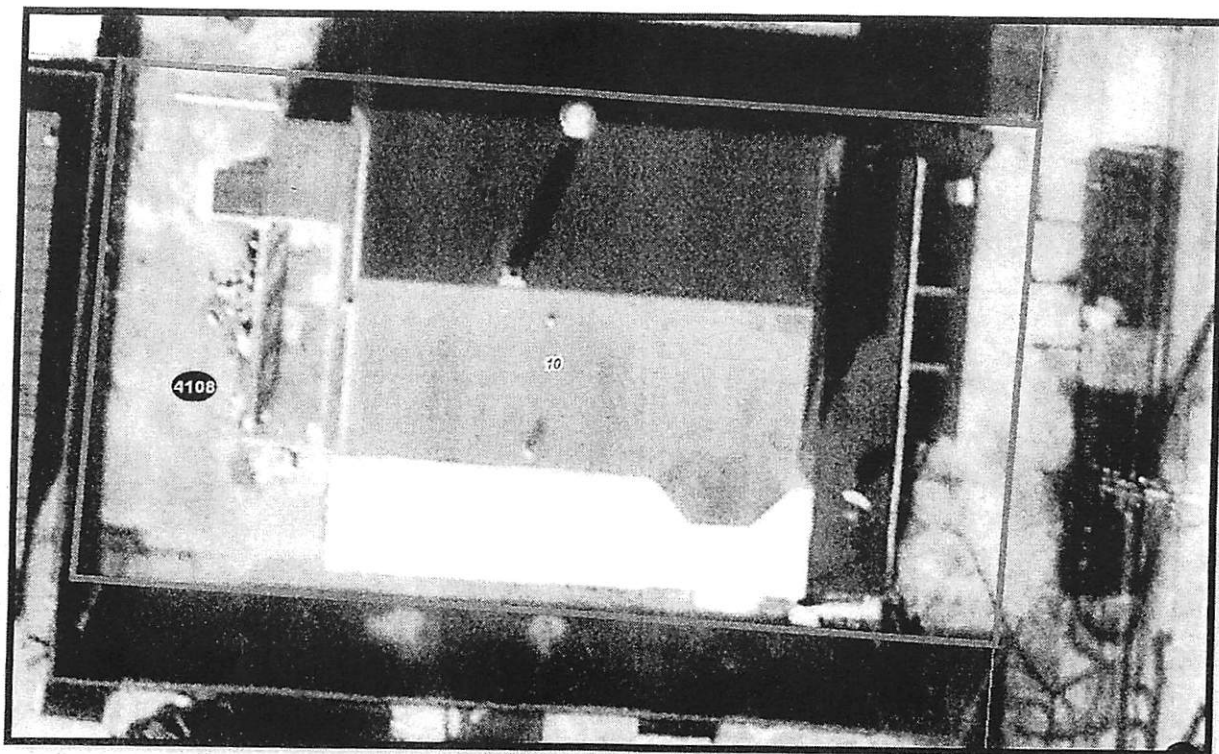


TAX MAP

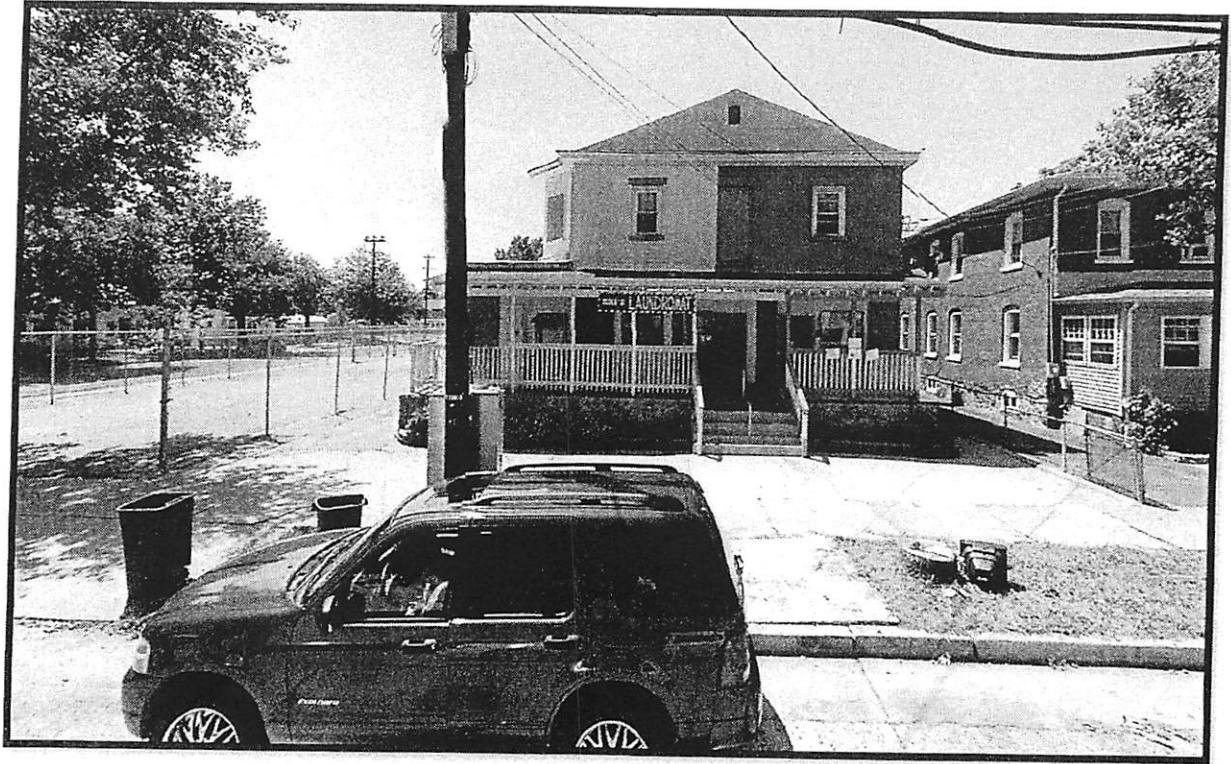
Block 4108/Lot 10



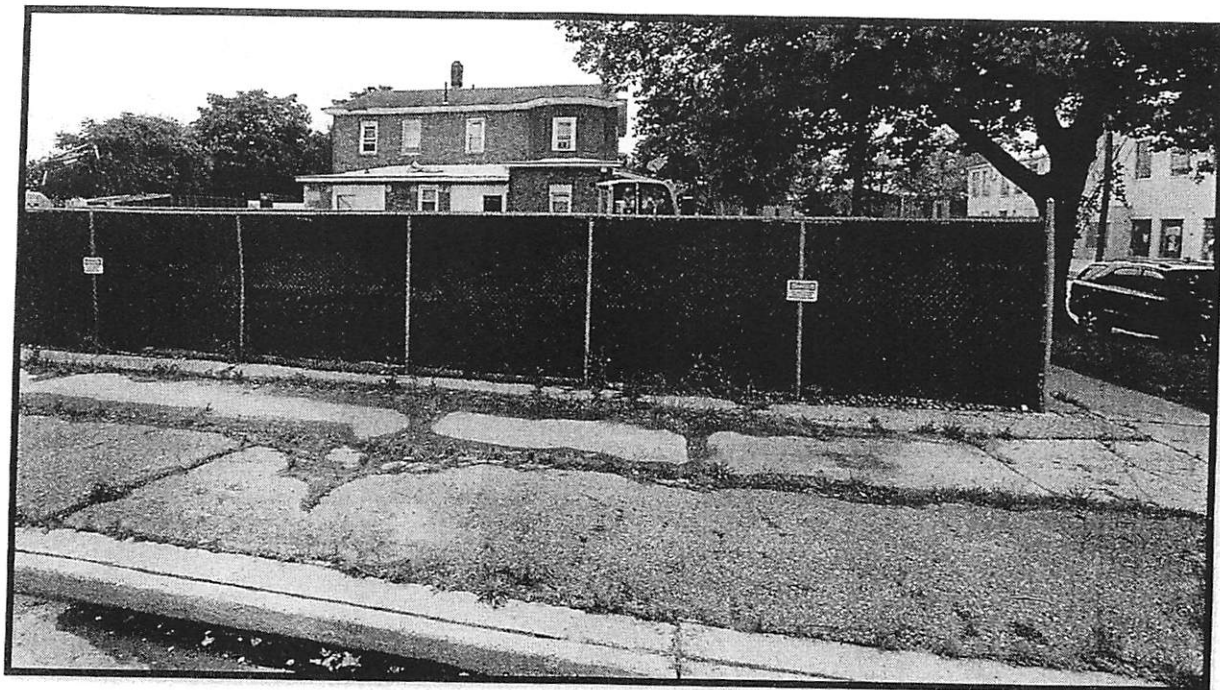
SURROUNDING AREA



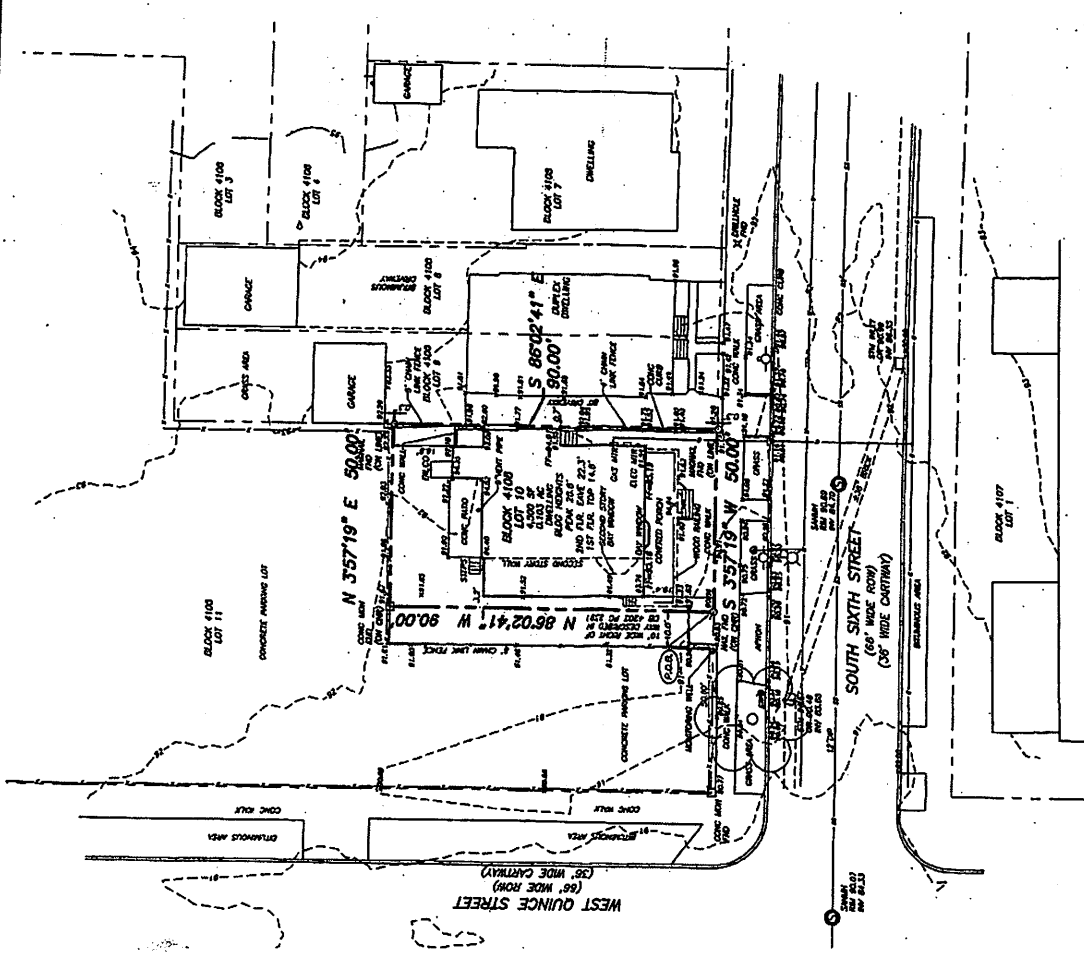
AERIAL



EASTERN FACADE



SOUTHERN FACADE



- [illegible]

LEGEND

-
- EXISTING OUTROAD
 EXISTING CENTERLINE
 EXISTING LOT LINE
 EXISTING CURB
 EXISTING EDGE OF PAVEMENT
 EXISTING FENCE
 EXISTING BLACK WALKER
 EXISTING LOT NUMBER
 EXISTING 1' INTERNAL
 EXISTING 6' INTERNAL
 EXISTING UTILITY POLE W/OUT
 EXISTING SANITARY CLEWOUT
 EXISTING SANITARY SINK
 EXISTING WATER METER
 EXISTING MAILBOX
 EXISTING CIRCULAR TRAIL
 EXISTING CONCRETE MONUMENT

PLAN OF SURVEY AND TOPOGRAPHY

112 SOUTH SIXTH STREET

PLATE 41, BLOCK 4108, LOT 10
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

ADAM R. GRANT 09/20/2023 DATE

PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 240524737700 DATE

DESIGNS

DESIGNED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BRUNN-CROSS KINGS ROAD, SUITE 1, SCOTTSDALE, NJ 08068
PHONE (609) 225-0200 • FAX (609) 225-0269 • E-MAIL: design@ces-nj.com
AN OFFICE OF: PROFESSIONAL ENGINEERS INC. 3602700000

GRAPHIC SCALE
40
20
Feet
SCALE: 1" = 20'

[illegible]

DRAWING TITLE

[illegible][illegible][illegible]

THIS SET OF PLANS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

SITE-PLAN FOR:
412 S. SIXTH STREET
 VINELAND, NJ 08360
 APPLICANT: MARCIAL LOPEZ

TJD
 Architects & Engineers PC
 1000 N. 10th Street
 Vineland, NJ 08360
 Phone: 856-685-1111
 Fax: 856-685-1112
 Email: info@tjd.com

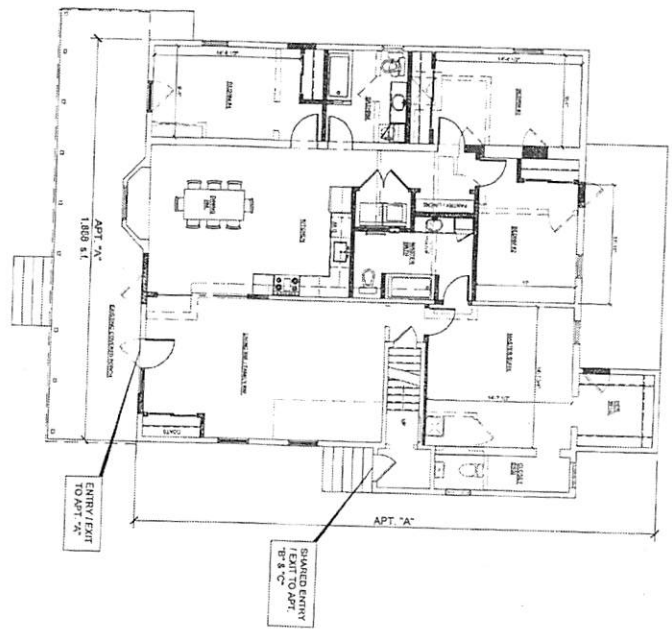
Professional Seal

DRAWING TITLE

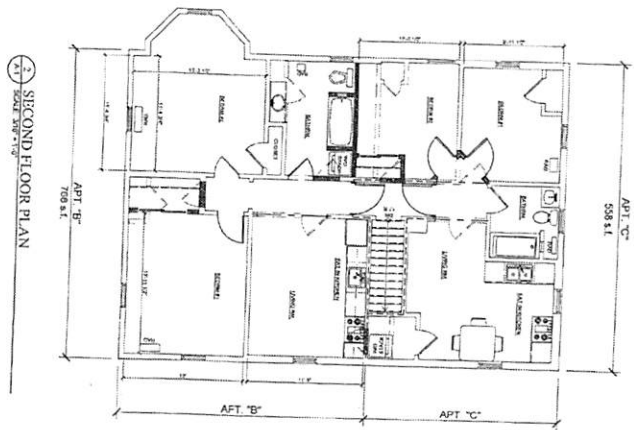
REVISION	DATE	DESCRIPTION
1	11/17/16	REVISED SCHEMATIC
2	11/17/16	REVISED SCHEMATIC

APPLICABLE BUILDING CODES

REVISION	DATE	DESCRIPTION
1	11/17/16	REVISED SCHEMATIC
2	11/17/16	REVISED SCHEMATIC



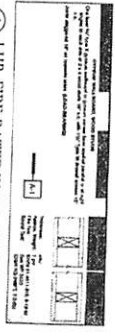
1. FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"



2. SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"



3. 1 HR. FIRE-RATED F.L.R. / C.T.G. ASSEMBLY
 SCALE: 1/8" = 1'-0"



4. 1 HR. FIRE-RATED WALL ASSEMBLY
 SCALE: 1/8" = 1'-0"

STORIES WITH ONE EXIT - CODE EXCERPT

STORY	EXIT	EXIT TYPE	EXIT WIDTH	EXIT HEIGHT	EXIT AREA	EXIT AREA PER PERSON
1	1	1	1	1	1	1

5. STORIES WITH ONE EXIT - CODE EXCERPT
 SCALE: 1/8" = 1'-0"

CODE EXCERPT

SECTION	SECTION TITLE	SECTION CONTENT
1	1	1

6. CODE EXCERPT
 SCALE: 1/8" = 1'-0"

BUILDING AREA BREAKDOWN

REVISION	DATE	DESCRIPTION
1	11/17/16	REVISED SCHEMATIC
2	11/17/16	REVISED SCHEMATIC

APPLICABLE BUILDING CODES

REVISION	DATE	DESCRIPTION
1	11/17/16	REVISED SCHEMATIC
2	11/17/16	REVISED SCHEMATIC

A-1

RESOLUTION NO. 6664

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

WHEREAS, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Center City Redevelopment Plan for 412 S. Sixth Street (Block 4108/Lot 10), submitted by Marcial Lopez, who is represented by Jose Silva, Esq., and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on October 8, 2024; and

WHEREAS, the Planning Board, having considered the comments made by Jose Silva; the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland; the sworn testimony of Thomas D'Arrigo, RA/AIA; and the Redevelopment Plan Amendment Report developed by City staff, made the following factual findings:

1. A redevelopment plan amendment had previously been requested and denied for this property earlier this year. It proposed that an existing structure with a 1st floor restaurant and a 2nd floor apartment be converted into a structure with a 1st floor apartment (4 bedrooms, 2 ½ baths, kitchen, dining room & living/family room) and a 2nd floor rooming house (4 rooms with 7 occupants, 1 bath, eat-in kitchen & living room).
2. The current application proposes a 1st floor apartment (4 BR, 2 ½ baths, kitchen, dining room & living/family room) and (2) 2nd floor apartments, each with 2 bedrooms.
3. The property is located in an R-Residential Redevelopment District where a triplex is not permitted.
4. In the City of Vineland Master Plan, the property is designated 'medium density residential'. In and around the historic City center, the Plan encourages the development of single-family dwellings at a maximum density of 4.4 units/acre and duplexes at a maximum density of 5.8 units/acre. For comparison purposes, the proposed triplex results in a density of 29.04 units/acre because of the under-sized lot. The proposed use is therefore inconsistent with the Master Plan.
5. The property has no delineated on-site parking, which is a major concern. With the exterior steps, the building takes up the whole width of the lot. There is a 10' wide easement on the lot to the south. This would necessitate stacking of cars. Additionally, there is only room for 2 public parking spaces along Sixth Street in front of the property.
6. City staff recommended denial of the request based on the lack of off-street parking. Staff also was not convinced that the 1st floor couldn't continue as a commercial use.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland recommends that City Council give negative consideration to the proposed amendment to the Center City Redevelopment Plan to allow for conversion of an existing structure with a 1st floor restaurant and a 2nd floor apartment into a structure with a 1st floor apartment (4 BR, 2 ½ baths, kitchen, dining room & living/family room) and (2) 2nd floor apartments, each with 2 bedrooms at 412 S. Sixth Street (Block 4108/Lot 10).

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 November 13, 2024, as reflected in the recorded minutes of said meeting.

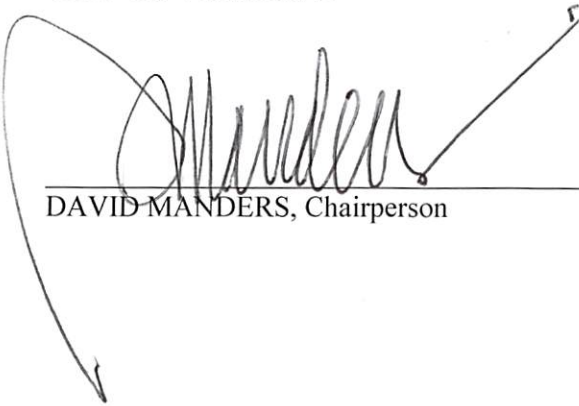
ADOPTED DATE: November 13, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN PEREZ, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

John Casadia
Douglas Menz
Michael Pantalone
Sandy Velez
Robert Odorizzi
David Manders

ABSTAINING

None

ABSENT

David Catalana
Thomas Tobolski
Nilsa Rosario

OPPOSED

None

ORDINANCE DENYING AN AMENDMENT TO 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 PROHIBIT OUTDOOR STORAGE FACILITIES ON BLOCK 2802 LOT 1 CONSISTENT WITH RESOLUTION 6663 OF THE PLANNING BOARD AND APPROVING A 2 YEAR EXTENSION OF THE ABILITY TO POST A BOND FOR IMPROVEMENTS.

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, Vineland Ventures, LLC has previously requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former and vacant Supermarket building into an indoor only self-storage facility and the approval to construct an additional 75,000 sq. ft. of indoor self-storage space at a future date yet to be determined (Requested Use), which request was granted with certain conditions including repair or replace parking lot and grass planting within 5 years

WHEREAS, Vineland Ventures LLC has requested an amendment to the Redevelopment Plan and prior Plan Amendment to allow outdoor self-storage units and a 2 year extension on the ability to post a bond for completion of site work to include paving the entire parking lot and planting of landscaping

WHEREAS, on September 10, 2024 City Council passed a Motion to request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use and amendments; and

WHEREAS, on November 13, 2024, the Planning Board took testimony from planning staff, including Kathleen Hicks, PP.; and

WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report dated October 31, 2024, which report is attached hereto and incorporated herein at length, which contained recommended conditions of approval; and

WHEREAS, on November 13, 2024 the Planning Board adopted Resolution 6663, Resolutions of Findings and Conclusions and the Decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that the request to amend the Plaza Commercial District of the Center City Redevelopment Plan at Block 2802 Lot 1 to permit the outdoor storage facilities be denied and recommended a two year extension on the ability to post a bond for site improvements

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board are incorporated herein and made a part hereof

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the findings and conclusions of the Planning Board as specified in Resolution 6663 are incorporated herein and adopted as the conclusions of City Council as if set forth herein at length and request to amend the Center City Redevelopment Plan relating to Block 2802 so as to allow outdoor self-storage is hereby denied.

CITY OF VINELAND

BE IT FURTHER ORDAINED that the request to allow the two year extension of the ability to post a bond to address the parking lot issues as set forth in Ordinance 2019-71 be and is hereby approved from the date of the adoption of this Ordinance.

BE IT FURTHER ORDAINED that any portion of Ordinance 2019-71 not amended hereby shall remain in full force and effect.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

MEMORANDUM

TO: Bob Dickenson, Business Administrator
FROM: Yasmin Perez, Planning Board Secretary *YP.*
DATE: November 14, 2024
RE: 215 N. Delsea Drive
Block 2802 Lot 1

Enclosed is a signed copy of Resolution #6663 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-6

APPLICANT: Vineland Ventures, LLC

PROPERTY: 215 N. Delsea Drive (Block 2802/Lot 1)

REQUEST: 1. Prior approval required that the entire parking lot be repaired or replaced or the needed parking be repaired or replaced with excess asphalt removed and grass planted within 5 years of approval. The CCO was to be held until the site work was completed or a performance bond was posted. This application requests a 2-year extension of the ability to post a bond.

2. Approval prohibited outdoor storage. This application requests an allowance for outdoor self-storage units.

STAFF REVIEW: Kathleen Richard Tonetta, Matteo Rabbai, Macleod Carre & Patrick Finley

DATE: October 31, 2024

Staff members met on October 30, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff is that a portion of the request should be approved and a portion should be denied.

Staff is supportive of allowing the 2-year extension of the ability to post a bond to address the parking lot issues. The original approval of this project was for the 1st phase re-use of the 75,000 square foot building for indoor self-storage plus a 2nd phase 75,000 square foot addition. Bonding for the parking lot renovation was permitted because the proposed 2nd phase would take up a significant amount of the existing parking lot and would damage any improvements that had been done.

Staff, however, recommends denial of the portion of the application to allow changing the 2nd phase to outdoor self-storage. The original approval had explicitly prohibited outdoor self-storage. As it took several years for this facility to actually open, and as the applicant has

reported that the existing business is meeting expectations, staff sees no reason to amend the original approval to permit outdoor self-storage.



REDEVELOPMENT PROPOSAL 2024-6

NAME OF APPLICANT

Vineland Ventures, LLC c/o Doowop Mgt.
P.O. Box 881 (from tax records).
Forked River, NJ 08731
(908)601-5500

REPRESENTED BY

Cecilia I. Lassiter
Sills Cummis & Gross P.C.
One Riverfront Plaza
Newark, NJ 07102
(973)643-5590
classiter@sillscummis.com

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 16, 2024

BLOCK & LOT NUMBERS

Block 2802/Lot 1

ADDRESS

215 N. Delsea Drive

EXISTING USE

Building #1 - Indoor self-storage (75,000 square feet).
Building #2 – Dance studio.

PROPERTY DIMENSIONS

8.41 acres.
215.04 feet frontage on N. Delsea Drive

PROPOSED USE

Addition of outdoor self-storage to existing indoor self-storage & dance studio.

REDEVELOPMENT DISTRICT

PC – Plaza Commercial District

UNDERLYING ZONING DISTRICT

B-4 Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – Indoor self-storage (75,000 square feet in existing building + 75,000 square foot addition) approved by Ordinance #2019-71, with conditions.

1. Approval required that the entire parking lot be repaired or replaced or the needed parking be repaired or replaced with excess asphalt removed & grass planted within 5 years of approval as the existing asphalt is far more extensive than needed for the planned use. The CCO was to be held until the site work was completed or a performance bond was posted. This application requests a 2-year extension of the ability to post a bond.
2. Approval prohibited outdoor storage. This application requests an allowance for outdoor self-storage units.



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

Richard G. Franchetta, RMC, EJD
Deputy Municipal Clerk
Rfranchetta@vinelandcity.org
www.vinelandcity.org

640 E. Wood Street
PO Box 1508
Vineland, NJ 08362-1508
Phone: (856) 794-4060
Fax: (856) 405-4611

October 9, 2024

Sent via e-mail

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

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

RE: City Council Motion 2

At their regular scheduled meeting conducted on September 10, 2024, Vineland City Council adopted a motion, *"to refer to the Planning Board of the City of Vineland a request to amend the Center City Redevelopment Plan so as to allow outdoor self-storage facilities and provide for an additional 2 (two) years for a bond to complete site plan requirements on property known as Block 2802 Lot 1, 215 North Delsea Drive and present 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.

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

/RGF

Sills Cummis & Gross

A Professional Corporation

The Legal Center
One Riverfront Plaza
Newark, New Jersey 07102
Tel: (973) 643-7000
Fax (973) 643-6500

101 Park Avenue, 28th Floor
New York, NY 10178
Tel: (212) 643-7000
Fax: (212) 643-6500

Cecilia I. Lassiter, Esq.
Member
Admitted In NJ, NY
Direct Dial: 973-643-5590
Email: classiter@sillscummis.com

September 19, 2024

VIA OVERNIGHT DELIVERY

Ryan R. Headley, PE, PP, AICP
Supervising Engineer,
City of Vineland,
640 East Wood Street,
Vineland, NJ 08360
Telephone: (856) 794-4000

RE: Application for Center City Redevelopment Plan Amendment for Block 2802, Lot 1 on the tax maps of the City of Vineland, New Jersey (and known as 215 North Delsea Drive, Vineland, New Jersey)

Dear Mr. Headley:

We represent Vineland Ventures LLC (the "**Company**"). As requested, enclosed please find the Application for Center City Redevelopment Plan Amendment (the "**Application**") submitted on behalf of the Company for the above-referenced property. In connection with the Application, enclosed are the following:

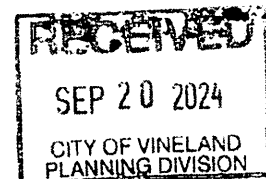
1. Application for Center City Redevelopment Plan Amendment;
2. \$200 application fee made payable to the City of Vineland;
3. Concept plans of the outdoor storage units; and
4. Ordinance #2019-71.

If you have any questions regarding the enclosed, please feel free to call me at (973) 643-5590. Thank you for your attention to this matter.

Very truly yours,

/s/ Cecilia I Lassiter, Esq.

CECILIA I. LASSITER



CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 215 North Delsea Drive, Vineland, NJ 08360 **Block** 2802 **Lot** 1

Property owner: Vineland Ventures LLC

Owner's address: 215 North Delsea Drive, Vineland, NJ 08360

Phone: (908) 601-5500

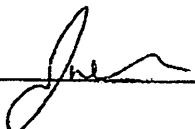
Applicant is: X owner other

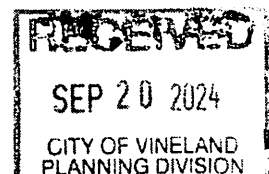
If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

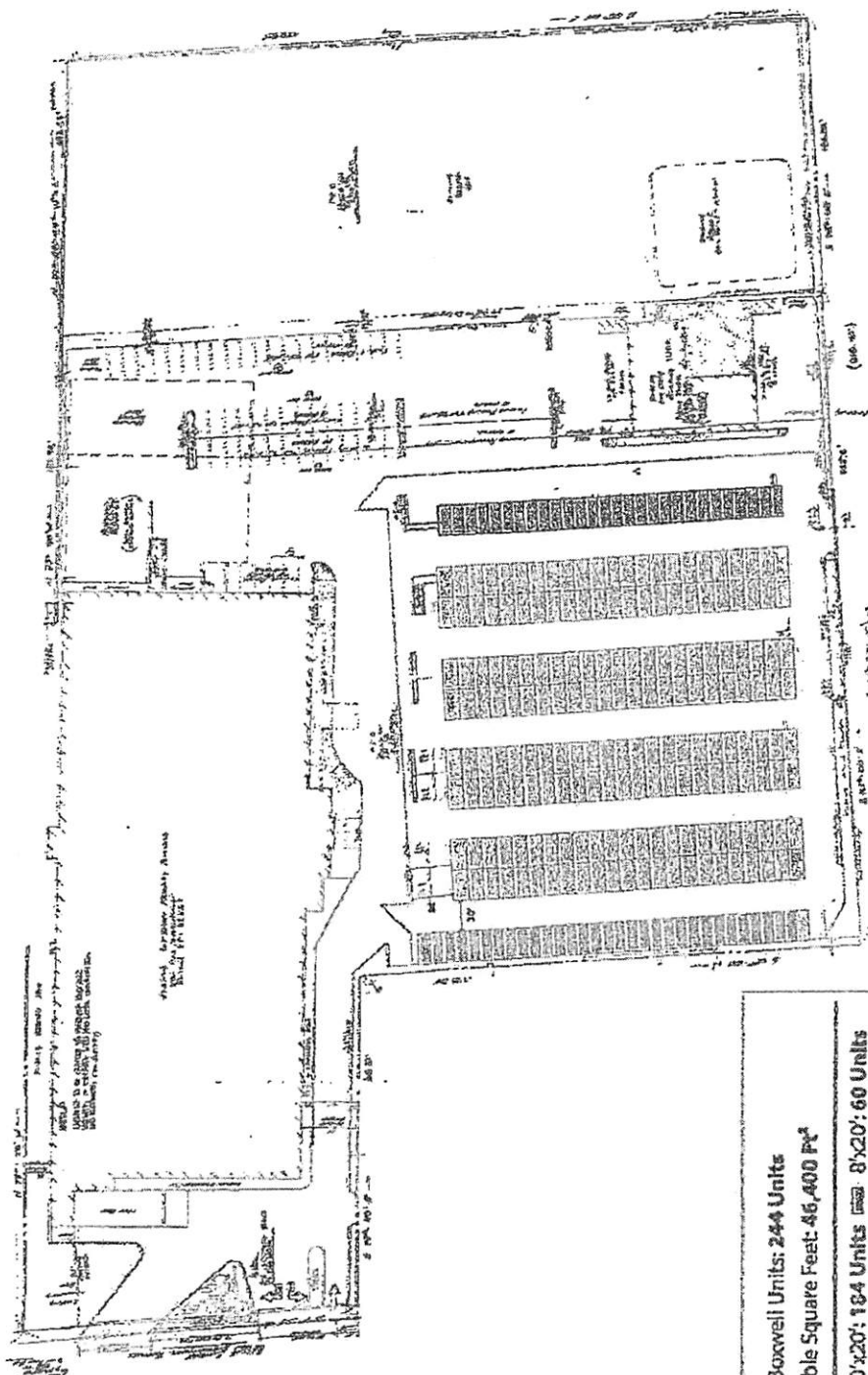
Current or most recent use of the property: Indoor self-storage facility.

Proposed use of the property: Indoor and outdoor self-storage facility. The applicant is requesting an amendment

for the following: 1) an extension of the ability to post a bond for a period of 2 additional years, and 2) changing the provision in Ordinance #2019-71 that calls for the additional development to be indoors only to also allow for outdoor units per the enclosed plans.

Owner's Signature  **Date** 9/16/2024





Total Boxwell Units: 244 Units	
Rentable Square Feet: 46,400 Sq. Ft.	
10'x20': 184 Units	8'x20': 60 Units
16 units can be subdivided	29 units can be subdivided

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AERIAL

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 CONSISTENT WITH
RESOLUTION 6361 OF THE PLANNING BOARD FOR
BLOCK 2802 LOT 1.

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, Vineland Ventures, LLC has executed a contract for the acquisition of certain property within the City of Vineland known as Block 2802 Lot 1, 215 North Delsea Drive, a vacant Supermarket and therefore has standing to make an application to amend the Center City Redevelopment Plan; and

WHEREAS, Vineland Ventures, LLC has requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former and vacant Supermarket building into an indoor only self-storage facility and the approval to construct an additional 75,000 sq. ft. of indoor self-storage space at a future date yet to be determined (Requested Use); and

WHEREAS, City Council passed a Motion to request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use; and

WHEREAS, on October 9, 2019, the Planning Board took testimony from planning staff, including Kathleen Hicks, PP., and sworn testimony of Richard Montefort, principal of the applicant; and

WHEREAS, the Planning Staff had no objection to the request for the amendment to the Redevelopment Plan in as much as the building has been vacant for approximately 6 years and a prior amendment had been approved to convert the former super market into light industrial use which never proceeded; and

WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report from September 30, 2019, which report is attached hereto and incorporated herein at length, which contained recommended conditions of approval; and

WHEREAS, on October 9, 2019 the Planning Board adopted Resolution 6361, Resolutions of Findings and Conclusions and the Decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that the Plaza Commercial District of the Center City Redevelopment Plan be amended at Block 2802 Lot 1 to permit the use of a vacant 75,000 sq. ft. former supermarket into an indoor Self Storage facility and the future construction of an additional 75,000 sq. ft. building for indoor only storage which contained 14 recommended conditions on said approval; and

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board inclusive of the 14 restrictions are incorporated herein and made a part hereof, subject to modifications specified herein as follows:

1. Planning Board condition 3 required the removal of the front dock. For clarification purposes, removal of the front dock shall mean removal of existing knee wall and filling in of the truck/trailer down ramp, which may be accomplished by infilling over the existing concrete loading drive aisle.

2. Planning Board condition 4 allowed for 1 wall sign on the south face of the building (10' by 20'). Council finds that additional signage will not detract from the aesthetics of the site and due to the necessity for public identification of the building, Council finds Vineland Ventures, LLC may, in addition to the wall sign specified herein, rehab the existing freestanding sign and allow small, not larger than 2' by 2' signs on the building for directional purposes, properly identifying loading areas for customers.

...completing this condition as an application must be made the NJDOT for permits to accomplish this condition provided the appropriate performance bond be submitted to assure the completion of this condition. City Council finds that a bond will serve as assurance for the completion of this condition and will satisfy the requirements of the Planning Board while not adversely impacting the use of the facility provided an application has been made to NJDOT.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the findings and conclusions of the Planning Board as specified in Resolution 6361 are incorporated herein and adopted as the conclusions of City Council as if set forth herein at length and the Center City Redevelopment Plan shall be amended relating to Block 2802, Lot 1 to allow the existing vacant 75,000 sq. ft. former Supermarket to be used as an indoor only self-storage facility with the ability to construct an additional 75,000 sq. ft. building for indoor self storage on Block 2802 Lot 1 which is approved subject to the following conditions:

1. No outdoor storage shall be permitted.
2. Vehicle rental use is limited to one truck owned by the resident company stored on site.
3. Removal of a front dock, including the filling in of the truck/trailer down ramp. Vineland Ventures, LLC may infill over the existing concrete loading drive aisle and shall also remove the existing knee-wall.
4. Allow for one wall sign on the south face side of the building (10 ft. by 20 ft.), rehab of the existing freestanding sign and mounting of small 2 ft. by 2 ft. directional signs for customers, which shall direct customers to loading areas. All other signs shall comply with the City's Sign Ordinance.
5. Repair and infill of missing sidewalk along Delsea Drive subject to the approval and permitting by NJDOT. The CO or CCO shall not be withheld by the City if an application has been made to NJDOT, approval has not been secured for the sidewalk improvements and Vineland Ventures, LLC has posted the appropriate performance bond for such improvements as required by Condition 14 below.
6. Crack sealing of entire parking area, along with localized spot pavement repair as needed.
7. Seal coating of entire parking area and restriping to satisfy minimal parking requirement of ordinance for indoor self-storage facility and dance studio, including handicap spaces.
8. Creation and execution of the rehabilitation plan for failing drainage basin.
9. Repair or replacement of fencing around drainage basin.
10. Replacement of all landscaping required by approved site plan.
11. Submission of an architect's proposed floor plan with all rooms labeled, to the Zoning Office and UCC Office.
12. Submission of a Zoning permit application to the Zoning Office.
13. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as to the structure needs to be brought up to current code.
14. Holding of CO/CCO until site work completed or performance bond posted.

BE IT FURTHER ORDAINED with regards to seal coating and rehabilitation plan as referenced in paragraph 7 above, Vineland Ventures, LLC shall have 5 years to repair or replace the parking lot area or remove the asphalt and plant grass (a performance bond shall be posted for the repairing or replacing the parking lot area in accordance with this Ordinance), however Vineland Ventures, LLC shall immediately repair, seal coat and line stripe the parking spaces required to service the dance studio and self-storage.

BE IT FURTHER ORDAINED that Vineland Ventures, LLC shall be afforded the right to submit a modified site plan to the Planning Board for the area of the site being developed, and that Vineland Ventures, LLC shall be required to submit for major site plan approval, both preliminary and final, for the construction of the additional 75,000 sq. ft. building of indoor self-storage provided an application has been made within 10 years from the date of the adoption of this Ordinance for the construction of the additional 75,000 sq. ft. indoor self-storage facility.

Passed final reading: November 12, 2019



President of Council

pf's

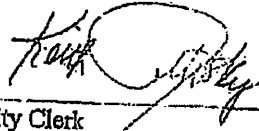
Approved by the Mayor: November 15, 2019



Mayor

arf

ATTEST:



City Clerk

kp

CERTIFICATION

I, Keith Petrosky, RMC, Municipal Clerk of the City of Vineland, Cumberland County, New Jersey, do hereby certify that the foregoing Ordinance is a true and correct copy of an Ordinance adopted by the Council of the City of Vineland at a meeting held on November 12, 2019, at City Hall, Vineland, New Jersey, and approved by the Mayor of the City of Vineland, New Jersey, on November 15, 2019.

(SEAL)



Keith Petrosky, RMC
Municipal Clerk

RESOLUTION NO. 6663

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

WHEREAS, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Center City Redevelopment Plan for 215 N. Delsea Drive (Block 2802/Lot 1), submitted by Vineland Ventures, LLC and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on October 8, 2024; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, and the Redevelopment Plan Amendment Report developed by City staff, made the following factual findings:

1. The property-in-question was previously approved for indoor self-storage. Additionally, the entire parking lot was to be repaired or replaced, or the needed parking lot was to be repaired or replaced with excess asphalt removed and grass planted, within 5 years of the approval as existing asphalt is far more extensive than needed for the planned use. The CCO was to be held until the site work was completed or a performance bond was posted.
2. The applicant has now requested that the approval be revised to allow for outdoor self-storage and to allow for a 2 year extension of the ability to post a bond.
3. The original approval of this project was for the 1st phase re-use of the 75,000 square foot building for indoor self-storage plus a 2nd phase 75,000 square foot addition. Bonding for the parking lot renovation was permitted because the proposed 2nd phase would take up a significant amount of the existing parking lot and would damage any improvements that had been done.
4. With regard to allowing the 2nd phase to be outdoor self-storage, the original approval had explicitly prohibited outdoor self-storage.
5. It took several years for this facility to actually open. The applicant has nevertheless reported to staff that the existing business is meeting expectations.
6. In the City of Vineland Master Plan, the property-in-question is designated 'commercial'. The request to permit outdoor self-storage is therefore consistent with the Master Plan. The underlying zoning, however, is B-4 Business that wouldn't permit outdoor self-storage.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, based on the factual finding listed above, recommends that City Council approve the request to allow the 2-year extension of the ability to post a bond to address the parking lot issues, but deny the request to allow outdoor self-storage.

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 November 13, 2024, as reflected in the recorded minutes of said meeting.

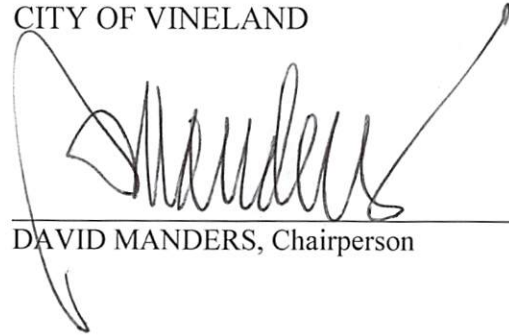
ADOPTED DATE: November 13, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN PEREZ, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

John Casadia
Douglas Menz
Michael Pantalone
Sandy Velez
Robert Odorizzi
David Manders

ABSTAINING

None

ABSENT

David Catalana
Thomas Tobolski
Nilsa Rosario

OPPOSED

None

ORDINANCE NO. 2024- 75

ORDINANCE DENYING AN AMENDMENT TO 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 CONSISTENT WITH RESOLUTION 6665 OF THE PLANNING BOARD FOR BLOCK 4004 LOT 10.

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 812 East Elmer Street, Block 4004, Lot 10 ("Property") located in the Civic Professional Office Redevelopment Zone, previously requested and was granted an amendment to Ordinance 2004-25 so as to allow the first floor to have a living room for upstairs apartment in addition to a one bedroom apartment and for the second floor to have a 2 bedroom apartment as set forth in Ordinance 2020-63; and

WHEREAS, the owner now requests a further amendment to Ordinance 2004-25, as amended and Ordinance 2020-63 to have a two bedroom apartment on the first floor with the living room on the first floor for the upstairs apartment; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the Proposed Redevelopment Plan Amendment; and

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland took testimony from Kathleen Hicks, P.P. as well as reviewed the Redevelopment Plan Amendment Report dated August 31, 2024; and

WHEREAS, the Planning Board adopted Resolution No. 6665, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council deny the Redevelopment Plan Amendment to have a two bedroom apartment on the first floor with the living room on the first floor for the upstairs apartment; 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. 6665 regarding the Plan Amendment; and

WHEREAS, City Council finds it in the best interest of the City to deny an amendment to the Redevelopment Plan and Ordinance 2020-63 consistent with Resolution 6665.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the requested amendment to Ordinance 2004-25, as amended, and Ordinance 2020-63 be and are hereby denied in accordance with Planning Board Resolution 6665.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council

eea

Approved by the Mayor:

Mayor

arf

ATTEST:

City Clerk

kp

MEMORANDUM

TO: Bob Dickenson, Business Administrator

FROM: Yasmin Perez, Planning Board Secretary *Y.P.*

DATE: November 14, 2024

RE: 812 E. Elmer Street
Block 4004 Lot 10

Enclosed is a signed copy of Resolution #6665 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-9

APPLICANT: Elizabeth Vasquez

PROPERTY: 812 E. Elmer Street (Block 4004/Lot 10)

REQUEST: Previously approved by Ordinance No. 2020-63
1st floor – living room for upstairs apartment/1-bedroom apartment
2nd floor – 4 room apartment (2 bedrooms, ‘backroom’, kitchen & bath)

Request 2-bedroom apartment on 1st floor - half wall was already extended to ceiling to create 2nd bedroom

STAFF REVIEW: Kathleen Hicks, Richard Tonetta, Matteo Rabbai, Macleod Carre & Patrick Finley

DATE: August 31, 2024

Staff members met on October 30, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff is that the request should be denied.

The reason for this recommendation is that the lot is grossly undersized. It is only 5,000 square feet (0.11 acres) when the lot required for a single-family in a nearby R –Residential Redevelopment District is 9,750 square feet. The lot is therefore only slightly more than half the size that is required for a single-family home. When the project was previously approved the thought was to limit the number of bedrooms so there would be fewer adult drivers needing parking on this grossly undersized lot.



REDEVELOPMENT PROPOSAL 2024-7

NAME OF APPLICANT

Marcial Lopez
37 Roxeter Road
New Castle, DE 19720
(856)685-7888

REPRESENTED BY

Jose Silva, Esq.

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 20, 2024

BLOCK & LOT NUMBERS

Block 4108/Lot 10

ADDRESS

412 S. Sixth Street

EXISTING USE

1st floor – restaurant (Google street view shows laundromat?)
2nd floor - apartment

PROPERTY DIMENSIONS

50' of frontage on S. Sixth Street
90' of depth
4,500 square feet (0.10 acres) – a single family requires 9,750 square feet (0.22 acres)
No parking
Additional 10' easement on south side of property

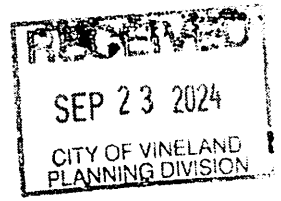
PROPOSED USE

1st floor apartment – 4 BR, 2 1/2 baths, kitchen, dining room & living/family room
2nd floor - (2) 2 BR apartments

REDEVELOPMENT DISTRICT
R – Residential District

UNDERLYING ZONING DISTRICT
R-B Residential-Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)
Yes – under-sized lot/no allowance for triplex/no parking



CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 812 E Elmer St Block 4004 Lot 10

Property owner: Elizabeth Vasquez

Owner's address: 1170 Sharp Rd
Vineland, NJ 08360

Phone: 609 501-2998

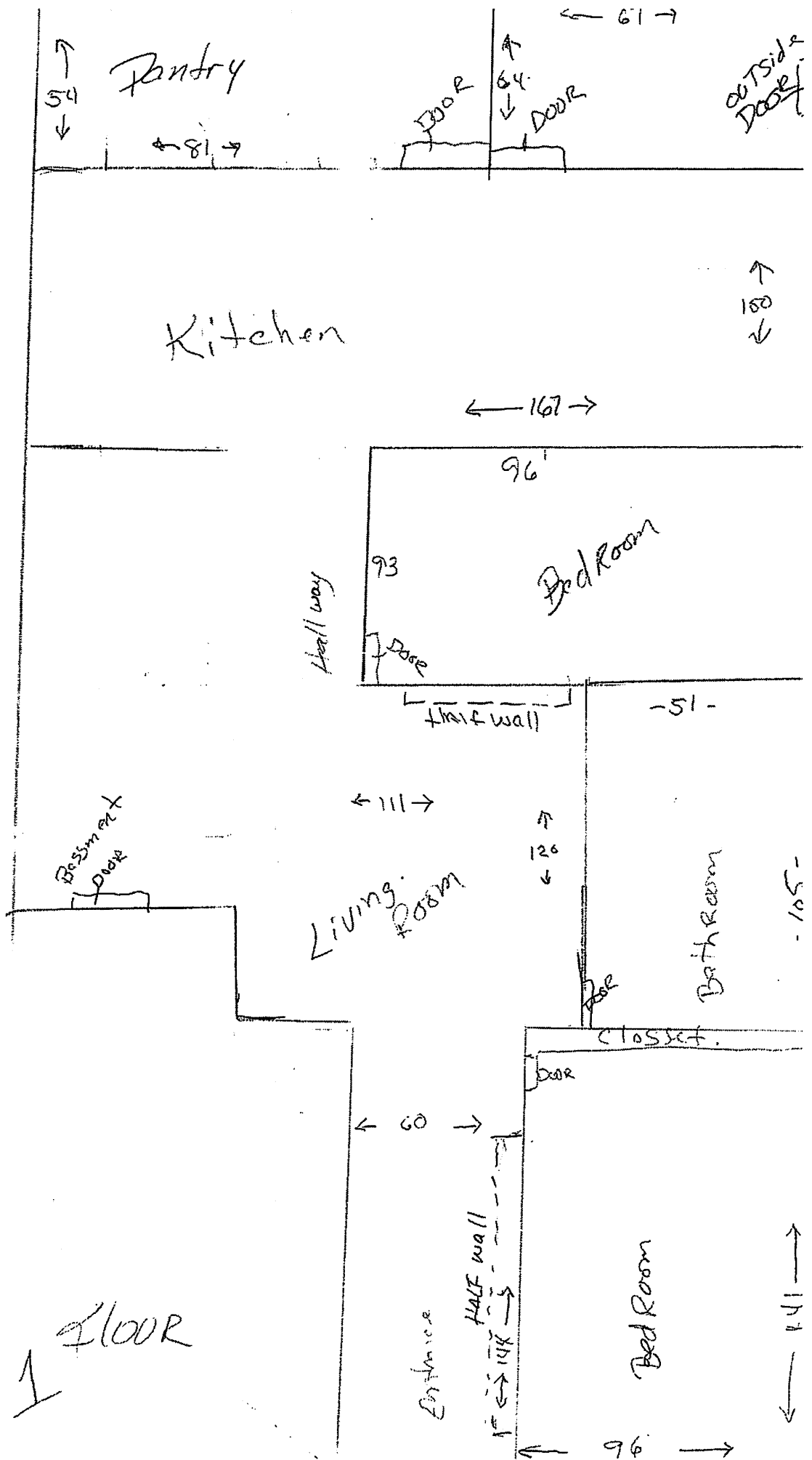
Applicant is: ☒ owner ☐ other

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

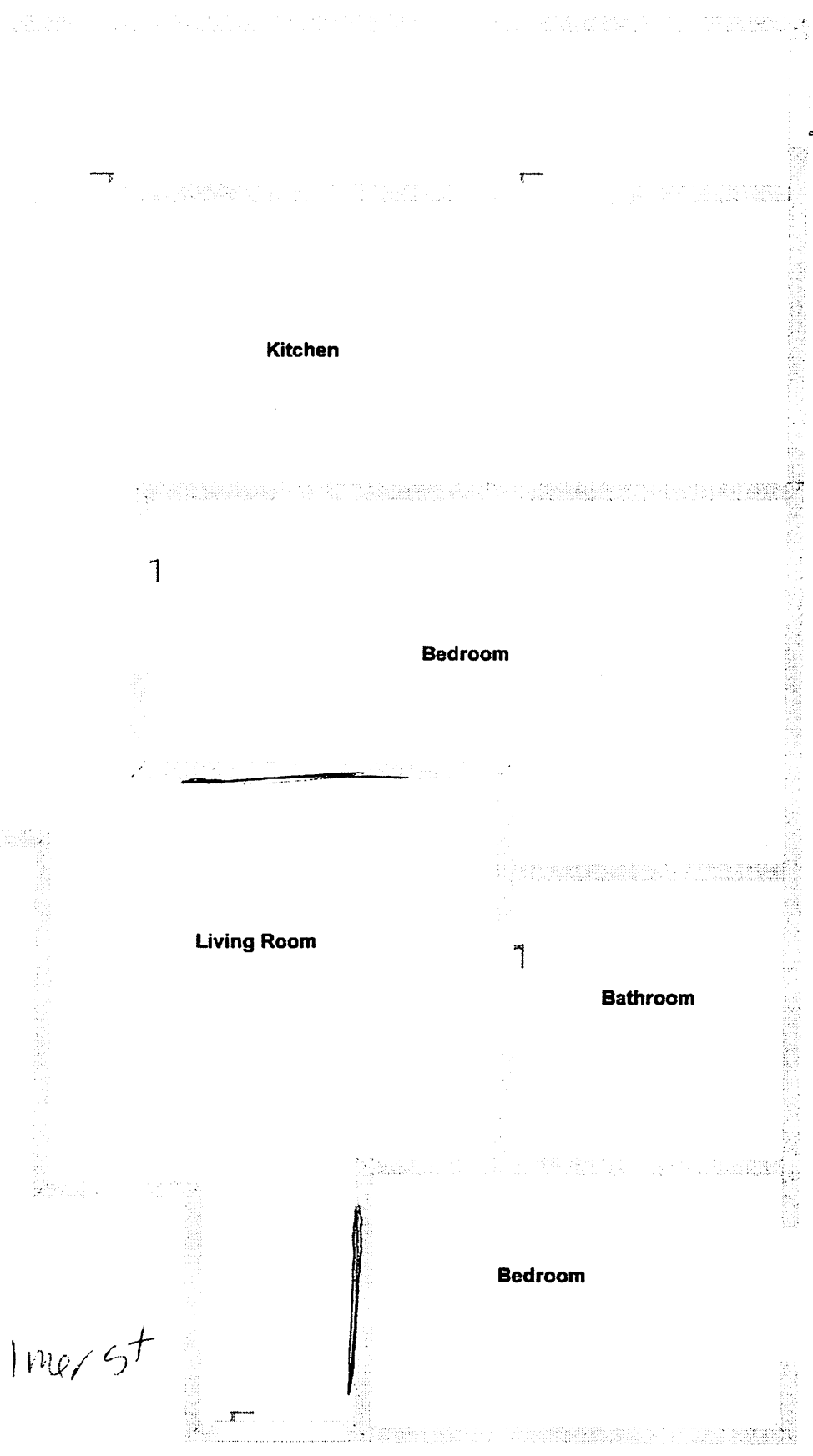
Current or most recent use of the property: Apartment

Proposed use of the property: 2 bedroom Apartment

Owner's Signature Elizabeth Vasquez Date 9/23/24



812 E Elmer St



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

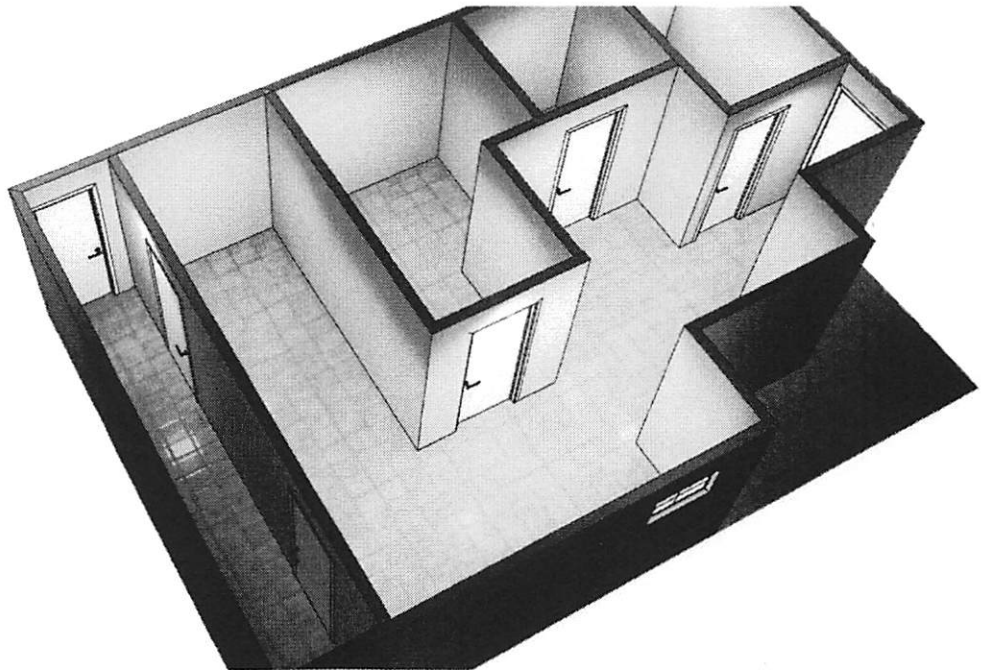
Designed: 9/26/2024
Printed: 9/26/2024

c461872b-0277-4d40-8f8e-aa788c766a1b

All

Drawing #: 1 | No Scale.

812 E Elmer St



Note: all drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

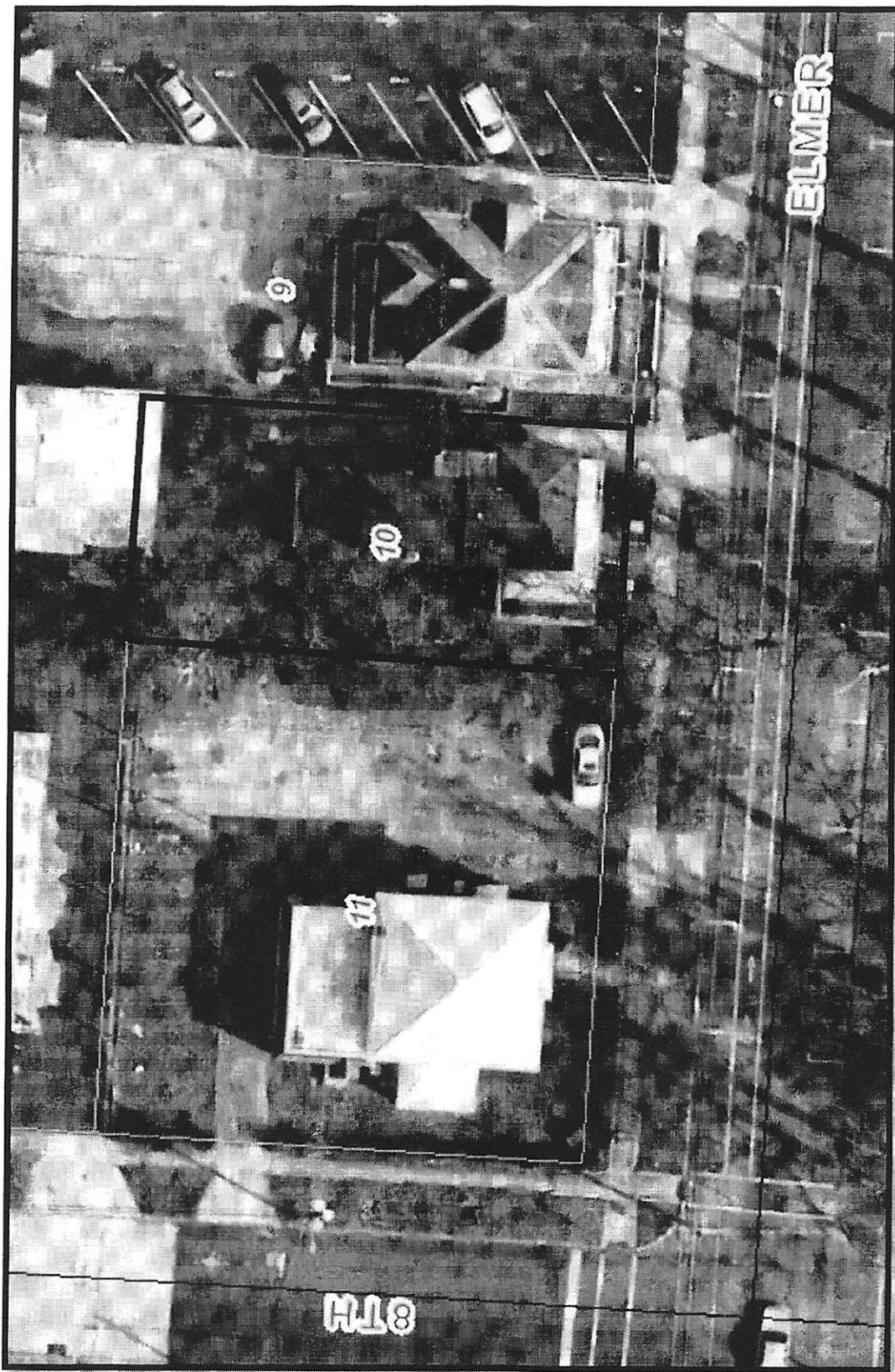


Designed: 9/26/2024
Printed: 9/26/2024

c461872b-0277-4d40-8f8e-aa788c766a1b

All

Drawing #: 1



AERIAL

RESOLUTION NO. 6665

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

WHEREAS, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Center City Redevelopment Plan for 812 E. Elmer Street (Block 4004/Lot 10), submitted by Elizabeth Vasquez, and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on November 12, 2024; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, and the Redevelopment Plan Amendment Report developed by City staff, made the following factual findings:

1. The property-in-question was previously approved by Ordinance No. 2020-63 for the 1st floor to have a living room for upstairs apartment in addition to a 1-bedroom apartment and for the 2nd floor to have a 4 room apartment (2 bedrooms, 'backroom', kitchen & bath)
2. The applicant proposes a 2-bedroom apartment on the 1st floor as a half wall was already extended to the ceiling to create the additional bedroom.
3. Residential uses are not permitted on the 1st floor in the LMS – Landis Avenue Main Street Redevelopment District.
4. In the nearby R – Residential Zone, single-family and 2-family structures are permitted. A single-family requires a 9,750 square foot lot, while a 2-family requires a 15,000 square foot lot. The property that is the subject of this application is only 5,000 square feet, or 1/3 the size of what is required for a duplex.
5. Staff recommended that the application be denied because of the grossly undersized lot. When the project was previously approved the thought was to limit the number of bedrooms so there would be fewer adult drivers needing parking on this grossly undersized lot.
6. In the City of Vineland Master Plan, the property-in-question is designated 'commercial'. The residential use of this property is therefore inconsistent with the Master Plan.

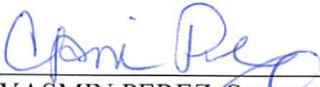
NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, based on the factual findings listed above, recommends that City Council deny the request to permit a 2 bedroom apartment on the 1st floor at 812 E. Elmer Street (Block 4004/Lot 10).

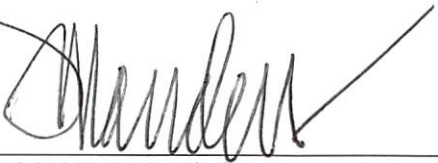
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on November 13, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: November 13, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


YASMIN PEREZ, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

John Casadia
Douglas Menz
Michael Pantalone
Sandy Velez
Robert Odorizzi
David Manders

ABSTAINING

None

ABSENT

David Catalana
Thomas Tobolski
Nilsa Rosario

OPPOSED

None

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 ALLOW AN EXISTING RETAIL USE TO BE CONVERTED TO A 20 SEAT HOUSE OF WORSHIP AT BLOCK 3019 LOT 2, 13 NORTH EAST BOULEVARD, VINELAND CONSISTENT WITH RESOLUTION 6666 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, MJ Vineland, LLC has requested the City Council consider amending the Redeveloping Plan to permit the conversion of a former bakery located at 13 North East boulevard, Block 3019 Lot 2 to a 20 seat House of Worship; and

WHEREAS, City Council passed a Motion to request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use; and

WHEREAS, on October 30, 2024 Planning Staff submitted a Redevelopment Plan Amendment Report recommending against the conversion and presented its findings to the City of Vineland Planning Board for consideration; and

WHEREAS, on November 13, 2024, the Planning Board took testimony from planning staff including Kathleen Hicks, PP., recommending a denial of the amendment to the Center City Redevelopment Plan based upon the following:

1. The property-in-question previously was a bakery with a retail outlet. It is currently vacant.
2. The applicant proposes that a church be allowed. Only 20 seats are proposed.
3. The property has an existing building and parking lot to the rear on a 0.58 acre lot. There is additional parking along the Boulevards.
4. A church isn't a permitted use in the LMS – Landis Main Street Redevelopment District.
5. Staff recommended denial of the application because a zoning permit had recently been issued for the preparation and sale of juice (i.e., juice bar), which is a permitted use. Staff believed that this negated justification for a plan amendment.
6. Staff also had reservations about all the activities that a church can undertake because of the Religious Land Use and Institutional Persons Act (RELUIPA).
7. In the City of Vineland Master Plan, the property-in-question is designated 'commercial. The request to permit a church would not be consistent.
8. Following distribution of the staff report, both the owner of the property and the realtor reported to staff that the parties involved with the juice bar seemed to have abandoned the project upon finding out what the building code and health code would require.

WHEREAS, the Planning Board has considered the Redevelopment Plan amendment report from October 30, 2024 and the testimony from Planning Staff, which report is attached hereto and incorporated here in at length; and

WHEREAS, on November 13, 2024 the Planning Board adopted Resolution 6666, Resolutions of findings and conclusions and its decision of Vineland Planning Board wherein the Planning Board of the City of Vineland recommended that a proposed amendment to the Landis Main Street Redevelopment District of the Center City Redevelopment Plan be amended to

CITY OF VINELAND

permit the use of a vacant retail use into a 20 seat House of Worship at Block 3019 Lot 2, 13 North East Boulevard, Vineland; and

WHEREAS, the findings and conclusions and the decision of the Vineland Planning Board are incorporated herein and made a part hereof, but not necessarily adopted as part of the findings of City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2004-25, as amended, be amended so as to allow the conversion of a vacant retail bakery into a 20 seat House of Worship at Block 3019 Lot 2, 13 North East boulevard, Vineland.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

MEMORANDUM

TO: Bob Dickenson, Business Administrator

FROM: Yasmin Perez, Planning Board Secretary 

DATE: November 14, 2024

RE: 13 N. East Boulevard
Block 3019 Lot 2

Enclosed is a signed copy of Resolution #6666 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-8

APPLICANT: MJ Vineland, LLC

PROPERTY: 13 N. East Boulevard

REQUEST: Convert retail (vacant bakery with retail outlet) to church (20 seats/7 parking stalls)

STAFF REVIEW: Kathleen Hicks, Richard Tonetta, Matteo Rabbai, Macleod Carre & Patrick Finley

DATE: October 31, 2024

Staff members met on October 30, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff was that the application should be denied.

The basis of this recommendation was that a zoning permit had recently been issued for the preparation and sale of juice (i.e., juice bar), which was a permitted use. Staff believed that this negated justification for a plan amendment. Staff members also had reservations about all the activities that a church can undertake because of the Religious Land Use and Institutionalized Persons Act (RELUIPA).



REDEVELOPMENT PROPOSAL 2024-8

NAME OF APPLICANT

MJ Vineland, LLC
282 20th Street
Brooklyn, NY 11215
(917)753-4595

REPRESENTED BY

????

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 23, 2024

BLOCK & LOT NUMBERS

Block 3019/Lot 2

ADDRESS

13 N. East Boulevard

EXISTING USE

Retail (vacant bakery with retail outlet)

PROPERTY DIMENSIONS

1,200 square foot building
97.66' of frontage on N. East Boulevard
98' of frontage on E. Wood Street
25,390 square feet (0.58 acres) according to Tax Records

PROPOSED USE

Church - 20 seats/7 parking stalls

REDEVELOPMENT DISTRICT

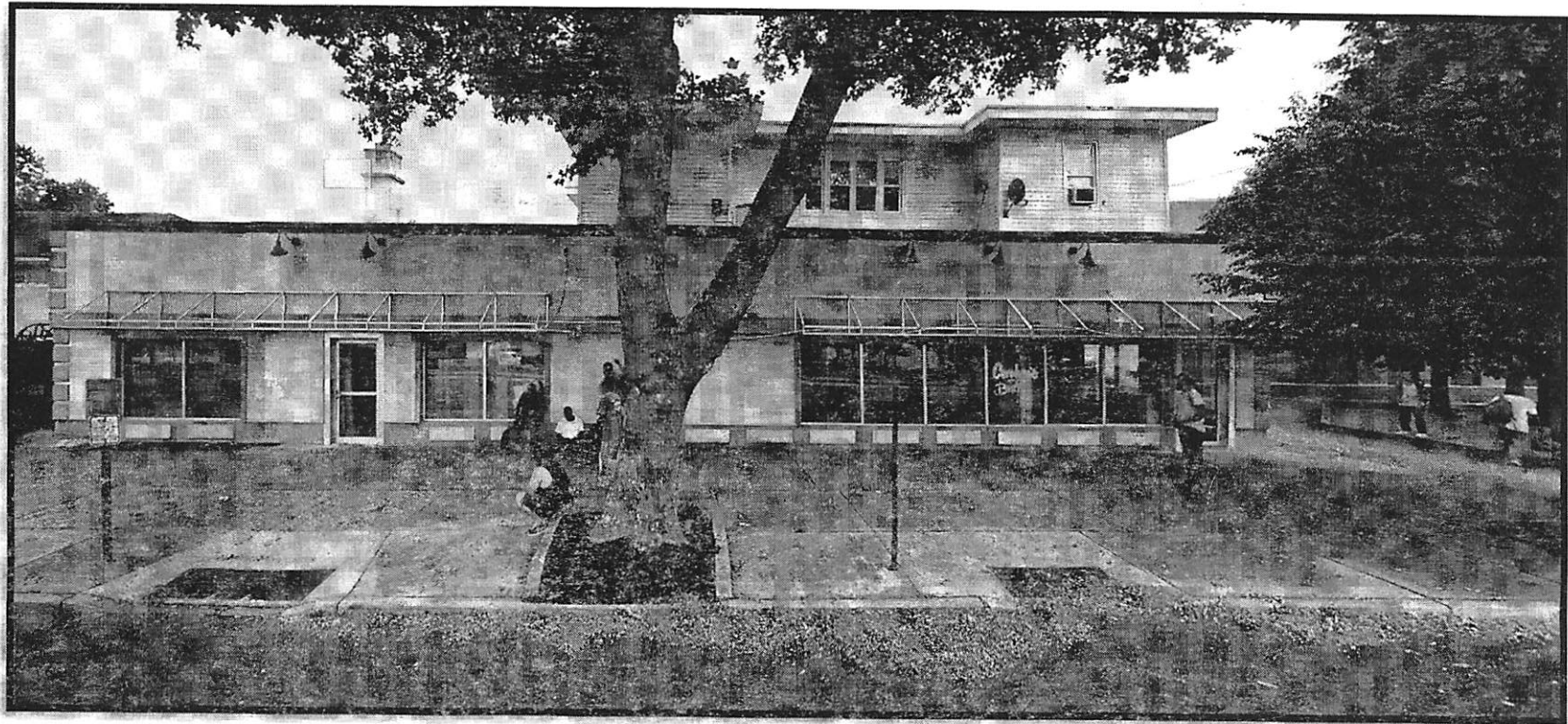
LMS - Landis Main Street District

UNDERLYING ZONING DISTRICT
R-B Residential-Business Zone

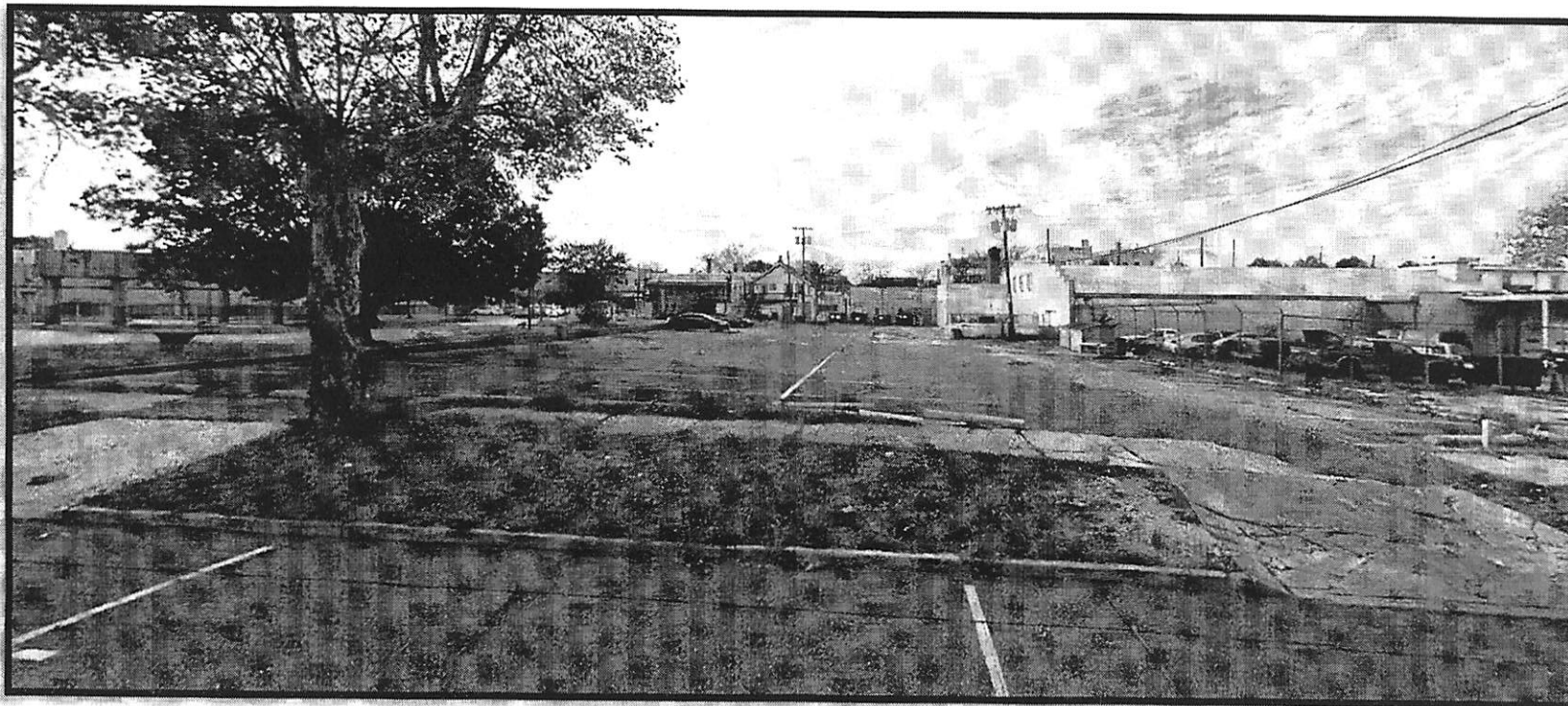
PLAN AMENDMENT REQUIRED (YES/NO)
Yes – Proposed use isn't permitted



AERIAL



BOULEVARD FACADE



WOOD STREET FRONTAGE
(light colored building to right)

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 13 N. EAST BLVD. Block _____ Lot _____

Property owner: MJ VINELAND LLC.

Owner's address: 282 20th ST
Brooklyn, NY. 11215

Phone: 917-753-4595

Applicant is: ☒ owner ☐ other

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

NA

Current or most recent use of the property: Retail use

Proposed use of the property (Provide as much detail as possible. Additional pages may be attached):

SEE ATTACHED ->

Applicant Signature  Date 9-23-2024

(Office use only)

Application received (including fee) _____

Application complete _____

MJ Vineland LLC
282 20th Street
Brooklyn, NY 11215

To: Sandy Forosisky
Director of Economic & Community Development
640 E. Wood Street
PO BOX 1508
Vineland, NJ 08362

Mrs. Forosisky,

Please let me start my saying thank you for taking the time to consider our application for redevelopment for the address of 13 N. East Blvd. Currently it is labeled as retail, but we are respectfully requesting we be allowed to lease it to a very lovely church. As you know, a church and everything it represents is just what is needed in our town of Vineland. The retail establishment we had previously did not do well and I'd like to think the City of Vineland would rather have a church occupy this 1,200sf space than it be left empty and desolate.

We'd like to thank you in advance for your help concerning this matter, please feel free to contact me directly with any follow up questions or concerns.

Respectfully,



Michael Mazzeo
MJ Vineland LLC
917-753-4595

Hicks Kathie

From: Carlo Drogo <carlodrogo@gmail.com>
Sent: Wednesday, October 9, 2024 8:40 AM
To: Timothy Kaganzev
Cc: JAZMIN VARGAS; vargaskermy@gmail.com; Hicks Kathie
Subject: Re: Leasing Inquiry for 13 Southwest Boulevard, Vineland N.J. 08360
Attachments: image0.jpeg; image3.jpeg

Good morning Kathy,

I apologize for any confusion. Below is the correct address, with block and lot included:
13 NORTH EAST BLVD is Block 3019, Lot 2 in Vineland City, Cumberland County.

Please confirm receipt of this email, and let us know if anything else additionally is needed from the prospective tenants, who are also included on this email.

Lastly, please advise of the next scheduled Planning Board meeting, so that we can set realistic expectations for all parties involved.

Thank you,



Carlo Drogo Sr.

BROKER-SALESPERSON

carlo.drogo@exprealty.com

CELL: (856) MyAgent

<https://www.TheExpertSalesTeam.com>



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- Recipient of the NJ REALTORS® Circle of Excellence Sales Award® 2023-2021 PLATINUM Level, 2020 GOLD Level and 2019 SILVER Level!

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On Wed, Oct 9, 2024 at 8:24 AM Timothy Kaganzev <tkrealty1978@gmail.com> wrote:
Correction Kathy.. The property is 13 N Blvd Vineland N.J.

On Tue, Oct 8, 2024 at 12:24 PM JAZMIN VARGAS <jazminvargas73@gmail.com> wrote:

Sent from my iPhone

Viewing the before and after floor plan you can see the wall that will be taken out the placement of the altar including pastors office

Also you can see the x's just an example of where the chairs might go . But we will only be putting around 20 chairs give or take .

There's a minimum of 15 people

7 cars

Worship services days and hours

Wednesday Bible study 7pm-9pm

Friday Prayer 7pm-9pm

Sunday Worship 12pm- 2pm

On Oct 8, 2024, at 10:37 AM, Timothy Kaganzev <tkrealty1978@gmail.com> wrote:

Good morning, Kathy,

I've included Pastor Vargas and Jazmin Vargas in this email chain. They are looking to lease the property at 13 Southwest Boulevard for use as a church. I met Mr. and Mrs. Vargas and their contractor over the weekend, where their contractor is currently drafting a blueprint as you requested.

Ms. Vargas, Mr. and Mrs. Vargas will be sending over a project description, operational schedule, and details such as expected attendance, including the location of the altar and chair arrangements & office space. If there's anything I missed, please feel free to add to this email chain.

Additionally, could you please let me know when the next planning hearing will be to discuss approval for this location?

Thank you in advance for your help.

Best,
Tim
eXp Realty..
856-503-8668

--



Timothy J Kaganzev
REALTOR®, EXP Realty LLC



Recipient of the NJ REALTORS® Circle of Excellence Sales Award® 2023- Bronze Level
Cell: 856-503-8668 | Office: 866-201-6210x1144

<https://timothykaganzev.exp Realty.com/> | timothy.kaganzev@exp Realty.com

Loved your experience leave me a review

<https://www.realtor.com/realestateagents/616fccdaaa006e0012b873c3#>

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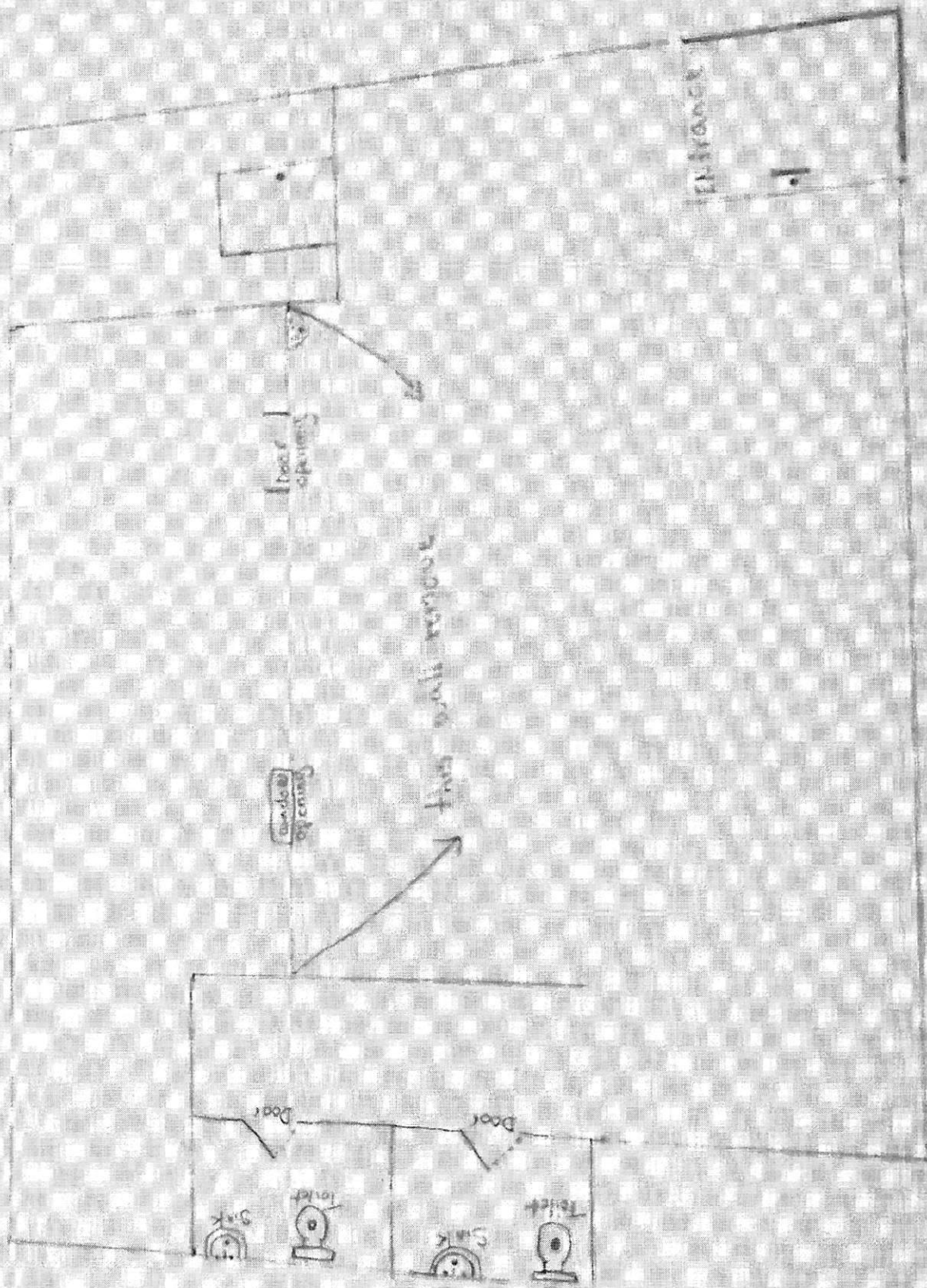


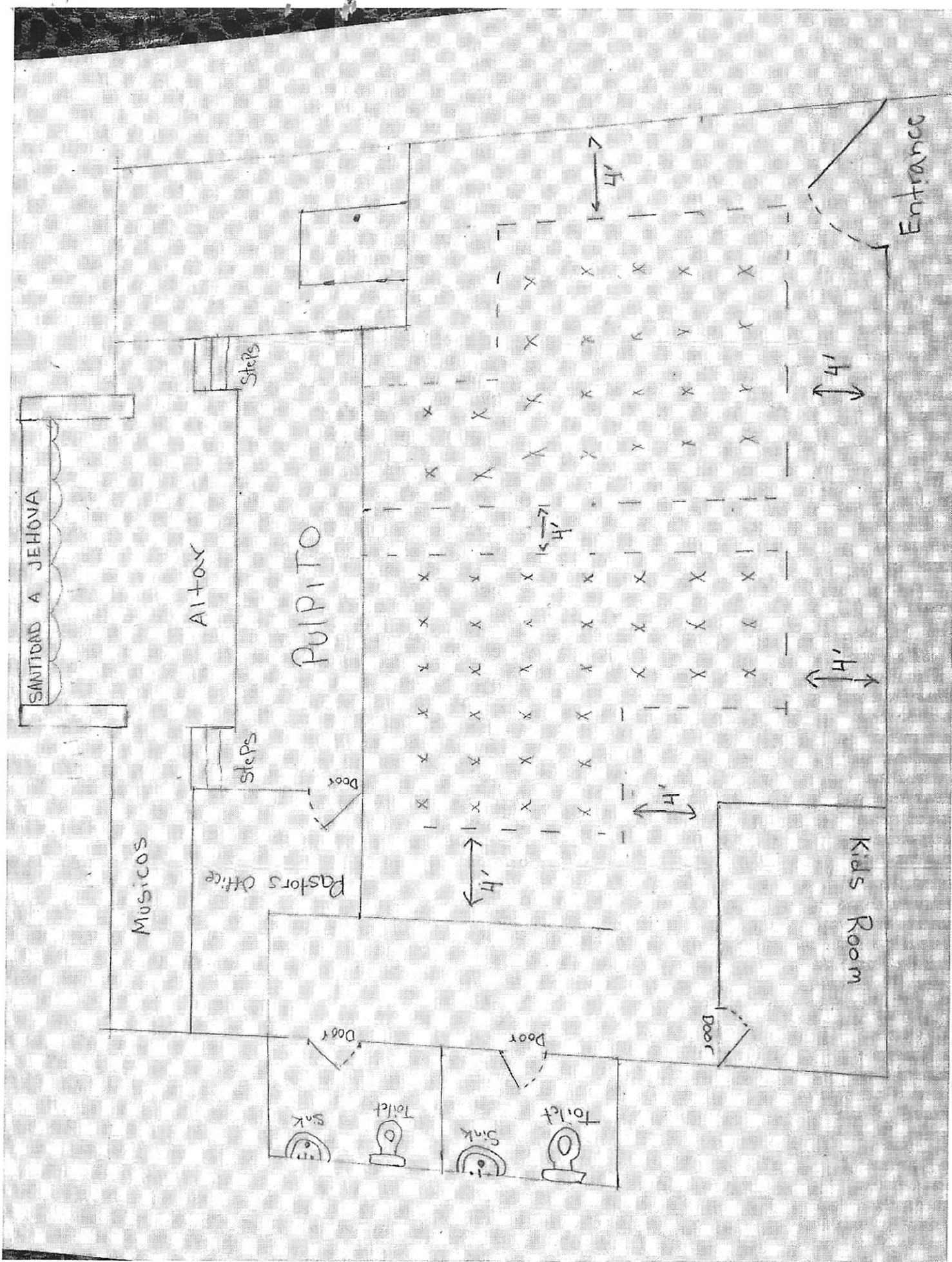
Timothy J Kaganzev
REALTOR®, EXP Realty LLC



Recipient of the NJ REALTORS® Circle of Excellence Sales Award® 2023- Bronze Level
Cell: 856-503-8668 | Office: 866-201-6210x1144

Current Interior Design





RESOLUTION NO. 6666

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

WHEREAS, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Center City Redevelopment Plan for 13 N. East Boulevard (Block 3019/Lot 2), submitted by MJ Vineland, LLC and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on November 12, 2024; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, and the Redevelopment Plan Amendment Report developed by City staff, made the following factual findings:

1. The property-in-question previously was a bakery with a retail outlet. It is currently vacant.
2. The applicant proposes that a church be allowed. Only 20 seats are proposed.
3. The property has an existing building and parking lot to the rear on a 0.58 acre lot. There is additional parking along the Boulevards.
4. A church is not a permitted use in the LMS – Landis Main Street Redevelopment District.
5. Staff recommended denial of the application because a zoning permit had recently been issued for the preparation and sale of juice (i.e., juice bar), which is a permitted use. Staff believed that this negated justification for a plan amendment.
6. Staff also had reservations about all the activities that a church can undertake because of the Religious Land Use and Institutional Persons Act (RELUIPA).
7. In the City of Vineland Master, the property-in-question is designated ‘commercial. The request to permit a church would not be consistent.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, based on the factual finding listed above, recommends that City Council deny the request to permit a church at 13 N. East Boulevard (Block 3019/Lot 2).

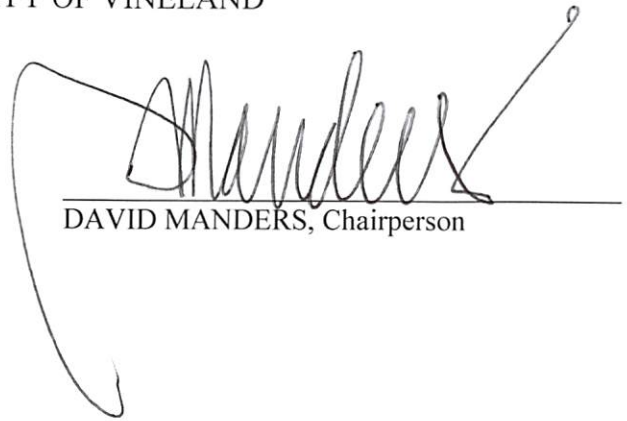
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on November 13, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: November 13, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


YASMIN PEREZ, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

John Casadia
Douglas Menz
Sandy Velez
Robert Odorizzi

ABSTAINING

None

ABSENT

David Catalana
Thomas Tobolski
Nilsa Rosario

OPPOSED

Michael Pantalone
David Manders

ORDINANCE NO. 2024- 77

ORDINANCE AMENDING ORDINANCE 89-13, AS AMENDED, CHAPTER 425, ARTICLE I, SECTION 425-5 OF THE CODE OF THE CITY OF VINELAND ENTITLED FEES AND ORDINANCE 2009-72, AS AMENDED, CHAPTER 425, ARTICLE VI, SECTION 425-44 OF THE CODE OF THE CITY OF VINELAND ENTITLED SUBMISSION TO COUNTY PLANNING BOARD IN ACCORDANCE WITH RESOLUTION 6667 OF THE PLANNING BOARD OF THE CITY OF VINELAND.

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland considered the existing City procedures for an applicant's subdivision and site plan review and approvals including a requirement for the City to transmit plans to the County Planning Board on behalf of an applicant as set forth in Chapter 425, Article I, Section 425-5; and

WHEREAS, after review of the legalities regarding the unnecessary responsibility placed upon the City to submit the application to the County Planning Board, the Solicitor for the Planning and Zoning Boards reported that there is no statutory obligation for the City to take such responsibility from the applicant and could potentially place liability upon the City for any failure to adequately submit such an application to the County; and

WHEREAS, the Planning Board of the City of Vineland has taken testimony from Kathleen Hicks, P.P. City Planner and Ryan Headley, P.E., P.P., A.I.C.P., C.M.E. Board Planner and Engineer Planning and have adopted Resolution 6667 recommending City Council consider that Section 425-44 be amended so as to require the applicant to submit all plans to the County Planning Board; and

WHEREAS, on November 13, 2024, the Planning Board further reviewed Section 425-5 A(28) of the Code of the City of Vineland which required an applicant to pay a fee to the City for the submission of the application for subdivision and site plan review to the County by the City and determined that the fee would be unnecessary should Section 425-44 be amended by Council so as to require such documents be submitted by the applicant to the County.

WHEREAS, City Council finds it to be in the best interest of the City to make the recommended changes to the Municipal Land Use Laws of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Chapter 425, Article VI, Section 425-44 of the Code of the City of Vineland be deleted and replaced as follows:

Section 425-44 Submission to County Planning Board

Each applicant for subdivision approval, where required by Section 5 of P.L. 1968, c. 285 (N.J.S.A. 40:27-6.3), and each application for site plan approval, where required by Section 8 of P.L. 1968, C. 285 (N.J.S.A.40:27-6.6), shall be submitted by the applicant to the County Planning Board for review or approval. In such case, the municipal board shall condition its approval upon timely receipt of a favorable report from the County Planning Board or approval of said board by its failure to act within the required time period.

BE IT FURTHER ORDAINED that Section 425-5 A(28) be deleted in its entirety and the subsequent sections of 425-5A be re-numbered accordingly.

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

BE IT FURTHER ORDAINED that the balance of Ordinance 89-13, as amended and Ordinance 2009-72, as amended not amended hereby shall remain in full force and effect.

CITY OF VINELAND

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

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

Passed first reading: December 10, 2024

Passed final reading:

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

ORDINANCE AMENDING ORDINANCE 2007-23, AS
AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-
310 OF THE CODE OF THE CITY OF VINELAND
ENTITLED ZONING; TEMPORARY USE PERMIT.

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland considered zoning standards and applications for the City of Vineland, including the issuance of a “Temporary Use Permit” as authorized in accordance with Chapter 425, Article XV, Section 425-310; and

WHEREAS, Section 425-310 allows a developer to apply and receive a permit to utilize a parcel of land without required site improvements and according to such Section it is good for 6 months with a 6 month extension available, and many times the site continues in violation of the Municipal Land Use Laws requiring extensive enforcement actions to be taken by the City

WHEREAS, after review of the legalities regarding the issuance of a “Temporary Use Permit” the Solicitor for the Planning and Zoning Boards reported that there is no allowance in the Municipal Land Use Laws for the Zoning Board or Zoning Officer to issue a Temporary Use Permits a courtesy to developers; and

WHEREAS, the Planning Board of the City of Vineland has taken testimony from Kathleen Hicks, P.P. City Planner and Ryan Headley, P.E., P.P., A.I.C.P., C.M.E. Board Planner and Engineer Planning and have adopted Resolution 6667 recommending City Council consider that Section 425-310 be amended so as to only allow a Temporary Use Permit in circumstances of emergencies.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2007-23, as amended, Chapter 425, Article XV, Section 425-310 of the Code of the City of Vineland be deleted and replaced as follows:

Section 425-310	It is recognized that there may be the need in very selected instances to allow for a temporary use on a property which may not be in accordance with the provisions of this Chapter. A temporary use may be necessitated by a public emergency or by a personal hardship created by a catastrophic event (e.g., hurricane, fire). These events, because of their sudden and unexpected nature, cannot be planned for in advance, yet require immediate remedy. The Zoning Officer is therefore empowered in these very selected instances to grant a temporary use permit if (1) is necessitated by a public emergency or personal hardship created by a catastrophic event such as a hurricane or fire and (2), in his judgement, the proposed use is of such a nature that there will be no detrimental impact upon adjoining properties. Said temporary use permit shall be valid for a period of six months from date of issuance. Upon written request made prior to the expiration date, the Zoning Officer may grant one six-month extension provided the applicant is taking all reasonable steps necessary to comply with all site improvements and requirements. An appeal from the decision of the Zoning Officer shall be made to the Zoning Board of Adjustment within 15 days of the decision. Failure to do so shall be a waiver of such request.
-----------------	---

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

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

CITY OF VINELAND

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

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

ORDINANCE NO. 2024- 79

ORDINANCE AMENDING ORDINANCE 2008-39, AS AMENDED, CHAPTER 425, ARTICLE XV, SECTION 425-59 OF THE CODE OF THE CITY OF VINELAND ENTITLED SUBMISSION OF APPLICATION; CONTENTS OF COMPLETE APPLICATION.

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland considered zoning standards and applications for the City of Vineland, including the requirements for the submission of complete applications for development applications in accordance with Chapter 425, Article VI, Section 425-59 of the Code of the City of Vineland; and

WHEREAS, as it is deemed more efficient and economical to utilize digital copies rather than paper copies, the Planning Board of the City of Vineland recommended City Council amend Section 425-59 to reduce the number of paper copies that must be submitted to deem an application complete.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2008-39, as amended, Chapter 425, Article VI, Section 425-59 of the Code of the City of Vineland be amended and replaced as follows:

Section 425-59

B(1)(a) – Replace ‘six copies’ with ‘four copies’ for a minor subdivision or redivision and delete clause “(plus four if the application must go to the County Planning Board)”

B(2)(a) – Replace ‘ten copies’ with ‘four copies’ for a major subdivision, preliminary plat and delete clause “(plus four if the application must go to the County Planning Board)”

B(2)(c) - Replace ‘ten copies’ with ‘three copies’ for stormwater plans

B(3)(b) – Replace ‘twelve copies’ with ‘five copies’ for a major subdivision, final plat and delete clause “(plus four if the application must go to the County Planning Board)”

B(4)(a) – Replace ‘six copies’ with ‘four copies’ for a site plan and delete clause “(plus four if the application must go to the County Planning Board)”

B(4)(b) - Delete clause “(plus four if the application must go to the County Planning Board)”

B(4)(g) – Replace ‘10 copies’ with ‘four copies’ for other checklist requirements.

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

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

BE IT FURTHER ORDAINED that any portion of Ordinance 2008-39, Chapter 425, Article VI, Section 425-59 not amended hereby shall remain in full force and effect.

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

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

Approved by Mayor

President of Council eaa

Mayor arf

ATTEST:

City Clerk kp

ORDINANCE NO. 2024- 80

AN ORDINANCE AUTHORIZING PILOT AGREEMENTS
FOR PROJECT TAX EXEMPTION FOR VARIOUS
APPLICANTS.

WHEREAS, Ordinance No. 2019-11, passed on final reading by City Council on February 26, 2019, provides that Project Tax Exemption Agreements be authorized by an Ordinance of the City of Vineland; and

WHEREAS, said Ordinance No. 2019-11 further provides that the City of Vineland shall enter into a written agreement with the applicant for the exemption of local real property taxes, said agreement providing for the applicant to pay to the City of Vineland, in lieu of full property tax payments, an amount annually to be computed by one, but in no case a combination, of the formulas as described in N.J.S.A. 40A:21-10, said tax exemption agreement to be effective for a period of not more than 5 years starting with the date of completion of the project; and

WHEREAS, Applications for Project Tax Exemption under P.L. 1991,c.441 (N.J.S.A. 40A:21-1 et. seq.), have been submitted by:

4418 S. Main Road, LLC 4468 S. Main Road Block 7506, Lot 4.01	MJJ Property Holdings, LLC 3278 S. West Blvd Block 7004, Lot 10.1
994 Sherman Partners II, LLC 994 W. Sherman Ave. Unit 2 Block 6101, Lot 28, Qual. C3A	AREC 27, LLC 2290 S. Delsea Drive Block 6101, Lot 19.01
Krenzer Enterprises, LLC 141 N. Lincoln Avenue Block 3303, Lot 21	Laury Vineland Venture, LLC 516 East Wood Street Block 3018, Lot 1
D'Oso, LLC 1241 N. Main Road Block 1909, Lot 67.2	Davy Realty, LLC 2073 W. Garden Road Block 1005, Lot 2.01
BDGS, Inc 2440 N. Mill Road Block 602, Lot 5	Chemglass Realty II, LLC 3823 N. Mill Road Block 303, Lot 58

which Applications have been approved by the Tax Assessor and recommended for approval by the governing body; now, therefore,

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

1. THAT the applications of

4418 S. Main Road, LLC 4468 S. Main Road Block 7506, Lot 4.01	MJJ Property Holdings, LLC 3278 S. West Blvd Block 7004, Lot 10.1
994 Sherman Partners II, LLC 994 W. Sherman Ave. Unit 2 Block 6101, Lot 28, Qual. C3A	AREC 27, LLC 2290 S. Delsea Drive Block 6101, Lot 19.01
Krenzer Enterprises, LLC 141 N. Lincoln Avenue Block 3303, Lot 21	Laury Vineland Venture, LLC 516 East Wood Street Block 3018, Lot 1
D'Oso, LLC 1241 N. Main Road Block 1909, Lot 67.2	Davy Realty, LLC 2073 W. Garden Road Block 1005, Lot 2.01

BDGS, Inc
2440 N. Mill Road
Block 602, Lot 5

Chemglass Realty II, LLC
3823 N. Mill Road
Block 303, Lot 58

for Project Tax Exemption under P.L. 1991, c.441 (N.J.S.A.40A:21-1 et. seq.), be and the same are hereby approved for processing pursuant to Ordinance No. 2019-11.

2. THAT the City of Vineland shall enter into a tax exemption agreement (hereafter “PILOT Agreement”) with each applicant (hereafter “Company”) whereby each Company shall make regular payments to the City in lieu of full property taxes.

3. The PILOT Agreement shall provide, inter alia, as follows:

a. Assessments on Unimproved Land: The Company in addition to the amounts described in subparagraph (d) below, shall pay an amount equal to the real estate taxes assessed against the unimproved land upon which the construction project will be located. This amount shall be based upon the taxable assessment of the property, as shown on the most recently-completed assessment roll adopted by the City prior to the execution of the PILOT Agreement, multiplied by the tax rate(s) upon which real property taxes are assessed in each year by or for each taxing jurisdiction.

b. PILOT Payments: The Company agrees that it shall make regular payments in lieu of property taxes in the amounts and at the times provided for in the Agreement. The payments due to the Municipality hereunder shall be paid by the Company to the Municipality by check made payable to “The City of Vineland.”

c. Duration of Exemption: Pursuant to N.J.S.A. 40A:21-1 et seq., for a period of five (5) years following the completion of the Project, and so long as the PILOT Agreement remains in full force and effect, the full value of the new construction shall be exempt from real estate taxes. Exemption means that portion of the tax assessor’s full and true value of the construction not regarded as increasing the taxable value of the property pursuant to the New Jersey Tax Exemption and Abatement Law. Such exemption shall be noted on the City’s assessment roll prepared subsequent to the completion of the Project. The Company will be required to pay all taxes and assessments lawfully levied and/or assessed against the property until the Project shall be entitled to exempt status.

d. New Construction: With regard to the new construction valuation (land and buildings) which is created as a result of the construction of buildings and site improvements associated with the Project, the Company shall monthly pay to the City in lieu of full property tax payments an amount not less than a percentage of taxes otherwise due, according to the following schedule:

- 1) In the first full tax year after completion, no payment in lieu of taxes otherwise due;
- 2) In the second full tax year after completion, an amount not less than twenty percent (20%) of the taxes otherwise due;
- 3) In the third full tax year after completion, an amount not less than forty percent (40%) of the taxes otherwise due;
- 4) In the fourth full tax year after completion, an amount not less than sixty percent (60%) of the taxes otherwise due;
5. In the fifth full tax year after completion, an amount not less than eighty percent (80%) of the taxes otherwise due.

e. Allocation of Payments in Lieu of Tax: Payments in lieu of property taxes received hereunder, and in accordance with the PILOT agreement to be ratified by City Council, shall be allocated to the General Fund of the City of Vineland.

f. Breach or Termination of Agreement: In accordance with N.J.S.A. 40A:21-12, if during any tax year prior to the termination of the PILOT agreement, the Company and/or property owner (1) ceases to operate or disposes of the property, or (2) defaults on any loan obligation secured by the property, or (3) submits an application containing any misrepresentation of a material fact, or (4) is more than thirty (30) days delinquent in the payment of the property taxes or the payment in lieu of taxes on the subject property, or (5) fails to file the annual certification with the Assessor on or before December 1st of each calendar year during the term of this agreement, or (6) fails to meet any other condition for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The City shall notify the property owner and tax collector forthwith and the tax collector shall within 15 days thereof notify the owner of the property of the amount of taxes due.

However, with respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption and abatement shall continue, and the agreement shall remain in effect.

g. Termination of the Agreement: At the termination of the PILOT Agreement, the Project shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a Project, at the termination of the PILOT Agreement, from qualifying for and receiving the full benefits of any other tax preferences provided by law.

h. Ratification of the Agreement: Prior to taking effect, the Agreement authorized herein must be ratified by City Council.

4. THAT the Tax Assessor of the City of Vineland shall notify the Planning Board of said approval of Applications for Project Tax Exemption submitted by applicants as stated above.

5. THAT the Mayor and City Clerk of the City of Vineland are hereby authorized to execute Agreements for said Project Tax Exemption with applicants as stated above.

BE IT FURTHER ORDAINED that this Ordinance shall take effect after final approval and publication as provided by law.

Passed first reading: December 23, 2024

Passed final reading: January 14, 2025

Approved by the Mayor:

President of Council

Mayor arf

ATTEST:

City Clerk

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268

AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Comberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: 4418 S. MAIN Road LLC Name of Officer (if corporate owner):

Phone Number: (886) 205-0508 Email Address: DAWfabbric@FabbricConcrete.com

Mailing Address/Corporate Headquarters: 4468 S. MAIN RD

City: millville State: NJ ZIP: 08332

Property Location (Street Address): 4468 S. MAIN RD

Block: 7506 Lot: 4.01 Qualifier:

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☐ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☒ Construction of a multiple dwelling under a tax agreement;
☒ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____ %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: 5/16/, 2024.

II. Total cost of project: \$ \$1,082,000.

III. Brief description of the nature and type of construction, conversion, or improvement.

New Shop Maintenance Bld.

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: Dan J. J.

Title (If Applicable): President

Date: 6/12/24

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor: Brian J. J. Date: 12-5-2024

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR’S USE ONLY

Municipality Vineland
4418 S Main Road LLC
Name of Owner
Block 7506 Lot 4.01

County Cumberland
4468 S Main Rd
Address of owner
Vineland, NJ 08332

1. Claim for exemption is ☒ Approved ☐ Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

(a) Assessed value of buildings or structures immediately prior to the
Improvement, conversion alteration, or new construction. \$ 1291000

(b) Assessed value of property including the improvements,
Conversion alteration, or new construction. \$ 2103400

(c) Assessed value of improvement, conversion alteration, or new construction.
[line 2(b) – line 2(a)] \$ 812400

(d) Amount of assessed value of improvement, conversion alteration or
New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 812400

(e) Taxable portion of assessed value of improvement, conversion alteration,
Or new construction not allowed an exemption. [line 2(c) – line 2(d)] \$ 0

3. Claim for abatement ☒ Approved ☐ Disapproved.

Calculation of Abatement

4 This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement,
Conversion alteration, or new construction. \$ 1291000

(b) Total cost of improvement, conversion alteration, or new construction.
(See application Section III (B) \$ 812400

(c) Abatement as prescribed by ordinance

i. First Year 2025 100% X = 812400 \$ 812400

ii. Second Year 80 % X = 812400 \$ 649900

iii. Third Year 60 % X = 812400 \$ 487400

iv. Fourth Year 40 % X = 812400 \$ 325000

v. Fifth Year 20 % X = 812400 \$ 162500

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0

(e) Taxable Value of Property*

First Year line 4(a) + line 4(b) – line 4(c) i. \$ 1291000

Second Year line 4(a) + line 4(b) – line 4(c) ii. \$ 1453500

Third Year line 4(a) + line 4(b) – line 4(c) iii. \$ 1616000

Fourth Year line 4(a) + line 4(b) – line 4(c) iv. \$ 1778400

Fifth Year line 4(a) + line 4(b) – line 4(c) v. \$ 1940900

12-5-2024
Date


Assessor’s Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE



Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: CUMBERLAND MUNICIPALITY: VINELAND

I. IDENTIFICATION

Applicant Name: MTI Property Holdings LLC Name of Officer (if corporate owner): Joseph C. Mufall

Phone Number: (609) 364-3624 Email Address: JOE.mufalli@hotmail.com

Mailing Address/Corporate Headquarters: 3278 S.W. BLVD

City: VINELAND State: NJ ZIP: 08360

Property Location (Street Address): 3278 S.W. BLVD, VINELAND, NJ 08360

Block: 7004 Lot: 10.1 Qualifier: _____

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☐ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☒ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: EST. MAY, 2024.

II. Total cost of project: \$Appx. \$300k

III. Brief description of the nature and type of construction, conversion, or improvement.

60' x 300' Pole BARN

D. Other Information

- Were prior five-year exemptions/abatements granted on this property? ☐ No ☒ Yes, amount: \$6127,600
- Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
- Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: Joseph C. Mufall

Title (If Applicable): PRES

Date: 5/29/2024

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor: Brian Connor

Date: 12-5-2024

Municipality VinelandCounty Cumberland
MJJ Property Holdings, LLC
Name of Owner
Block 7004Lot 10.1
3278 S West Blvd
Address of owner
Vineland, NJ 08360

1. Claim for exemption is ☒ Approved ☐ Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.
- (a) Assessed value of buildings or structures immediately prior to the
Improvement, conversion alteration, or new construction.

\$ 6623600

(b) Assessed value of property including the improvements,
Conversion alteration, or new construction.

\$ 6915800

(c) Assessed value of improvement, conversion alteration, or new construction.
[line 2(b) – line 2(a)]

\$ 292200

(d) Amount of assessed value of improvement, conversion alteration or
New construction exempted by ordinance. [line 2(c) - line 2(d)]

\$ 292200

(e) Taxable portion of assessed value of improvement, conversion alteration,
Or new construction not allowed an exemption. [line 2(c) – line 2(d)]

\$ 0

3. Claim for abatement ☒ Approved ☐ Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement,
Conversion alteration, or new construction.

\$ 6623600

(b) Total cost of improvement, conversion alteration, or new construction.
(See application Section III (B)

\$ 292200

(c) Abatement as prescribed by ordinance

i. First Year 2025100% X = 292200.

\$ 292200

ii. Second Year80 % X = 292200.

\$ 233800

iii. Third Year60 % X = 292200.

\$ 175300

iv. Fourth Year40 % X = 292200.

\$ 116900

v. Fifth Year20 % X = 292200.

\$ 58400

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]

\$ 0

(e) Taxable Value of Property*

First Yearline 4(a) + line 4(b) – line 4(c) i.

\$ 6623600

Second Yearline 4(a) + line 4(b) – line 4(c) ii.

\$ 6682000

Third Yearline 4(a) + line 4(b) – line 4(c) iii.

\$ 6740500

Fourth Yearline 4(a) + line 4(b) – line 4(c) iv.

\$ 6798900

Fifth Yearline 4(a) + line 4(b) – line 4(c) v.

\$ 6857400

12-5-2024
Date

Burai
Assessor’s Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

DEC 06 2024

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION Ownership Entity: 994 Sherman Partners II LLC

Applicant Name: Pulse Vascular, LLC Name of Officer (if corporate owner): Dr. Scott Hollander

Phone Number: (631) 534-7246 Email Address: shollander@pulse-vascular.com

Mailing Address/Corporate Headquarters: 994 W. Sherman Ave - Unit 2

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 994 W. Sherman Ave

Block: 6101 Lot: 28 Qualifier: C3A

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☒ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: February 28, 2024

II. Total cost of project: \$ 3.6 million

III. Brief description of the nature and type of construction, conversion, or improvement.

We acquired property and clear cut the trees to construct a medical clinic to serve the vascular needs of the community
10,000 sq ft

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature

Title (If Applicable)

Date

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor

Date

Form E/A – 2 (1992)

STATE OF NEW JERSEY

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR’S USE ONLY

Municipality

Vineland

County

Cumberland

994 Sherman Partners II LLC

Name of Owner

994 W Sherman Ave Unit 2

Address of owner

Block

6101

Lot

28/C3A

Vineland, NJ 08360

1.

Claim for exemption is

Approved

Disapproved

Determination of Exemption

2.

This exemption may be granted on the improvement, conversion alteration, or new construction.

(a)

Assessed value of buildings or structures immediately prior to the

Improvement, conversion alteration, or new construction.

\$ 302400

(b)

Assessed value of property including the improvements,

Conversion alteration, or new construction.

\$ 1669100

(c)

Assessed value of improvement, conversion alteration, or new construction.

[line 2(b) – line 2(a)]

\$ 1366700

(d)

Amount of assessed value of improvement, conversion alteration or

New construction exempted by ordinance. [line 2(c) - line 2(d)]

\$ 1366700

(e)

Taxable portion of assessed value of improvement, conversion alteration,

Or new construction not allowed an exemption. [line 2(c) – line 2(d)]

\$ 0

3.

Claim for abatement

Approved

Disapproved.

Calculation of Abatement

4.

This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a)

Assessed value of the property immediately prior to improvement,

Conversion alteration, or new construction.

\$ 302400

(b)

Total cost of improvement, conversion alteration, or new construction.

(See application Section III (B))

\$ 1366700

(c)

Abatement as prescribed by ordinance

i.

First Year

2025

100% X =

1366700

\$ 1366700

ii.

Second Year

80 % X =

1366700

\$ 1093400

iii.

Third Year

60 % X =

1366700

\$ 820000

iv.

Fourth Year

40 % X =

1366700

\$ 546700

v.

Fifth Year

20 % X =

1366700

\$ 273300

(d)

Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]

\$ 0

(e)

Taxable Value of Property*

First Year

line 4(a) + line 4(b) – line 4(c)

i.

\$ 302400

Second Year

line 4(a) + line 4(b) – line 4(c)

ii.

\$ 575700

Third Year

line 4(a) + line 4(b) – line 4(c)

iii.

\$ 849100

Fourth Year

line 4(a) + line 4(b) – line 4(c)

iv.

\$ 1122400

Fifth Year

line 4(a) + line 4(b) – line 4(c)

v.

\$ 1395800

12-5-2024

Date

Brian Adams

Assessor’s Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

Page 145 of 342

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: Dan DiBuo, Owners' Representative Name of Officer (if corporate owner): Matthew F Braccia

Phone Number: (610) 818-5740 Email Address: dan_dibuo@uhaul.com

Mailing Address/Corporate Headquarters: 2727 N Central Avenue

City: Phoenix State: AZ ZIP: 85004

Property Location (Street Address): 2290 S Delsea Drive., Vineland, New Jersey 08360

Block: 6101 Lot: 19.01 Qualifier: _____

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☐ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☒ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: Estimate June, 2024.

II. Total cost of project: \$ 1,100,000.

III. Brief description of the nature and type of construction, conversion, or improvement.

U-Haul has constructed a U-Box warehouse accessory to their existing retail store at 2290 S Delsea Drive.

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature

President - AREC 27, LLC

Title (If Applicable)

5/23/2024

Date

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor

Date

ASSESSOR'S USE ONLY

Municipality Vineland
AREC 27 LLC
Name of Owner

County Cumberland
2290 S Delsea Dr
Address of owner

Block 6101 Lot 19.01
Vineland, NJ 08360

1. Claim for exemption is ☒ Approved ☐ Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

(a) Assessed value of buildings or structures immediately prior to the
Improvement, conversion alteration, or new construction.

\$ 2028700

(b) Assessed value of property including the improvements,
Conversion alteration, or new construction.

\$ 2903800

(c) Assessed value of improvement, conversion alteration, or new construction.
[line 2(b) - line 2(a)]

\$ 875100

(d) Amount of assessed value of improvement, conversion alteration or
New construction exempted by ordinance. [line 2(c) - line 2(d)]

\$ 875100

(e) Taxable portion of assessed value of improvement, conversion alteration,
Or new construction not allowed an exemption. [line 2(c) - line 2(d)]

\$ 0

3. Claim for abatement ☒ Approved ☐ Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement,
Conversion alteration, or new construction.

\$ 2028700

(b) Total cost of improvement, conversion alteration, or new construction.
(See application Section III (B))

\$ 875100

(c) Abatement as prescribed by ordinance

i. First Year 2025 100% X = 875100

\$ 875100

ii. Second Year 80 % X = 875100

\$ 700100

iii. Third Year 60 % X = 875100

\$ 525100

iv. Fourth Year 40 % X = 875100

\$ 350000

v. Fifth Year 20 % X = 875100

\$ 175000

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]

\$ 0

(e) Taxable Value of Property*

First Year line 4(a) + line 4(b) - line 4(c) i.

\$ 2028700

Second Year line 4(a) + line 4(b) - line 4(c) ii.

\$ 2203700

Third Year line 4(a) + line 4(b) - line 4(c) iii.

\$ 2378700

Fourth Year line 4(a) + line 4(b) - line 4(c) iv.

\$ 2553800

Fifth Year line 4(a) + line 4(b) - line 4(c) v.

\$ 2728800

12-5-2024
Date

[Signature]
Assessor's Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: Krenzer Enterprises, LLC Name of Officer (if corporate owner): Aaron Krenzer

Phone Number: (620)-76-1425 Email Address: a_krenzer@yahoo.com

Mailing Address/Corporate Headquarters: 4246 Post Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 141 N. Lincoln Ave

Block: 3303 Lot: 21 Qualifier:

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☒ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling:

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☒ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: N/A %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: April 15th, 2024

II. Total cost of project: \$ 1.3 million

III. Brief description of the nature and type of construction, conversion, or improvement.

design, develop & construct a new car wash.

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: Aaron Krenzer

Title (If Applicable): President

Date: 3/4/24

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor: Brian Blom

Date: 12-5-2024

Form E/A – 2 (1992)

STATE OF NEW JERSEY

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR’S USE ONLY

Municipality

Vineland

County

Cumberland

Krenzer Enterprises LLC

Name of Owner

141 N Lincoln Ave

Address of owner

Block

3303

Lot

21

Vineland, NJ 08361

1.

Claim for exemption is

☒

Approved

☐

Disapproved

Determination of Exemption

2.

This exemption may be granted on the improvement, conversion alteration, or new construction.

(a)

Assessed value of buildings or structures immediately prior to the

Improvement, conversion alteration, or new construction.

\$

120400

(b)

Assessed value of property including the improvements,

Conversion alteration, or new construction.

\$

528600

(c)

Assessed value of improvement, conversion alteration, or new construction.

[line 2(b) – line 2(a)]

\$

408200

(d)

Amount of assessed value of improvement, conversion alteration or

New construction exempted by ordinance.

[line 2(c) - line 2(d)]

\$

408200

(e)

Taxable portion of assessed value of improvement, conversion alteration,

Or new construction not allowed an exemption.

[line 2(c) – line 2(d)]

\$

0

3.

Claim for abatement

☒

Approved

☐

Disapproved.

Calculation of Abatement

4.

This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a)

Assessed value of the property immediately prior to improvement,

Conversion alteration, or new construction.

\$

120400

(b)

Total cost of improvement, conversion alteration, or new construction.

(See application Section III (B))

\$

408200

(c)

Abatement as prescribed by ordinance

i.

First Year

2025

100% X =

408200

\$

408200

ii.

Second Year

80 % X =

408200

\$

326600

iii.

Third Year

60 % X =

408200

\$

244900

iv.

Fourth Year

40 % X =

408200

\$

163300

v.

Fifth Year

20 % X =

408200

\$

81600

(d)

Taxable portion of assessed value of the property not allowed an exemption.

[line 2(e)]

\$

0

(e)

Taxable Value of Property*

First Year

line 4(a) + line 4(b) – line 4(c)

i.

\$

120400

Second Year

line 4(a) + line 4(b) – line 4(c)

ii.

\$

202000

Third Year

line 4(a) + line 4(b) – line 4(c)

iii.

\$

283700

Fourth Year

line 4(a) + line 4(b) – line 4(c)

iv.

\$

365300

Fifth Year

line 4(a) + line 4(b) – line 4(c)

v.

\$

447000

12-5-2024

Date

Brian Conner

Assessor’s Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

Page 149 of 342

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: CUMBERLAND MUNICIPALITY: VINELAND

I. IDENTIFICATION

Applicant Name: LAURY VINELAND VENTURE LLC Name of Officer (if corporate owner): TEA LAURY

Phone Number: (609) 352-1713 Email Address: TLAURY@LAURY HEATING.COM

Mailing Address/Corporate Headquarters: PO Box 727 (1212 ROBIN ROAD, MILLVILLE NJ 08332)

City: VINELAND State: NJ ZIP: 08362

Property Location (Street Address): 516 EAST WOOD STREET

Block: 3018 Lot: 1 Qualifier: -

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☐ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☐ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☒ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: 35 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: 6/7, 2024.

II. Total cost of project: \$ 1,465,000.

III. Brief description of the nature and type of construction, conversion, or improvement.

BUILT NEW 6,000 SQ FT. OFFICE

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
 3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: Tea Laury

Title (If Applicable): OWNER

Date: 6/12/24

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor: Brian Flannery

Date: 12-5-2024

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
Laury Vineland Venture, LLC
Name of Owner
Block 3018 Lot 1

County Cumberland
516 E Wood St
Address of owner
Vineland, NJ 08360

1. Claim for exemption is ☒ Approved ☐ Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

(a) Assessed value of buildings or structures immediately prior to the
Improvement, conversion alteration, or new construction.

\$ 797500

(b) Assessed value of property including the improvements,
Conversion alteration, or new construction.

\$ 1489100

(c) Assessed value of improvement, conversion alteration, or new construction.
[line 2(b) - line 2(a)]

\$ 691600

(d) Amount of assessed value of improvement, conversion alteration or
New construction exempted by ordinance. [line 2(c) - line 2(d)]

\$ 691600

(e) Taxable portion of assessed value of improvement, conversion alteration,
Or new construction not allowed an exemption. [line 2(c) - line 2(d)]

\$ 0

3. Claim for abatement ☒ Approved ☐ Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement,
Conversion alteration, or new construction.

\$ 797500

(b) Total cost of improvement, conversion alteration, or new construction.
(See application Section III (B)

\$ 691600

(c) Abatement as prescribed by ordinance

i. First Year 2025 100% X = 691600

\$ 691600

ii. Second Year 80 % X = 691600

\$ 553300

iii. Third Year 60 % X = 691600

\$ 415000

iv. Fourth Year 40 % X = 691600

\$ 276600

v. Fifth Year 20 % X = 691600

\$ 138300

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]

\$ 0

(e) Taxable Value of Property*

First Year line 4(a) + line 4(b) - line 4(c) i.

\$ 797500

Second Year line 4(a) + line 4(b) - line 4(c) ii.

\$ 935800

Third Year line 4(a) + line 4(b) - line 4(c) iii.

\$ 1074100

Fourth Year line 4(a) + line 4(b) - line 4(c) iv.

\$ 1212500

Fifth Year line 4(a) + line 4(b) - line 4(c) v.

\$ 1350800

12-05-2024
Date

Brian Bonar
Assessor's Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268

AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

DEC 06 2024

CITY OF VINELAND
BUSINESS ADMIN.Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: CumberlandMUNICIPALITY: Vineland City**I. IDENTIFICATION**Applicant Name: D'Oso LLCName of Officer (if corporate owner): Michael D'OttavioPhone Number: (856) 692-3311Email Address: mike@mdottavioproduce.com

Mailing Address/Corporate Headquarters:

1241 N Main RoadCity: VinelandState: NJZIP: 08360Property Location (Street Address): 1241 Main Road - VinelandBlock: 1909Lot: 67.2Qualifier: =**II. PROJECT INFORMATION**This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

☐ New Construction;☐ Conversion or alteration of a building or structure into a dwelling;☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

☐ Construction of a multiple dwelling under a tax agreement;☐ Construction of a commercial or industrial structure under a tax agreement;☐ Improvement to a multiple dwelling;☒ Improvement to a commercial or industrial building or structure;☐ Conversion or alteration of a building or structure to a multiple dwelling.If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: 115 %**C. Project Details**I. Date of completion of new construction, conversion, or improvement: October 31, 2024II. Total cost of project: \$ 5,456,000

III. Brief description of the nature and type of construction, conversion, or improvement.

Loading Dock and Freezer Expansion**D. Other Information**1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes

3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: [Signature]

Member

Title (If Applicable)

Date

9/11/24**FOR OFFICIAL USE:**☒ APPROVED ☐ DISAPPROVED

Assessor

Date

[Signature]12-5-2024

ASSESSOR’S USE ONLY

Municipality

Vineland

County

Cumberland

D'OSO LLC

1241 N Main Rd

Name of Owner

Address of owner

Block

1909

Lot

67.2

Vineland, NJ 08360

1. Claim for exemption is ☒ Approved ☐ Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

(a) Assessed value of buildings or structures immediately prior to the

Improvement, conversion alteration, or new construction.

\$ 1657700

(b) Assessed value of property including the improvements,

Conversion alteration, or new construction.

\$ 5081800

(c) Assessed value of improvement, conversion alteration, or new construction.

[line 2(b) – line 2(a)]

\$ 3424100

(d) Amount of assessed value of improvement, conversion alteration or

New construction exempted by ordinance. [line 2(c) - line 2(d)]

\$ 3424100

(e) Taxable portion of assessed value of improvement, conversion alteration,

Or new construction not allowed an exemption. [line 2(c) – line 2(d)]

\$ 0

3. Claim for abatement ☒ Approved ☐ Disapproved.

Calculation of Abatement

4 This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement,

Conversion alteration, or new construction.

\$ 1657700

(b) Total cost of improvement, conversion alteration, or new construction.

(See application Section III (B)

\$ 3424100

(c) Abatement as prescribed by ordinance

i. First Year 2025 100% X = 3424100

\$ 3424100

ii. Second Year 80 % X = 3424100

\$ 2739300

iii. Third Year 60 % X = 3424100

\$ 2054500

iv. Fourth Year 40 % X = 3424100

\$ 1369600

v. Fifth Year 20 % X = 3424100

\$ 684800

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]

\$ 0

(e) Taxable Value of Property*

First Year line 4(a) + line 4(b) – line 4(c) i.

\$ 1657700

Second Year line 4(a) + line 4(b) – line 4(c) ii.

\$ 2342500

Third Year line 4(a) + line 4(b) – line 4(c) iii.

\$ 3027300

Fourth Year line 4(a) + line 4(b) – line 4(c) iv.

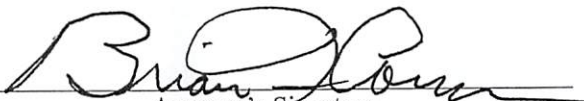
\$ 3712200

Fifth Year line 4(a) + line 4(b) – line 4(c) v.

\$ 4397000

12-5-2024

Date



Assessor's Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268 **DEC 06 2024**
AND AS AUTHORIZED BY MUNICIPAL ORDINANCEApplications **must** be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.COUNTY: Cumberland CountyMUNICIPALITY: Vineland**I. IDENTIFICATION**Applicant Name: Davy Realty LLC

Name of Officer (if corporate owner): _____

Phone Number: (856) 205-9490Email Address: michael@mjdtrucking.netMailing Address/Corporate Headquarters: 2055 DeMarco DriveCity: VinelandState: NJZIP: 08360Property Location (Street Address): 2073 West Garden RoadBlock: 1005Lot: 201

Qualifier: _____

II. PROJECT INFORMATIONThis Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

☐ New Construction;☐ Conversion or alteration of a building or structure into a dwelling;☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

☐ Construction of a multiple dwelling under a tax agreement;☒ Construction of a commercial or industrial structure under a tax agreement;☐ Improvement to a multiple dwelling;☐ Improvement to a commercial or industrial building or structure;☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____ %

C. Project DetailsI. Date of completion of new construction, conversion, or improvement: March 4, 2024.II. Total cost of project: \$ 11,677,000.00.

III. Brief description of the nature and type of construction, conversion, or improvement.

Project is an addition to the cold storage facility

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☐ No ☒ Yes, amount: \$ 8,297,200
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature

Title (If Applicable)

Date

FOR OFFICIAL USE:☒ APPROVED ☐ DISAPPROVED

Assessor

Date

Form E/A - 2 (1992) STATE OF NEW JERSEY WORKSHEET FOR EXEMPTION AND/OR ABATEMENT Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland Davy Realty LLC 2073 W Garden Rd Name of Owner Address of owner Block 1005 Lot 2.01 Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

(a) Assessed value of buildings or structures immediately prior to the Improvement, conversion alteration, or new construction. \$ 8859000

(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 16821000

(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 7962000

(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 7962000

(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4 This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 8859000

(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 7962000

(c) Abatement as prescribed by ordinance

i. First Year 2025 100% X = 7962000 \$ 7962000

ii. Second Year 80 % X = 7962000 \$ 6369600

iii. Third Year 60 % X = 7962000 \$ 4777200

iv. Fourth Year 40 % X = 7962000 \$ 3184800

v. Fifth Year 20 % X = 7962000 \$ 1592400

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0

(e) Taxable Value of Property*

First Year line 4(a) + line 4(b) - line 4(c) i. \$ 8859000

Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 10451400

Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 12043800

Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 13636200

Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 15228600

12-5-2024 Date Brian Assessor's Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A.40A:21-1 et seq.; P.L.1991, c. 441, as amended by P.L. 2007, c. 268

AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: BDGS, Inc. Name of Officer (if corporate owner): F. Mark D'Onofrio

Phone Number: (856) 692-8098 Email Address: mdonofrio@stankergaletto.com

Mailing Address/Corporate Headquarters: 317 W Elmer Rd.

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2440 N Mill Rd

Block: 602 Lot: 5 Qualifier: _____

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☐ New Construction;
- ☐ Conversion or alteration of a building or structure into a dwelling;
- ☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
- ☐ Construction of a commercial or industrial structure under a tax agreement;
- ☐ Improvement to a multiple dwelling;
- ☒ Improvement to a commercial or industrial building or structure;
- ☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: 45 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: March 21, 2024.

II. Total cost of project: \$ 12,000,000.

III. Brief description of the nature and type of construction, conversion, or improvement.
66,196 s.f. warehouse expansion of Unit D

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☐ No ☒ Yes, amount: \$ 9,787,200.00
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements mad by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: F. Mark D'Onofrio Secretary Title (If Applicable): _____ Date: 04/04/24

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor: Brian J. Romo Date: 12-5-2024

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
B D G S, INC
Name of Owner

County Cumberland
2440 N Mill Rd
Address of owner

Block 602 Lot 5
Vineland, NJ 08360

1. Claim for exemption is ☒ Approved ☐ Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

(a) Assessed value of buildings or structures immediately prior to the
Improvement, conversion alteration, or new construction. \$ 10332900

(b) Assessed value of property including the improvements,
Conversion alteration, or new construction. \$ 17511200

(c) Assessed value of improvement, conversion alteration, or new construction.
[line 2(b) - line 2(a)] \$ 7178300

(d) Amount of assessed value of improvement, conversion alteration or
New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 7178300

(e) Taxable portion of assessed value of improvement, conversion alteration,
Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement ☒ Approved ☐ Disapproved.

Calculation of Abatement

4 This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement,
Conversion alteration, or new construction. \$ 10332900

(b) Total cost of improvement, conversion alteration, or new construction.
(See application Section III (B)) \$ 7178300

(c) Abatement as prescribed by ordinance

i. First Year 2025 100% X = 7178300 \$ 7178300

ii. Second Year 80 % X = 7178300 \$ 5742600

iii. Third Year 60 % X = 7178300 \$ 4307000

iv. Fourth Year 40 % X = 7178300 \$ 2871300

v. Fifth Year 20 % X = 7178300 \$ 1435700

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0

(e) Taxable Value of Property*

First Year line 4(a) + line 4(b) - line 4(c) i. \$ 10332900

Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 11768600

Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 13204200

Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 14639900

Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 16075500

12-5-24
Date

Brian L. ...
Assessor's Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A.40A:21-1 et seq.; P.L.1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications **must** be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: Chemglass Realty II, LLC Name of Officer (if corporate owner): David W Surdam

Phone Number: (856) 696-0014 Email Address: dave@cglifesciences.com

Mailing Address/Corporate Headquarters: 3800 North Mill Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3823 North Mill Road

Block: 303 Lot: 58 Qualifier: =

II. PROJECT INFORMATION

This Application is for ☐ tax exemption ☒ tax abatement ☐ both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- ☐ New Construction;
☐ Conversion or alteration of a building or structure into a dwelling;
☐ Improvement of an existing dwelling. Indicate age of dwelling: _____

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- ☐ Construction of a multiple dwelling under a tax agreement;
☒ Construction of a commercial or industrial structure under a tax agreement;
☐ Improvement to a multiple dwelling;
☐ Improvement to a commercial or industrial building or structure;
☐ Conversion or alteration of a building or structure to a multiple dwelling.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: October 4, 2024.

II. Total cost of project: \$3,959,379.00.

III. Brief description of the nature and type of construction, conversion, or improvement.
Office Manufacturing Facility

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? ☒ No ☐ Yes, amount: \$ _____
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? ☒ No ☐ Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

David W. Surdam
Signature

President
Title (If Applicable)

09/25/24
Date

FOR OFFICIAL USE:

☒ APPROVED ☐ DISAPPROVED

Assessor

Brian
Date 12/15/2024

Form E/A – 2 (1992)

STATE OF NEW JERSEY

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR’S USE ONLY

Municipality

Vineland

County

Cumberland

Chemglass Realty II LLC

Name of Owner

3823 N Mill Rd

Address of owner

Block

303

Lot

58

Vineland, NJ 08360

1.

Claim for exemption is

☒ Approved

☐ Disapproved

Determination of Exemption

2.

This exemption may be granted on the improvement, conversion alteration, or new construction.

(a)

Assessed value of buildings or structures immediately prior to the

Improvement, conversion alteration, or new construction.

\$

196900

(b)

Assessed value of property including the improvements,

Conversion alteration, or new construction.

\$

3231100

(c)

Assessed value of improvement, conversion alteration, or new construction.

[line 2(b) – line 2(a)]

\$

3034200

(d)

Amount of assessed value of improvement, conversion alteration or

New construction exempted by ordinance.

[line 2(c) - line 2(d)]

\$

3034200

(e)

Taxable portion of assessed value of improvement, conversion alteration,

Or new construction not allowed an exemption.

[line 2(c) – line 2(d)]

\$

0

3.

Claim for abatement

☒ Approved

☐ Disapproved.

Calculation of Abatement

4.

This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a)

Assessed value of the property immediately prior to improvement,

Conversion alteration, or new construction.

\$

196900

(b)

Total cost of improvement, conversion alteration, or new construction.

(See application Section III (B))

\$

3034200

(c)

Abatement as prescribed by ordinance

i.

First Year

2025

100% X =

3034200

\$

3034200

ii.

Second Year

80 % X =

3034200

\$

2427400

iii.

Third Year

60 % X =

3034200

\$

1820500

iv.

Fourth Year

40 % X =

3034200

\$

1213700

v.

Fifth Year

20 % X =

3034200

\$

606800

(d)

Taxable portion of assessed value of the property not allowed an exemption.

[line 2(e)]

\$

0

(e)

Taxable Value of Property*

First Year

line 4(a) + line 4(b) – line 4(c)

i.

\$

196900

Second Year

line 4(a) + line 4(b) – line 4(c)

ii.

\$

803700

Third Year

line 4(a) + line 4(b) – line 4(c)

iii.

\$

1410600

Fourth Year

line 4(a) + line 4(b) – line 4(c)

iv.

\$

2017400

Fifth Year

line 4(a) + line 4(b) – line 4(c)

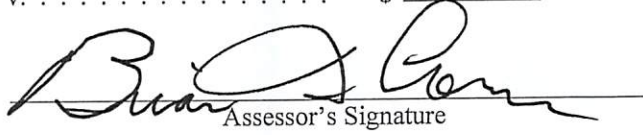
v.

\$

2624300

12/15/2024

Date



Assessor’s Signature

* If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

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CITY OF VINELAND

ORDINANCE NO. 2024- 81

AN ORDINANCE TO AMEND AND SUPPLEMENT
ORDINANCE NO. 8, WHICH ESTABLISHED THE
CLASSIFICATION AND COMPENSATION PLANS FOR
THE CITY OF VINELAND (SR. FIELD REPRESENTATIVE,
HEALTH EDUCATION PART-TIME)

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 establish 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. 27 - 2024, 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. 27 - 2024 incorporated herein and on file in the office of the City Clerk, are and the same are hereby established.

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

Passed first reading: December 23, 2024

Passed final reading: January 14, 2025

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

SCHEDULE NO. 27 - 2024

NEW CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
SR. FIELD REPRESENTATIVE, HEALTH EDUCATION PART – TIME	\$40.11- \$41.31

CITY OF VINELAND

ORDINANCE NO. 2024- 82

AN ORDINANCE TO AMEND AND SUPPLEMENT
ORDINANCE NO. 8, WHICH ESTABLISHED THE
CLASSIFICATION AND COMPENSATION PLANS FOR
THE CITY OF VINELAND (OFFICE SUPERVISOR)

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 establish 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. 28 - 2024, 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. 28 - 2024 incorporated herein and on file in the office of the City Clerk, are and the same are hereby established.

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

Passed first reading: December 23, 2024

Passed final reading: January 14, 2024

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

SCHEDULE NO. 28 - 2024

IBEW LOCAL 210 UNIT 3
NEW CLASSIFICATION:

<u>TITLE</u>	<u>SALARY RANGE</u>
OFFICE SUPERVISOR	\$85,000 - \$110,000

ORDINANCE NO. 2024- 83

AN ORDINANCE ESTABLISHING NO PASSING ZONES
ALONG A PORTION OF PANTHER ROAD.

WHEREAS, the City Engineer has recommended that No Passing Zones should be established along a portion of Panther Road due to residential development since the survey was last completed in 1989.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Vineland that No Passing Zones be established and maintained at the following location in the City of Vineland, Cumberland County:

<u>Name of Street</u>	<u>Side</u>	<u>Limits</u>
Panther Road	Both	From Chestnut Avenue to Dante Avenue

BE IT FURTHER ORDAINED that this ordinance shall take effect after final approval and publication as provided by law.

Passed first reading: December 23, 2024

Passed final reading: January 14, 2025

Approved by the Mayor:

President of Council

Mayor

ATTEST:

City Clerk

December 9, 2024

RE: Revised No Passing Zone Plan
Panther Road
Request of Ordinance
City of Vineland, Cumberland County



Bob Dickenson, Business Administrator:

The City's Engineering Division is requesting an ordinance to revise the No-Passing Zone of Panther Road between Chestnut Avenue and Dante Avenue. There have been no changes to horizontal or vertical alignment. The reason for this request is to decrease the permissive passing distance near the Genoa Avenue intersection. Also, the entire no passing zone limits along Panther Road were reevaluated for the residential development (increased volume of traffic) since the survey was last completed.

The Panther Road and Genoa Avenue intersection skews at an angle of approximately 60 degrees from north to east. There is a blind hill/curve near the intersection. Drivers have a limited time to react with the excessive speeds on Panther Road. Although there are not vegetation or fixed objects, vehicles stopped on Genoa Avenue may have an obstructed view looking northbound due to the hill. A driver may not see the oncoming vehicle until it reaches the top of the hill, which is only about 180 north of the intersection. As such, the permissive passing distance approaching Genoa Avenue was decreased for both approaches of Panther Road.

Panther Road was last surveyed in 1989 (NPZ-46PB) and does not contain any new intersections. Several new residential subdivisions have sprouted in the area creating additional traffic volumes on Panther Road and its intersecting streets.

Attached for your information is a copy of the revised No-Passing Zone map (dated August 12, 2024) for the entire limits of Panther Road. Note, revisions were only made between Chestnut Avenue and Dante Avenue.

As such, please prepare an Ordinance for No-Passing Zones (§ 694-50) at the following location:

<u>Name of Street</u>	<u>Side</u>	<u>Limits</u>
Panther Road	Both	From Chestnut Avenue to Dante Avenue



Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.



Should you have any questions and/or comments please feel free to contact me at extension 4098.

Very truly yours,

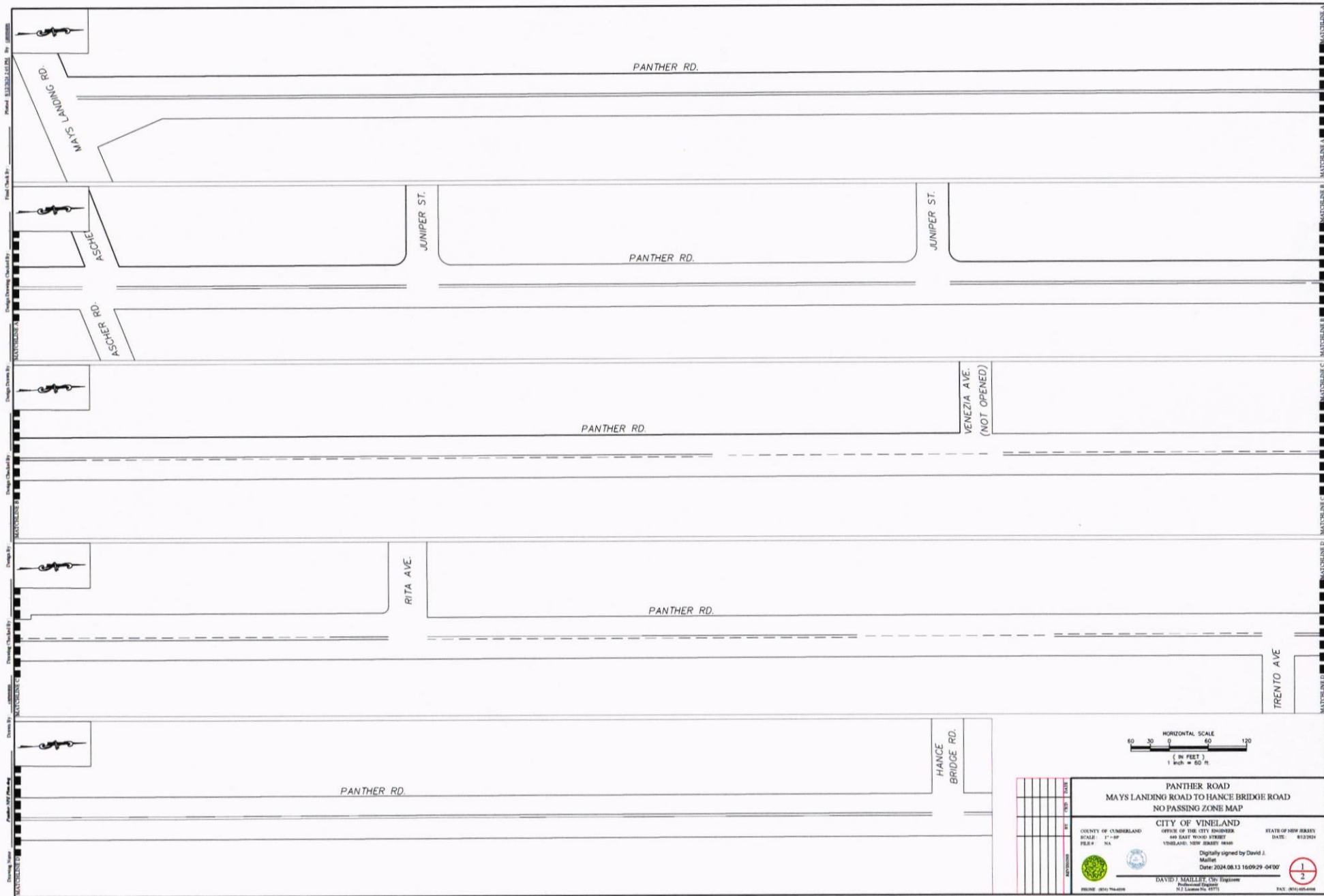
David J. Maillet

David J. Maillet, P.E.
City Engineer

Cc: Stephanie Wakeley, Assistant Engineer - Traffic
Sgt. Nicholas Dounoulis, Vineland Police Department



Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.



PANTHER ROAD MAYS LANDING ROAD TO HANCE BRIDGE ROAD NO PASSING ZONE MAP	
COUNTY OF CUMBERLAND SCALE: 1" = 60' FILE # NA	OFFICE OF THE CITY ENGINEER 400 EAST WIND STREET VINELAND, NEW JERSEY 08406 Date: 2024.08.13 16:09:29 -0400
STATE OF NEW JERSEY DATE: 8/13/2024 Digitally signed by David J. Maillet Date: 2024.08.13 16:09:29 -0400 DAVID J. MAILLET, Civ. Engineer Professional Engineer No. 1 License No. 44771 FAX: (856) 684-4008	

Drawing: C:\Users\cmumbe\OneDrive\Projects\Panther NPS Plan.dwg Date: 8/12/2024 1:57 PM Sheet # 1 of 1 Filename: Panther NPS Plan.dwg Date: 8/12/2024 1:57 PM Scale: 1" = 60' Plot Date: 8/12/2024 1:57 PM

**ORDINANCE FOR THE ADOPTION OF THE FLOODPLAIN MANAGEMENT
REGULATIONS OF THE CITY OF VINELAND**

ORDINANCE NO. 2024- 84

**AN ORDINANCE BY CITY COUNCIL AMENDING THE
CITY OF VINELAND MUNICIPAL CODE TO REPEAL
CHAPTER 425 SECTION 71, ENTITLED FLOOD DAMAGE
PREVENTION; TO ADOPT A NEW CHAPTER 425 SECTION
71; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A
FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR
SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Vineland and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City of Vineland was accepted for participation in the National Flood Insurance Program on July 5, 1982, and City Council desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the City of Vineland is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the City of Vineland is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the City of Vineland is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT ORDAINED by City Council that the following floodplain management regulations are hereby adopted.

SECTION 1: RECITALS. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2: These regulations specifically repeal and replace the following ordinance(s) and regulation(s): Chapter 425 Section 71 of the City of Vineland Municipal Code, entitled Flood Damage Prevention, in its entirety.

A. SCOPE AND ADMINISTRATION

- (1) Title. These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter “Uniform Construction Code,” consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter

“FHACA”), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations* of the City of Vineland (hereinafter “these regulations”).

- (2) Scope. These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in Section B of these regulations.
- (3) Purposes and objectives. The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:
 - (a) Protect human life and health.
 - (b) Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
 - (c) Manage the alteration of natural floodplains, stream channels and shorelines;
 - (d) Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
 - (e) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
 - (f) Contribute to improved construction techniques in the floodplain.
 - (g) Minimize damage to public and private facilities and utilities.
 - (h) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
 - (i) Minimize the need for rescue and relief efforts associated with flooding.
 - (j) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
 - (k) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
 - (l) Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.
- (4) Coordination with Building Codes. Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the City of Vineland administer and enforce the State building codes, the City Council of the City of Vineland does hereby acknowledge that the Uniform Construction Code contains certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these regulations are intended to be administered and enforced in conjunction with the Uniform Construction Code.
- (5) Ordinary Building Maintenance and Minor Work. Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement Section C(14) of this ordinance.
- (6) Warning. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.
- (7) Other laws. The provisions of these regulations shall not be deemed to nullify any

provisions of local, State, or Federal law.

- (8) Violations and Penalties for Noncompliance. No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety (90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon re-inspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

- (a) Solid Waste Disposal in a Flood Hazard Area. Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.
- (9) Abrogation and greater restrictions. These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

B. APPLICABILITY

- (1) General. These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.
- (2) Establishment of Flood Hazard Areas. The City of Vineland was accepted for participation in the National Flood Insurance Program on July 5, 1982.

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Department of Licenses and Inspections, located at 625 E. Plum Street, Vineland, NJ 08360.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- (a) Effective Flood Insurance Study. Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled “Flood Insurance Study, Cumberland County, New Jersey (All Jurisdictions)”, dated June 16, 2016 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table B(2)(a) whose top level document (appendix map) effective date is June 16, 2016 are hereby adopted by reference.

Table B(2)(a)

Map Panel #	Effective Date	Suffix	Map Panel #	Effective Date	Suffix
34011C0054	6/16/2016	E	34011C0194	6/16/2016	E
34011C0058	6/16/2016	E	34011C0201	6/16/2016	E
34011C0062	6/16/2016	E	34011C0202	6/16/2016	E
34011C0064	6/16/2016	E	34011C0203	6/16/2016	E
34011C0066	6/16/2016	E	34011C0204	6/16/2016	E
34011C0192	6/16/2016	E	34011C0206	6/16/2016	E
34011C0068	6/16/2016	E	34011C0192	6/16/2016	E
34011C0069	6/16/2016	E	34011C0208	6/16/2016	E
34011C0088	6/16/2016	E	34011C0209	6/16/2016	E
34011C0089	6/16/2016	E	34011C0211	6/16/2016	E
34011C0177	6/16/2016	E	34011C0212	6/16/2016	E
34011C0179	6/16/2016	E	34011C0213	6/16/2016	E
34011C0183	6/16/2016	E	34011C0214	6/16/2016	E
34011C0185	6/16/2016	E	34011C0216	6/16/2016	E
34011C0191	6/16/2016	E	34011C0218	6/16/2016	E

- (b) Federal Best Available Information. The City of Vineland shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA’s Map Service Center. This information shall be used for floodplain regulation purposes only.

Table B(2)(b)

Map Panel #		Preliminary Date	Map Panel #	Preliminary Date
<u>None as of the date of this ordinance</u>				

- (c) Other Best Available Data. The City of Vineland shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by the City of Vineland. Other “best available information” may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in Section B(2)(a) and B(2)(b), above. This information shall be used for floodplain regulation purposes only.
- (d) State Regulated Flood Hazard Areas. For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the “Flood Hazard Area Control Act Design Flood Elevation”, as defined in Section I, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. The following is a list of New Jersey State studied waters in this community under the FHACA, and their respective map identification numbers.

Table B(2)(c) List of State Studied Waters

Name of Studied Water	File Name	Map Number
Maurice R	SUPPXII11	1 of 6
Maurice R	SUPPXII12	2 of 6
Maurice R, Scotland Run	SUPPXII13	2a of 6
Blackwater Br	SUPPXII14	3 of 6
Blackwater Br, Long Br, Piney Br	SUPPXII15	4 of 6
Menantico Cr, Cedar Cr	SUPPXII16	5 of 6
Menantico Cr, Cedar Cr	SUPPXII16	5 of 6
Manumuskin R	SUPPXII17	6 of 6
Manumuskin R	SUPPXII18	6a of 6
Manumuskin R	SUPPXII19	6b of 6
Maurice River	SUPPXII53p	17p
Scotland Run	SUPPXII37p	01p
Blackwater Branch	SUPPXII46p	10p
Piney Branch	SUPPXII39p	03p
Manantico	SUPPXII41p	05p
Manumuskin River	SUPPXII48p	12p
Scotland Run	SUPPXII25p	06p
Maurice River	SUPPXII30p	03p
Long Branch	SUPPXII38p	02p

Piney Branch	SUPPXII40p	04p
Blackwater Branch	SUPPXII45p	09p
Blackwater Branch	SUPPXII47p	11p
Manantico	SUPPXII42p	06p
Manumuskin River	SUPPXII49p	13p
Maurice River	SUPPXII50p	14p
Maurice River	SUPPXII51p	15p
Maurice River	SUPPXII52p	16p
Maurice River	SUPPXII54p	18p
Cedar Branch	SUPPXII43p	07p
Cedar Branch	SUPPXII44p	08p

(3) Establishing the Local Design Flood Elevation (LDFE).

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in Section B(2), above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

At a minimum, the Local Design Flood Elevation shall be as follows:

- (a) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section B(2), above plus one foot or as described by N.J.A.C. 7:13 of freeboard; or
- (b) For any undelineated watercourse (where mapping or studies described in B(2)(a) and B(2)(b) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:
 - [1] A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot of freeboard and any additional freeboard as required by ASCE 24; or
 - [2] A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot of freeboard and any additional freeboard as required by ASCE 24. Any determination using these methods must be sealed and submitted according to Section E(2) and E(3).
- (c) AO Zones – For Zone AO areas on the municipality’s FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus one foot of freeboard. If no depth number is specified, the Local Design Flood Elevation is three (3) feet above the highest adjacent grade.
- (d) Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24.
- (e) Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III Critical Facilities in coastal

high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24.

C. DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

- (1) Floodplain Administrator Designation. The Construction Official is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.
- (2) General. The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Section G of these regulations.
- (3) Coordination. The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.
- (4) Duties. The duties of the Floodplain Administrator shall include but are not limited to:
 - (a) Review all permit applications to determine whether proposed development is located in flood hazard areas established in Section B of these regulations.
 - (b) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
 - (c) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
 - (d) Determine whether additional flood hazard data shall be obtained or developed.
 - (e) Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
 - (f) Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section C(14) of these regulations.
 - (g) Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
 - (h) Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to Section G of these regulations.
 - (i) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of

such data becoming available.

- (j) Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
 - (k) Inspect development in accordance with Section F of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
 - (l) Prepare comments and recommendations for consideration when applicants seek variances in accordance with Section G of these regulations.
 - (m) Cite violations in accordance with Section H of these regulations.
 - (n) Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Vineland have been modified.
 - (o) Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in Section B(2).
- (5) Use of changed technical data. The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has received the approval of the Federal Emergency Management Agency. A revision of the effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.
- (6) Other permits. It shall be the responsibility of the Floodplain Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.
- (7) Determination of Local Design Flood Elevations. If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:
- (a) Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
 - (b) Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in B(2) and B(3) respectively. This information shall be provided to the Construction Official and documented according to Section C(15).

- (8) Requirement to submit new technical data. Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in

accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

- (9) Activities in riverine flood hazard areas. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the placement of fill, unless the applicant submits an engineering analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.
- (10) Floodway encroachment. Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing-activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.
 - (a) Floodway revisions. A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.
- (11) Watercourse alteration. Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.
 - (a) Engineering analysis. The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.
- (12) Alterations in coastal areas. The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer that demonstrates that the proposed alteration will not increase the potential for flood damage.
- (13) Development in riparian zones. All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request

a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

- (14) Substantial improvement and substantial damage determinations. When buildings and structures are damaged due to any cause including but not limited to man-made, structural, electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:
 - (a) Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
 - (b) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section A(5), performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
 - (c) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
 - (d) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage. This determination requires the evaluation of previous permits issued for improvements and repairs over a period of ten (10) years prior to the permit application or substantial damage determination as specified in the definition of substantial improvement. This determination shall also include the evaluation of flood related damages over a 10 year period to determine if the costs of repairs at the times of each flood constitutes a repetitive loss as defined by this ordinance.
 - (e) Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant in writing when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.
- (15) Department records. In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMs; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of

enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.

- (16) Liability. The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

D. PERMITS

- (1) Permits Required. Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.
- (2) Application for permit. The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:
 - (a) Identify and describe the development to be covered by the permit.
 - (b) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
 - (c) Indicate the use and occupancy for which the proposed development is intended.
 - (d) Be accompanied by a site plan and construction documents as specified in Section E of these regulations, grading and filling plans and other information deemed appropriate by the Floodplain Administrator.
 - (e) State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
 - (f) Be signed by the applicant or the applicant's authorized agent.
- (3) Validity of permit. The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.
- (4) Expiration. A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.
- (5) Suspension or revocation. The Floodplain Administrator is authorized to suspend

or revoke a permit issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

E. SITE PLANS AND CONSTRUCTION DOCUMENTS

- (1) Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:
 - (a) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
 - (b) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section E(2).
 - (c) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section E(2)(c) of these regulations.
 - (d) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.
 - (e) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
 - (f) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
 - (g) Extent of any proposed alteration of sand dunes.
 - (h) Existing and proposed alignment of any proposed alteration of a watercourse.
 - (i) Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

- (2) Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:
 - (a) Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
 - (b) Obtain, review, and reasonably utilize data available from a Federal, State or other source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.

- (c) Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13. Such analyses shall be performed and sealed by a licensed professional engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

- (3) Analyses and certifications by a Licensed Professional Engineer. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:
 - (a) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section E(4) of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
 - (b) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
 - (c) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section E(4) of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
 - (d) For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
 - (e) For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).
- (4) Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

F. INSPECTIONS

- (1) General. Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.
- (2) Inspections of development. The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.
- (3) Buildings and structures. The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.
 - (a) Lowest floor elevation. Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section O(2) shall be submitted to the Construction Official on an Elevation Certificate.
 - (b) Lowest horizontal structural member. In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section O(2) shall be submitted to the Construction Official on an Elevation Certificate.
 - (c) Installation of attendant utilities (electrical, heating, ventilating, air-conditioning, and other service equipment) and sanitary facilities elevated as discussed in Section O(2).
 - (d) Final inspection. Prior to the final inspection, certification of the elevation required in Section O(2) shall be submitted to the Construction Official on an Elevation Certificate.
- (4) Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted on an Elevation Certificate to the Floodplain Administrator prior to the final inspection.

G. VARIANCES

- (1) General. The Floodplain Appeals Board, with the City Engineer, Planning Board Engineer, and City Solicitor as members, shall hear and decide requests for variances. The Floodplain Appeals Board shall base its determination on technical justifications submitted by applicants, the considerations for issuance in Section G(5), the conditions of issuance set forth in Section G(6), and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The Floodplain Appeals Board has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.
- (2) Historic structures. A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary

to preserve the historic character and design of the structure.

- (3) Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.
- (4) Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in Section E(3)(a) of these regulations.
- (5) Considerations. In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:
 - (a) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
 - (b) The danger to life and property due to flooding or erosion damage.
 - (c) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
 - (d) The importance of the services provided by the proposed development to the community.
 - (e) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
 - (f) The compatibility of the proposed development with existing and anticipated development.
 - (g) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
 - (h) The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - (i) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
 - (j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.
- (6) Conditions for issuance. Variances shall only be issued upon:
 - (a) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
 - (b) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
 - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
 - (d) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (e) Notification to the applicant in writing over the signature of the Floodplain

Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

H. VIOLATIONS

- (1) Violations. Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.
- (2) Authority. The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.
- (3) Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.
- (4) Review Period to Correct Violations. A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon re-inspection of the property, it is determined that the abatement has not been substantially completed.

I. DEFINITIONS

- (1) General. The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

- (2) Definitions

30 DAY PERIOD – The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

100 YEAR FLOOD ELEVATION – Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

500 YEAR FLOOD ELEVATION – Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

A ZONES – Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1– A30,

AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

AH ZONES– Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

AO ZONES – Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

ACCESSORY STRUCTURE – Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

AGRICULTURAL STRUCTURE - A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING – A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. **AREA OF SPECIAL FLOOD HAZARD** – see SPECIAL FLOOD HAZARD AREA

ALTERATION OF A WATERCOURSE – A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 – The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 – The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) – The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the “100-year flood elevation”.

BASEMENT – Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BREAKAWAY WALLS – Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

BUILDING – Per the FHACA, “Building” means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

CONDITIONAL LETTER OF MAP REVISION - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CONDITIONAL LETTER OF MAP REVISION - FILL -- A Conditional Letter of

Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CRITICAL BUILDING – Per the FHACA, “Critical Building” means that:

- (a) It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- (b) It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event, such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

DEVELOPMENT – Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

DRY FLOODPROOFING – A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

ELEVATED BUILDING – A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundations walls are not an acceptable means of elevating buildings in V and VE Zones.

ELEVATION CERTIFICATE – An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

ENCROACHMENT – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

FEMA PUBLICATIONS – Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

FLOOD OR FLOODING

- (a) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - [1] The overflow of inland or tidal waters.

- [2] The unusual and rapid accumulation or runoff of surface waters from any source.
- [3] Mudslides (I.e. mudflows) which are proximately caused by flooding as defined in (a)[2] of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)[1] of this definition.

FLOOD HAZARD AREA DESIGN FLOOD ELEVATION – Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal A zone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 – 3.6 and is typically higher than FEMA’s base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

FLOOD INSURANCE RATE MAP (FIRM) – The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) – The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

FLOODPLAIN OR FLOOD PRONE AREA – Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

FLOODPLAIN MANAGEMENT REGULATIONS – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING – Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODPROOFING CERTIFICATE – Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure’s lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

FREEBOARD – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE – A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

HABITABLE BUILDING– Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

HARDSHIP – As related to Section G of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Floodplain Appeals Board requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

HISTORIC STRUCTURE – Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - [1] By an approved State program as determined by the Secretary of the Interior; or
 - [2] Directly by the Secretary of the Interior in States without approved programs.

LAWFULLY EXISTING – Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- (a) Prior to January 31, 1980; or
- (b) On or after January 31, 1980, in accordance with the requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered “lawfully existing” for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE – The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on an Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision – Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION – FILL -- A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain. Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL – Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by the New Jersey State Board of Architects.

LICENSED PROFESSIONAL ENGINEER - A licensed professional engineer shall

refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

LOCAL DESIGN FLOOD ELEVATION (LDFE) – The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

LOWEST ADJACENT GRADE – The lowest point of ground, patio, or sidewalk slab immediately next a structure, except in AO Zones where it is the natural grade elevation.

LOWEST FLOOR – In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

MANUFACTURED HOME – A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the tax assessor's office, or (3) established by a qualified independent appraiser.

NEW CONSTRUCTION – Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

NON-RESIDENTIAL – Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

ORDINARY MAINTENANCE AND MINOR WORK – This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to

replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

RECREATIONAL VEHICLE – A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

REPETITIVE LOSS – any flood-related damage sustained by a structure on two separate occasions during a 10 year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

RESIDENTIAL – Pursuant to the ASCE 24:

- (a) Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;
- (b) Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- (c) institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

SOLID WASTE DISPOSAL – “Solid Waste Disposal” shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

SPECIAL FLOOD HAZARD AREA – The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION – The Start of Construction is as follows:

- (a) For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA), this is the date the building permit was issued, provided that the actual start of construction, repair, rehabilitation,

addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- (b) For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

STRUCTURE – A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place over a ten (10) year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. The period of accumulation includes the first improvement or repair of each structure that is permanent subsequent to the adoption of this ordinance. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. This term also includes structures which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been

identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or

- (b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES – Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

VARIANCE – A grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship.

VIOLATION – A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION – the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WATERCOURSE. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

WET FLOODPROOFING – Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

J. SUBDIVISIONS AND OTHER DEVELOPMENTS

- (1) General. Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed to assure that:
 - (a) All such proposals are consistent with the need to minimize flood damage.
 - (b) All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
 - (c) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.
- (2) Subdivision requirements. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:
 - (a) The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
 - (b) Residential building lots shall be provided with adequate buildable area outside the floodway.
 - (c) The design criteria for utilities and facilities set forth in these regulations and appropriate codes shall be met.

K. SITE IMPROVEMENT

- (1) Encroachment in floodways. Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with Section E(3)(a) of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If Section E(3)(a) is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with Section O(2) of this ordinance and the floodway requirements of N.J.A.C. 7:13.
 - (a) Prohibited in floodways. The following are prohibited activities:
 - [1] The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
 - [2] Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.
- (2) Sewer facilities. All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.
- (3) Water facilities. All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7 ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.
- (4) Storm drainage. Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.
- (5) Streets and sidewalks. Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.
- (6) Limitations on placement of fill. Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.
- (7) Hazardous Materials. The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

L. MANUFACTURED HOMES

- (1) General. All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).
- (2) Elevation. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in Section O(2).
- (3) Foundations. All new, relocated, and replacement manufactured homes, including

substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.

- (4) **Anchoring.** All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- (5) **Enclosures.** Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section O(2).
- (6) **Protection of mechanical equipment and outside appliances.** Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of the frame required in Section O(2) of these regulations.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section O(2), the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

M. RECREATIONAL VEHICLES

- (1) **Placement prohibited.** The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.
- (2) **Temporary placement.** Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.
- (3) **Permanent placement.** Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section O(2) for habitable buildings and Section L(3).

N. TANKS

- (1) **Tanks.** Underground and above-ground tanks shall be designed, constructed, installed, and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

O. OTHER DEVELOPMENT AND BUILDING WORK

- (1) **General requirements for other development and building work.** All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:

- (a) Be located and constructed to minimize flood damage;
 - (b) Meet the limitations of Section E(3)(a) of this ordinance when located in a regulated floodway;
 - (c) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of flooding up to the Local Design Flood Elevation determined according to Section B(3);
 - (d) Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;
 - (e) Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to Section B(3) or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation unless the attendant utilities and equipment are:
 - [1] Specifically allowed below the Local Design Flood Elevation; and
 - [2] Designed, constructed, and installed to prevent floodwaters, including any backflow through the system from entering or accumulating within the components.
 - (f) Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
 - (g) Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.
- (2) Requirements for Habitable Buildings and Structures.
- (a) Construction and Elevation in A Zones not including Coastal A Zones.
 - [1] No portion of a building is located within a V Zone.
 - [2] No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
 - [3] All new construction and substantial improvement of any habitable building (as defined in Section I) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section B(3), be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
 - [4] All new construction and substantial improvements of non-residential structures shall:
 - [a] Have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section B(3), be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
 - [b] Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
 - (i) Meets the requirements of ASCE 24 Chapters 2 and 7; and
 - (ii) Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by

that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.

- [5] All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
 - [a] For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited;
 - [b] Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of O(2)(a)[4][b] are met;
 - [c] Be constructed to meet the requirements of ASCE 24 Chapter 2;
 - [d] Have openings documented on an Elevation Certificate; and
 - [e] Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:
 - (i) The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
 - (ii) The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
 - (iii) The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;
- [6] For new construction or substantial improvements, enclosures shall be less than 295 square feet in size.
- (3) Garages and accessory storage structures. Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.
- (4) Fences. Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of Section E(3)(a) of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in Section G of this ordinance.
- (5) Retaining walls, sidewalks, and driveways. Retaining walls, sidewalks and

driveways that involve placement of fill in floodways shall meet the requirements of Section E(3)(a) of these regulations and N.J.A.C. 7:13.

- (6) Swimming pools. Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section E(3)(a) of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.
- (7) Roads and watercourse crossings.
 - (a) For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.
 - (b) Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of Section E(3)(a) of these regulations.

P. TEMPORARY STRUCTURES AND TEMPORARY STORAGE

- (1) Temporary structures. Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.
- (2) Temporary storage. Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.
- (3) Floodway encroachment. Temporary structures and temporary storage in floodways shall meet the requirements of Section E(3)(a) of these regulations.

Q. UTILITY AND MISCELLANEOUS GROUP U

- (1) Utility and Miscellaneous Group U. In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks and towers.
- (2) Flood loads. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in Section B(3).
- (3) Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in Section B(3) and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.

- (4) Enclosures below base flood elevation. Fully enclosed areas below the design flood elevation shall be constructed in accordance with Section O(2) and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.
- (5) Flood-damage resistant materials. Flood-damage-resistant materials shall be used below the Local Design Flood Elevation determined in Section B(3).
- (6) Protection of mechanical, plumbing, and electrical systems. Mechanical, plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation determined in Section B(3).

Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 3: SEVERABILITY. Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect on October 25, 2024.

Passed first reading: December 23, 2024

Passed final reading: January 14, 2025

President of City Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6674

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

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq. and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Vineland and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City of Vineland was accepted for participation in the National Flood Insurance Program on July 5, 1982, and the City desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the City of Vineland is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the City of Vineland is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the City of Vineland is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT RESOLVED by Planning Board of the City of Vineland that recommendation is made to City Council to amend the City's Land Use Ordinance to repeal existing Chapter 425 Section 71, entitled Flood Damage Prevention, and to adopt new Chapter 71 in its entirety. Said amendments to the Land Use Ordinance are attached hereto and incorporated by reference into this resolution.

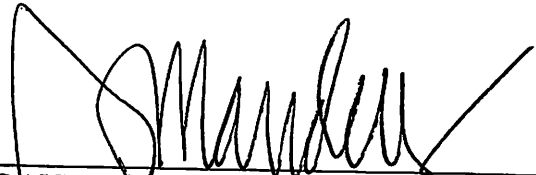
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on December 11, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: December 11, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


YASMIN PEREZ, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

David Catalana
Doug Menz
Michael Pantalone
Thomas Tobolski
Nilsa Rosario
Robert Odorizzi
David Manders

ABSTAINING

None.

ABSENT

John Casadia
Sandy Velez

OPPOSED

None.

RESOLUTION NO. 2024- 588

A RESOLUTION APPROVING THE BUDGET OF THE
VINELAND DOWNTOWN IMPROVEMENT DISTRICT FOR
CALENDAR YEAR 2025.

BE IT RESOLVED that the statement of revenues and appropriations annexed hereto and made a part hereof, constituting the Vineland Downtown Improvement District Budget for Calendar Year 2025, be and the same is hereby approved by the City Council of the City of Vineland; and

BE IT FURTHER RESOLVED that the use of Vineland Revolving Loan funds, in the amount of \$100,000.00, in support of said budget is hereby approved; and

BE IT FURTHER RESOLVED that said Budget be published in the Daily Journal in the issue of January 13, 2025; and

BE IT FURTHER RESOLVED that a hearing on the Budget shall be held at City Council Chambers, City Hall, Seventh and Wood Streets, on January 28, 2025, at 5:30 p.m., at which time and place objections to said Vineland Downtown Improvement District Budget for Calendar Year 2025 may be presented by taxpayers or other interested persons.

Adopted:

President of Council

ATTEST:

City Clerk

December 17, 2024

TO THE MAYOR AND COUNCIL
OF THE CITY OF VINELAND

RE: Vineland Downtown Improvement District
Calendar Year 2025 Budget

Dear Mayor and Members of Council:

Enclosed is the proposed budget for the Vineland Downtown Improvement District for Calendar Year 2025 as approved by the VDID Board of Directors.

Also enclosed is a copy of the report of the VDID which explains how the budget contributes to the goals and objectives for the special improvement district, as required by N.J.S.A. 40:56-84, a copy of which is attached. This statute sets forth the procedure for adoption of the special improvement district budget by the governing body.

A resolution to approve the Calendar Year 2025 VDID Budget and to schedule a public hearing on the budget is submitted to you for your consideration.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

Respectfully submitted,



Robert E. Dickenson, Jr.
Business Administrator

/wr

Encls.

cc: Susan Baldosaro

Approved:



Mayor

12/13/2024
Date



VDID/MAIN STREET VINELAND
2025 DOWNTOWN IMPROVEMENT DISTRICT PLAN

In addition to using the Main Street approach and the redevelopment plan, the VDID/Main Street Vineland plans to continue to work toward the following goals in 2025. In addition, the VDID will be the coordinating non-profit to administer the Neighborhood Preservation Grant on behalf of the City of Vineland.

DESIGN:

1. Beautification and Enhancement - On-going beautification of the designated downtown area, through regular clean-up and planting days; public art creation by partnering with local arts-related agencies.
2. Design Standards – review and revise, as appropriate, Design Standards for Main Street District area and encourage conformity to such.
3. Signage funding - Use opportunities through the NPP Grant to establish a sign grant program for downtown businesses.
4. Urban Canvases on The Ave – work with community partners to create additional murals in our downtown district. We currently have funding to complete additional murals or other approved public art projects in 2025.
5. Public Safety – Work with Vineland Police Department and any other appropriate agencies or organizations to increase safety in the downtown and mitigate negative perceptions about the safety of downtown. Working with Mayor’s committee to address homelessness problems in downtown district.
6. General - Any other projects or initiatives the VDID/Main Street Vineland Board of Directors deems necessary for the continued revitalization of downtown.

ECONOMIC VITALITY:

1. Branding – continue enhancing the new branding for The Ave through further enhancements of our website, social media, signage and printed materials.
2. Business Recruitment and Strengthening – Developing business recruitment materials and packages to incorporate branding. Work to create a targeted list of types of businesses that we want to recruit to our downtown. Develop a plan and strategy with economic incentives to recruit, attract and develop new businesses in the vacancies on Landis Avenue. Work with downtown merchants to help them compete more effectively with the growing presence of “big boxes” and the internet through offering retail-oriented classes and the publication of a quarterly downtown business newsletter.
3. Marketing/Advertising - Develop a sustained market niche targeting campaign for the downtown area, to help bring attention to local merchants and attract new businesses. Continue very successful “Feet On The Ave” marketing promotion as well as the “Ave Bucks” promotion both funded through NPP Grant.
4. Merchant Meet & Greets – continue to support networking and increase communications with merchants.
5. Business training – Continue to offer specific business training that meets the needs of existing merchants. Most trainings now take place online.
6. Field Trips – Take field trips when appropriate to other area downtowns/Main Street’s to learn of their successes and challenges in order to better develop our own plans.



7. Downtown Housing – work closely with the administration to develop programs to attract better housing options in downtown including second and third floor living options as well as a downtown housing development project.
8. Continue promotion efforts for the initiative “Work On The Ave” in an effort to recruit more people to work in the Main Street Vineland district in offices, retail, and restaurants.
9. General - Any other projects or initiatives the VDID/Main Street Vineland Board of Directors deems necessary for the continued revitalization of downtown

ORGANIZATION:

1. Information Dissemination – Spreading the word about the efforts of VDID/Main Street Vineland and our volunteers through the creation of collateral materials, newsletter and the drafting and disseminating of a broad array of such as press releases and regular columns.
2. Outside Funding – Diversifying VDID/Main Street Vineland funding through grant research and drafting, generating earned revenue through special events, and organizing fundraising events and opportunities throughout the year. Develop sponsorship levels and aggressively seek to increase sponsorship funding.
3. Volunteers – Increasing and strengthening the volunteer base through recruitment, training and recognition programs. Involve all segments of our community.
4. Provide updated information to our property owners and businesses by way of grants, loans, and any other assistance that may be offered by the City, State or Federal Government as well as the private sector.
5. General - Any other projects or initiatives the VDID/Main Street Vineland Board of Directors deems necessary for the continued revitalization of downtown.

PROMOTION:

1. Festivals/Special Events – Bringing more residents and visitors to the downtown area through organizing, advertising and executing a small number of special and retail events throughout the year. Support large events on the Avenue such as the Cruise Down Memory Lane and the Christmas Parade.
2. Micro events – continue to support and expand successful micro events such as Dine on the Ave, Scarecrow Decorating and Pumpkin Patch Event, 5k Run The Ave.
3. General – Any other projects or initiatives the VDID/Main Street Vineland Board of Directors deems necessary for the continued revitalization of downtown.

OTHER:

1. Continued execution of all programs of NJDCA Transformation Grant of \$150,000.
2. Execute on MSNJ and National Main Street’s Transformation Strategies being developed from visit in October 2024.
3. Continue regular walks throughout the downtown areas.
4. Find ways to utilize the new “Walk The Ave” walking trail to promote our businesses and healthy living.
5. Continue to foster excellent relations with city, county, state and federal levels of government
6. Continue to work and develop cooperative partnerships with other community and civic organizations.
7. Continue to employ the four-point Main Street approach to revitalization.

8. Continue to work closely with the city's Department of Economic Development to help develop revitalization projects, and to help attract new businesses.
9. Any other projects or initiatives that are necessary for the continued revitalization of the downtown area.
10. Continue to work on administering all the programs of the NPP Grant.

ANTICIPATED FUNDING FOR DOWNTOWN:

Special Improvement District assessment
Urban Enterprise Zone
Strategic fundraising campaign
Neighborhood Preservation Grant
In-kind donations
Other Grants
Revenue from downtown events
Individual and corporate sponsorships for special events
Rental income from leased properties

VDID Board of Directors 2025 (as of this submission, all board members who have terms expiring on 12/31/24 are expected to be re-appointed for another 3-year term).

Brian Lankin – Chair (term expires 12/31/24)
Dennis Ingraldi – Secretary (12/31/23)
Paul Spinelli – City Council Liaison (12/31/24)
Macleod Carre 12/31/23)
Lizzy Kennedy – Treasurer (12/21/22)
Richard Dixon (12/31/23)
Robin Adams (12/31/24)
Vanessa Sosa (12/31/24)
Justin White (12/31/24)

VDID Staff

Russell J. Swanson – Executive Director
Robin Barbetti - Consultant
Maintenance / Service Worker / Ambassador (Part-time)



VINELAND DOWNTOWN IMPROVEMENT DISTRICT

2025 BUDGET CALENDAR

Submission of Budget to Mayor and City Council	December 17, 2024
Introduction and Approval of Budget by City Council	December 23, 2024
Public Advertisement (At least 10 days prior to hearing)	January 13, 2025
Posting of copy of Budget on City Hall Official Bulletin Board (At least one week before public hearing)*	January 13, 2025
Public Hearing (Not less than 28 days after approval of budget)	January 28, 2025
Amendments and Public Hearings, if required [See NJSA 40:56-84(g)]	
Adoption after Public Hearing is closed	January 28, 2025
Public Hearing and Resolution approving assessment roll for District	January 28, 2025

* Copy must be made available to each person requesting same during the week before the hearing.



Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4000.

OPERATING INCOME	2025 SID ASSESSMENT	2025 FUNDRAISING	2025 RENTAL INCOME	2025 SAVINGS ACCOUNT	2025 UEZ FUNDS	2025 NPP Grant	2025 TOTAL
Special Improvement Assessment	\$51,980.00						\$51,980.00
Fundraising, Sponsorships, Grant Income		\$25,000.00					\$25,000.00
Rental income			\$26,400.00				\$26,400.00
Savings account				\$38,186.00			\$38,186.00
UEZ funds					\$100,000.00		\$100,000.00
Neighborhood Preservation Grant						\$125,000.00	\$125,000.00
Total Budget	\$51,980.00	\$25,000.00	\$26,400.00	\$38,186.00	\$100,000.00	\$125,000.00	\$366,566.00
OPERATING EXPENSES	2025 SID ASSESSMENT	2025 FUNDRAISING	2025 RENTAL INCOME	2025 SAVINGS ACCOUNT	2025 UEZ FUNDS		2025 TOTAL
Administrative Expenses							
Executive Director	\$51,980.00				\$32,229.00		\$84,209.00
Maintenance Man (Part time)					\$17,328.00		\$17,328.00
Seasonal Maintenance Man (Part time)					\$0.00		\$0.00
Assoc. Director/Business Develop. (Part time)							\$0.00
NPP Neighborhood Liason						\$13,214.00	\$13,214.00
Total Salaries	\$51,980.00				\$49,557.00	\$13,214.00	\$114,751.00
Social Security							
Social Security					\$ 7,768.00	\$ 1,011.00	\$8,779.00
Total Social Security					\$7,768.00	\$ 1,011.00	\$8,779.00
Pension							
Pension/Healthcare					\$3,047.00	\$5,575.00	\$8,622.00
Total Pension					\$3,047.00	\$5,575.00	\$8,622.00
Fringe Benefits							
Total Fringe Benefits					\$10,815.00	\$6,586.00	\$17,401.00
Total Administrative Expenses	\$51,980.00				\$60,372.00	\$19,800.00	\$132,152.00
Occupancy Expenses							
Property taxes			\$9,000.00				\$9,000.00
Water			\$300.00				\$300.00
Sewer			\$1,100.00				\$1,100.00
Electric			\$5,645.00				\$5,645.00
Gas			\$2,000.00				\$2,000.00
Property maintenance			\$200.00	\$1,414.00			\$1,614.00
Total Occupancy Expenses			\$18,245.00	\$1,414.00			\$19,659.00
Professional Services							
Insurance			\$7,961.00	\$0.00	\$1,839.00		\$9,800.00
Legal				\$4,000.00	\$0.00		\$4,000.00
Audit				\$2,478.00	\$647.00		\$3,125.00
Public Relations				\$6,000.00			\$6,000.00
Consultants					\$33,800.00	\$8,700.00	\$42,500.00
Total Professional Services			\$7,961.00	\$12,478.00	\$36,286.00	\$8,700.00	\$65,425.00
Operating Expenses							
Bank Fees				\$100.00			\$100.00
Computer software				\$250.00			\$250.00
Office equipment/furniture/repair				\$500.00			\$500.00
Office supplies				\$626.00	\$2,642.00		\$3,268.00
Telephone/fax				\$3,200.00			\$3,200.00
Postage				\$1,500.00			\$1,500.00
Dues/subscriptions				\$1,200.00			\$1,200.00
Conferences/T&E				\$3,805.00			\$3,805.00
Professional development				\$500.00			\$500.00
Total Operating Expenses				\$11,681.00	\$2,642.00		\$14,323.00
Advertising/Marketing/Team Expenses							
Design Team				\$5,000.00			\$5,000.00
Economic Restructuring Committee				\$3,500.00			\$3,500.00
Organization Team		\$5,000.00					\$5,000.00
Promotions Team		\$20,000.00					\$20,000.00
Millennial Advisory Team				\$0.00			\$0.00
NPP Programming & Admin Expense						\$96,500.00	\$96,500.00
Total Advertising/Marketing Expenses		\$25,000.00		\$8,500.00		\$96,500.00	\$130,000.00
Maintenance Expenses							
Gas/oil				\$0.00	\$700.00		\$700.00
Miscellaneous reimbursements				\$750.00			\$750.00
Miscellaneous maintenance expenses			\$194.00	\$556.00			\$750.00
Total Maintenance Expenses			\$194.00	\$1,306.00	\$700.00		\$2,200.00
GRAND TOTALS	\$51,980.00	\$25,000.00	\$26,400.00	\$35,379.00	\$100,000.00	\$125,000.00	\$363,759.00



CITY OF VINELAND, NJ

RESOLUTION NO. 2024- 589

RESOLUTION APPROVING AND ADOPTING THE
CALENDAR YEAR 2025 BUDGET FOR THE
DEPARTMENT OF COMMUNITY DEVELOPMENT.

WHEREAS, the Department of Community Development within the City of Vineland is a self-funded department receiving funds from Community Development Block Grants, HOME Funds and Affordable Housing Trust Funds; and

WHEREAS, the Calendar Year 2025 budget for the Department of Community Affairs, as attached, is recommended by the Director of Economic Development as being fiscally sound.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Vineland that the Calendar Year 2025 Budget for the Department of Community Development within the City of Vineland is hereby approved and adopted.

Adopted:

President of Council

ATTEST:

City Clerk

CY 2025 Budget: Dept. of Community Development

Salaries & Wages	CY 2024 Budget	CY 2025 Budget	CDBG Funds	Housing Rehab	HOME Funds	AHTF Funds	NPP Grant	VRLF
<i>Dept. of Community Development</i>								
Total: Salaries & Wages and Fringe Benefits	356,509	389,310	59,880	132,084	35,216	124,754	19,768	17,607

Other Expenses								
<i>Dept. of Community Development</i>								
General Admin	\$ 157,916	\$ 87,524	\$ 27,270		\$ 10,254	\$ 50,000		
Total - Other Expenses								

Total Expenses	\$ 514,425	\$ 476,834	\$ 87,150	\$ 132,084	\$ 45,470	\$ 174,754	\$ 19,768	\$ 17,607
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RESOLUTION NO. 2024- 590

A RESOLUTION AUTHORIZING A GRANT AGREEMENT
WITH THE VINELAND REVOLVING LOAN FUND, LLC
FOR ADMINISTRATION OF THE CITY ECONOMIC
DEVELOPMENT DIVISION FOR C.Y. 2025.

WHEREAS, the City of Vineland has the ability and desire to utilize Vineland Revolving Loan funding to cover a portion of the salaries and wages and other expenses of its Economic Development Division for Calendar Year 2025; and

WHEREAS, the Vineland Revolving Loan Fund, LLC agrees to provide Vineland Revolving Loan funding through a grant award in the amount of \$686,940.00 to the City to cover a portion of the salaries and wages and other expenses of the Economic Development Division for the period January 1, 2025 through December 31, 2025;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Mayor and City Clerk are hereby authorized and directed to execute an agreement with the Vineland Revolving Loan Fund, LLC accepting funding through a grant award in the amount of \$686,940.00 to the City to cover a portion of the salaries and wages and other expenses of the Economic Development Division for the period January 1, 2025 through December 31, 2025.

Adopted:

President of Council

ATTEST:

City Clerk

CONTRACT AGREEMENT

BY AND BETWEEN
THE CITY OF VINELAND
AND
VINELAND REVOLVING LOAN FUND, LLC

THIS AGREEMENT, entered into as of this _____ day of _____, 2024, by and between the CITY OF VINELAND, NEW JERSEY, hereinafter sometimes called "City", and the VINELAND REVOLVING LOAN FUND, LLC, hereinafter sometimes called "Loan Fund";

WITNESSETH THAT:

WHEREAS, the parties desire to enter into an agreement providing for the funding of expenses of the Economic Development Division of the City of Vineland, effective January 1, 2025; and

WHEREAS, the funding as identified in this Agreement is for the specific purpose of meeting budgeted items of expense as identified on Exhibit "A " attached hereto and made a part hereof;

NOW, THEREFORE, THE PARTIES TO THE CONTRACT DO MUTUALLY AGREE TO THE FOLLOWING:

1. The Vineland Revolving Loan Fund, LLC agrees to provide funding through a grant award in the amount of \$686,940.00 to the City to cover a portion of the salaries and wages and other expenses of the Economic Development Division for the period January 1, 2025 through December 31, 2025, as shown on Exhibit "A" attached hereto.
2. Upon the expiration of this agreement, the City shall transfer to the Loan Fund any funds on hand at the time of expiration and any accounts receivable attributable to the use of the funds granted hereunder.
3. Notices pursuant to this Agreement shall be given in writing by ordinary mail to the parties at the following addresses:

A. If to the City, c/o:

Robert E. Dickenson, Jr., Business Administrator
City of Vineland
City Hall
P. O. Box 1508
640 E. Wood Street
Vineland, New Jersey 08360-1508

B. If to the Loan Fund, c/o:

Sandy Forosisky, Economic Development Director
City of Vineland
City Hall
P. O. Box 1508
640 E. Wood Street
Vineland, New Jersey 08360-1508

- C. Or to such other address as the parties may hereafter designate by notice given in accordance with the terms and conditions of this Section.

IN WITNESS WHEREOF, the City of Vineland and the Loan Fund have executed this Agreement as of the date and year first above written.

CITY OF VINELAND

By _____
Mayor

ATTEST:

City Clerk

VINELAND REVOLVING LOAN
FUND, LLC

By _____

ATTEST:

CY 2025 Grants to the City of Vineland

Grants	CY 2024 Budget	CY 2025 Budget
Economic Development	\$ 605,037.00	\$ 686,940.00
Enterprise Zone Development Corporation Millville	\$ 20,676.00	\$ 20,307.00
Vineland Marketing	\$ 150,000.00	\$ 150,000.00
Vineland Downtown Improvement District	\$ 100,000.00	\$ 100,000.00
Total - Expenses	\$ 875,713.00	\$ 957,247.00



CY 2025 Budget: Dept. of Economic Development

	CY 2024 Budget	CY 2025 Budget	UEZ 1st Gen Funds	VRLF Funds	EZDC - M	CDP	Vacant Properties Funds
Salaries & Wages							
<i>Dept. of Economic Development</i>							
Total: Salaries & Wages and Fringe Benefits	\$ 720,779	\$ 759,961	\$ 317,423	\$ 399,350	\$ 17,911	\$ 11,656	\$ 13,620

	CY 2024 Budget	CY 2025 Budget	UEZ 1st Gen Funds	VRLF Funds	EZDC - M	CDP	Vacant Properties Funds
Other Expenses							
<i>Dept. of Economic Development</i>							
Advertising	\$ 1,000	\$ 1,000		\$ 1,000			
Audit Services	\$ 2,000	\$ 2,000	\$ 1,340	\$ -	\$ 660		
Consultants/Professional Services	\$ 50,000	\$ 10,000		\$ 10,000			
Computer Software	\$ 1,000	\$ 3,000		\$ 3,000			
Equipment: Copier	\$ 7,000	\$ 5,000		\$ 5,000			
Fixed Assets	\$ 1,000	\$ 10,000		\$ 10,000			
Insurance - EZDCVM	\$ 5,000	\$ 4,851	\$ 3,250	\$ -	\$ 1,601		
Legal Services	\$ 160,000	\$ 200,000		\$ 200,000			
Memberships	\$ 1,000	\$ 1,000	\$ 275	\$ 590	\$ 135		
Miscellaneous	\$ 2,000	\$ 5,000		\$ 5,000			
Office Supplies	\$ 4,000	\$ 2,500		\$ 2,500			
Postage	\$ 500	\$ 500		\$ 500			
Special Events Coordinator	\$ 6,000	\$ 6,000		\$ 6,000			
Subscriptions	\$ 6,000	\$ 6,000		\$ 6,000			
Support Services	\$ 36,000	\$ 36,000		\$ 36,000			
Telephone	\$ 2,000	\$ 1,000		\$ 1,000			
Training	\$ 500	\$ 500		\$ 500			
Travel	\$ 1,000	\$ 500		\$ 500			
Total - Other Expenses	\$ 286,000	\$ 294,851	\$ 4,865	\$ 287,590	\$ 2,396	\$ -	\$ -

Total Expenses	\$ 1,006,779	\$ 1,054,812	\$ 322,288	\$ 686,940	\$ 20,307	\$ 11,656	\$ 13,620
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RESOLUTION NO. 2024- 591

A RESOLUTION AUTHORIZING A GRANT AGREEMENT
WITH THE VINELAND REVOLVING LOAN FUND, LLC
FOR PAYROLL PROCESSING FOR THE CORPORATION
FOR C.Y. 2025.

WHEREAS, the City of Vineland desires to continue services provided to Vineland Revolving Loan Fund, LLC for the period January 1, 2025 through December 31, 2025; and

WHEREAS, the Vineland Revolving Loan Fund LLC agrees to provide funding through a grant award in the amount of \$20,307.00 to the City to cover the salaries and wages and associated fringe benefits of employee(s) of the Loan Fund for said period; and

WHEREAS, the City agrees to utilize the funding provided to process the Loan Fund’s payroll based upon the Loan Fund’s budget for said employee(s) and other related costs such as taxes and pension benefits;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Mayor and City Clerk are hereby authorized and directed to execute an agreement with the Vineland Revolving Loan Fund, LLC accepting funding through a grant award in the amount of \$20,307.00 to the City to cover the salaries and wages and associated fringe benefits of employee(s) of the Loan Fund for the period January 1, 2025 through December 31, 2025.

Adopted:

President of Council

ATTEST:

City Clerk

CONTRACT AGREEMENT

BY AND BETWEEN
THE CITY OF VINELAND
AND
VINELAND REVOLVING LOAN FUND, LLC

THIS AGREEMENT, entered into as of this _____ day of _____, 2024, by and between the CITY OF VINELAND, NEW JERSEY, hereinafter sometimes called "City", and the VINELAND REVOLVING LOAN FUND, LLC, hereinafter sometimes called "Loan Fund;"

WITNESSETH THAT:

WHEREAS, the parties desire to enter into an agreement providing for the payment of the salaries and wages and associated fringe benefits of employee(s) of the Loan Fund effective January 1, 2025; and

WHEREAS, the funding as identified in this Agreement is for the specific purpose of meeting budgeted items of expense as identified on Exhibit "A " attached hereto and made a part hereof;

NOW, THEREFORE, THE PARTIES TO THE CONTRACT DO MUTUALLY AGREE TO THE FOLLOWING:

1. The Vineland Revolving Loan Fund, LLC agrees to provide funding through a grant award in the amount of \$20,307.00 to the City to cover the salaries and wages and associated fringe benefits of employee(s) of the Loan Fund for the period January 1, 2025 through December 31, 2025. The City agrees to utilize the funding provided to process the Loan Fund's payroll based upon the Loan Fund's budget for said employee(s) and other related costs such as taxes and pension benefits, as shown on Exhibit "A" attached hereto.
2. The Loan Fund assumes the duties and responsibilities as Appointing Authority for its employees. The care and custody of Loan Fund personnel records is the responsibility of the Loan Fund as Appointing Authority. The City shall maintain informational files only.
3. The Loan Fund is responsible for implementation of employee policies of the Loan Fund including vacation, personal and sick days and for certifying the earned and eligible time of employees and informing the Personnel Office of such. The Loan Fund shall furnish a complete set of its policies to the City of Vineland. Receipt of policies is necessary to insure that the payroll is processed according to said policies (i.e. sick leave, vacation schedules, etc.).
4. If applicable, the Loan Fund shall be responsible for advising the Personnel Office of the City in a timely manner of an employee who is eligible for pension enrollment, holding the City harmless for any errors or delays in such notification to the Personnel Office.
5. The Loan Fund shall obtain its own insurance coverage, including but not limited to: General Liability, Automobile Insurance, Workers Compensation, Disability Insurance, etc.
6. Any penalties as a result of errors or omissions by the Loan Fund shall be the sole responsibility of the Loan Fund. Any over-expenditure or retroactive pay requirement shall also be the responsibility of the Loan Fund.
7. If the payroll is presented with any inconsistencies with said policies, the payroll will be disallowed for processing until resolved to the satisfaction of the City.

- 8. The Loan Fund agrees to hold the City harmless from any errors in or delays in time documentation required for appropriate processing of either wages or benefits.
- 9. Upon the expiration of this agreement, the City shall transfer to the Loan Fund any funds on hand at the time of expiration and any accounts receivable attributable to the use of the funds granted hereunder.
- 10. Notices pursuant to this Agreement shall be given in writing by ordinary mail to the parties at the following addresses:

A. If to the City, c/o:

Robert E. Dickenson, Jr., Business Administrator
City of Vineland
City Hall
P. O. Box 1508
640 E. Wood Street
Vineland, New Jersey 08360-1508

B. If to the Loan Fund, c/o:

Sandy Forosisky, Economic Development Director
City of Vineland
City Hall
P. O. Box 1508
640 E. Wood Street
Vineland, New Jersey 08360-1508

C. Or to such other address as the parties may hereafter designate by notice given in accordance with the terms and conditions of this Section.

IN WITNESS WHEREOF, the City of Vineland and the Loan Fund have executed this Agreement as of the date and year first above written.

CITY OF VINELAND

By _____
Mayor

ATTEST:

City Clerk

VINELAND REVOLVING LOAN
FUND, LLC

By _____

ATTEST:

CY 2025 Grants to the City of Vineland

Grants	CY 2024 Budget	CY 2025 Budget
Economic Development	\$ 605,037.00	\$ 686,940.00
Enterprise Zone Development Corporation Millville	\$ 20,676.00	\$ 20,307.00
Vineland Marketing	\$ 150,000.00	\$ 150,000.00
Vineland Downtown Improvement District	\$ 100,000.00	\$ 100,000.00
Total - Expenses	\$ 875,713.00	\$ 957,247.00



RESOLUTION NO. 2024- 592

A RESOLUTION APPROVING THE USE OF VINELAND
REVOLVING LOAN FUNDS FOR VINELAND
MARKETING FOR CY 2025.

WHEREAS, a proposal for the use of Vineland Revolving Loan Funds has been approved by the Vineland Revolving Loan Fund LLC Committee for the following: **Vineland Marketing for CY 2025**; 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 purpose; 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 funding for the following project, in accordance with the budget submitted and approved by the Vineland Revolving Loan Fund LLC Committee:

Vineland Marketing for CY 2025	\$150,000.00
---------------------------------------	---------------------

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

CY 2025 Grants to the City of Vineland

Grants	CY 2024 Budget	CY 2025 Budget
Economic Development	\$ 605,037.00	\$ 686,940.00
Enterprise Zone Development Corporation Millville	\$ 20,676.00	\$ 20,307.00
Vineland Marketing	\$ 150,000.00	\$ 150,000.00
Vineland Downtown Improvement District	\$ 100,000.00	\$ 100,000.00
Total - Expenses	\$ 875,713.00	\$ 957,247.00



Memo

To: Mayor Fanucci
From: Macleod Carre, Director of Health Department
Date: 08/16/2024
Re: Reappointment of Registrar

OK
ASB
8/21/2024

Mayor,

Every 3 years we are to appoint a Municipal Registrar. This memo is to re-appoint Teresa Lopez to the position of Municipal Registrar, who has served as the Municipal Registrar since 09/14/2021. Teresa has obtained her Certified Municipal Registrar's Certification from the New Jersey Department of Health.

If you have any questions please do not hesitate in contacting me.

Macleod Carre

Macleod Carre, Director of Health Department

RESOLUTION NO. 2024- 593

A RESOLUTION RATIFYING AND CONFIRMING THE RE-APPOINTMENT OF TERESA LOPEZ, AS REGISTRAR OF VITAL STATISTICS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VINELAND:

1. That the action of the Mayor of the City of Vineland in re-appointing Teresa Lopez, as Registrar of Vital Statistics of the City of Vineland for the full and lawful term of three (3) years, as appointed by law, commencing September 14, 2024, be and the same is hereby ratified and confirmed.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

Memo

To: Mayor Fanucci
From: Macleod Carre, Director of Health Department
Date: 08/16/2024
Re: Reappointment of Registrar

OK
ASB
8/21/2024

Mayor,

Every 3 years we are to appoint a Municipal Registrar. This memo is to re-appoint Teresa Lopez to the position of Municipal Registrar, who has served as the Municipal Registrar since 09/14/2021. Teresa has obtained her Certified Municipal Registrar's Certification from the New Jersey Department of Health.

If you have any questions please do not hesitate in contacting me.

Macleod Carre

Macleod Carre, Director of Health Department

RESOLUTION NO. 2024- 594

RESOLUTION RATIFYING AND CONFIRMING THE APPOINTMENT OF JEANINE N. MENEGHETTI AS THE PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) IN ACCORDANCE WITH N.J.A.C. 17:27-3.3(a).

WHEREAS, in accordance with N.J. A.C. 17:27-3.3(a), Equal Employment Opportunity and Affirmative Action Rules, each public agency shall annually designate an officer or employee to serve as its Public Agency Compliance Officer and shall notify the Division of Public Contracts Equal Employment Opportunity Compliance established in the State of New Jersey Department of the Treasury (Division); and

WHEREAS, Jeanine N. Meneghetti is the City's Qualified Purchasing Agent and is responsible for review of Procurement and Service contracts as well as Construction Contracts for which bids have been solicited or negotiated pursuant to the Local Public Contracts; and

WHEREAS, the City must annually designate an officer or employee to serve as its Public Agency Compliance Officer; and

WHEREAS, the Mayor has recommended Jeanine N. Meneghetti be appointed for the next term which shall expire on December 31, 2025.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Vineland that the appointment of Jeanine N. Meneghetti as the Public Agency Compliance Officer effective immediately upon the passage of this Resolution to serve until December 31, 2025 and that notification of this appointment be submitted to the Division of Public Contracts Equal Employment Opportunity Compliance in the Department of the Treasury.

Adopted:

President of Council

ATTEST:

City Clerk

**FROM THE DESK OF
JEANINE N. MENEGHETTI**

December 5, 2024

MEMORANDUM TO MAYOR ANTHONY R. FANUCCI:

Re: P.A.C.O. Designation

In accordance with 17:27-3.3(a), Equal Employment Opportunity and Affirmative Action Rules, each public agency shall annually designate an officer or employee to serve as its public agency Compliance Officer.

Please sign below for your authorization.

Current Highest Elected or Appointed Official: Mayor Anthony Fanucci

If you need any additional information, please contact me.

Sincerely,

Jeanine N. Meneghetti

Jeanine N. Meneghetti, QPA
Purchasing Agent

cc: Robert Dickenson

FD FOR
RD

Enclosures

[Home](#) / Designate P.A.C.O.

Designation Of Public Agency Compliance Officer (P.A.C.O)

Public Agency Name:

VINELAND CITY

Prefix:

Mrs. ▼

First Name:

Jeanine

Middle.I

N

Last Name:

Meneghetti

Title:

Purchasing Agent

Public Agency Address:

PO BOX 1508

City:

VINELAND

County:

CUMBERLAND ▼

State:

New Jersey ▼

Zip Code:

08360

Phone Number: (Numbers Only)

8567944040

Fax Number: (Numbers Only)

Public Agency's Email Address:

jmeneghetti@vinelandcity.org

Name of Current Highest Elected or Appointed Official

First Name:

Anthony R.

Last Name:

Fanucci

Title:

Mayor

Is there a Person currently serving as the P.A.C.O?

Yes ▼

Will the P.A.C.O will be appointed at the next Board/Council meeting. A copy of the resolution designating the appointee will be sent to the Division of Purchase & Property, Contract Compliance Audit Unit, EEO Monitoring Program?

Yes ▼

Do you require additional technical assistance?

No ▼

Last Updated: Tuesday, 10/15/24



RESOLUTION NO. 2024- 597

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY 2025 LOCAL FREIGHT IMPACT FUND FOR THE RESURFACING OF INDUSTRIAL PARK SOUTH (DEMARCO DRIVE AND INDUSTRIAL WAY).

WHEREAS, the City of Vineland desires to apply for funding in an estimated amount of \$1,008,445.48 through the New Jersey Department of Transportation, FY 2025 Local Freight Impact Fund (LFIF) for the Resurfacing of Industrial Park South (Demarco Drive and Industrial Way);

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Vineland formally approves the grant application for the New Jersey Department of Transportation FY 2025 Local Freight Impact Fund for the Resurfacing of Industrial Park South (DeMarco Drive & Industrial Way);

BE IT FURTHER RESOLVED that the authorized official of the City of Vineland is hereby authorized to submit an electronic grant application to the New Jersey Department of Transportation on behalf of the City of Vineland.

BE IT FURTHER RESOLVED, that the authorized official of the City of Vineland is hereby authorized to sign the grant agreement on behalf of the City of Vineland and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Adopted:

President of Council

ATTEST:

City Clerk

December 09, 2024

TO: Robert Dickenson, Business Administrator

FROM: Rick Caudill, PE, CME, Supervising Engineer

RE: FY 2025 Local Freight Impact Fund (LFIF) Application
Resurfacing of Industrial Park South
(Demarco Drive & Industrial Way)
City Eng. No. 24-036

I respectfully request a resolution be placed on the agenda for the December 23, 2024 City Council meeting authorizing the submission of a grant and execution of a grant agreement with NJDOT for the Resurfacing of Industrial Park South, Demarco Drive & Industrial Way.

This application is in accordance with the City's Local Transportation Improvement Program. The total project cost: design, construction, and inspection, see attached, is estimated at \$1,008,445.48. NJDOT may cover the cost partially or in full. Should the project only be funded partially, the City handles the remaining cost through local bond ordinances for road improvements.

cc: Business Administration
Mayor Anthony Fanucci
Jim Neher, PW Director
David Maillet, PE City Engineer



Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.

Local Freight Impact Fund 2025
LFIF-2025-Resurfacing of Vineland Industrial-00027
Total Estimated Cost of Improvement

Construction Cost:	\$838,445.48
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Please attach a Detailed Construction Cost Estimate

(Word, Excel, or PDF format please)

https://njsage.intelligrants.com/_Upload/3207305_2332396-RESURFACINGOFVINELANDINDUSTRIALPARKSOUTHESTIMATE.pdf

Design Engineering:	\$50,000.00
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(Eligible for up to 5% of Grant Amount)

Right-of-Way:	\$0
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(List only if eligible for Urban Aid or as a Depressed Rural Center)

Construction Inspection and Material Testing if requesting:	\$120,000.00
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(15% of the final allowable construction cost maximum)

Total Estimated Cost:	\$1,008,445.48
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Total Requested Amount	\$1,008,445.48
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CITY OF VINELAND
RESURFACING OF DEMARCO DRIVE & INDUSTRIAL WAY (VINELAND INDUSTRIAL PARK SOUTH)
CITY ENG. PROJECT #: 2025 LOCAL FREIGHT IMPACT FUND APPLICATION
PRELIMINARY CONSTRUCTION COST ESTIMATE

CONTRACT INFORMATION				ENGINEER'S ESTIMATE	
ITEM NO.	DESCRIPTION	UNITS	TOTAL QUANTITY	EST PER UNIT	ENG. EST. TOTAL COST
1.1.1	TRAFFIC CONTROL	UNIT	1	\$20,000.00	\$20,000.00
2.1.1	CLEARING SITE (NOT TO EXCEED 5% OF TOTAL CONTRACT AMOUNT)	LS	1	\$39,925.98	\$39,925.98
3.2.1	6"x18" CONCRETE VERTICAL CURB	LF	100	\$50.00	\$5,000.00
3.3.4	CONCRETE DRIVEWAYS, REINFORCED, 10" THICK	SY	100	\$180.00	\$18,000.00
3.3.6	CONCRETE ROCKER GUTTER, REINFORCED, 8" THICK, 3' WIDE	SY	15	\$102.50	\$1,537.50
4.10.1	RESET CASTINGS	UNIT	15	\$500.00	\$7,500.00
4.11.1	RESET VALVE BOXES	UNIT	15	\$100.00	\$1,500.00
4.12.2	REPLACE INLET CASTINGS, GRATES & CURB PIECES, TYPE B	UNIT	20	\$1,020.00	\$20,400.00
5.1.1	SAWCUTTING (HMA)	LF	160	\$1.70	\$272.00
5.2.3	ROADWAY EXCAVATION, UNCLASSIFIED, (IF AND WHERE)	CY	50	\$23.00	\$1,150.00
5.5.4	MILLING OF HMA, 4" AVERAGE DEPTH	SY	24,690	\$4.00	\$98,760.00
6.1.1	DENSE GRADED AGGREGATE BASE COURSE (RECYCLED CONCRETE), IF AND WHERE	CY	50	\$50.00	\$2,500.00
7.1.7	HOT MIX ASPHALT 9.5M64 SURFACE COURSE DRIVEWAY ADJUSTMENT, 3" THICK	TON	4,030	\$140.00	\$564,200.00
7.6.1	ASPHALT PRICE ADJUSTMENT	DOLLAR	10,000	\$1.00	\$10,000.00
7.6.2	FUEL PRICE ADJUSTMENT	DOLLAR	6,500	\$1.00	\$6,500.00
8.1.1	TOPSOILING, 4" THICK	SY	100	\$5.00	\$500.00
8.2.2	HYDROSEEDING	SY	100	\$5.00	\$500.00
13.1.2	TRAFFIC STRIPES, LONG LIFE, EPOXY RESIN, 4" YELLOW	LF	14,000	\$0.75	\$10,500.00

CITY OF VINELAND
RESURFACING OF DEMARCO DRIVE & INDUSTRIAL WAY (VINELAND INDUSTRIAL PARK SOUTH)
CITY ENG. PROJECT #: 2025 LOCAL FREIGHT IMPACT FUND APPLICATION
PRELIMINARY CONSTRUCTION COST ESTIMATE

CONTRACT INFORMATION				ENGINEER'S ESTIMATE	
ITEM NO.	DESCRIPTION	UNITS	TOTAL QUANTITY	EST PER UNIT	ENG. EST. TOTAL COST
13.1.3	TRAFFIC STRIPES, LONG LIFE, EPOXY RESIN, 6" WHITE	LF	14,000	\$1.20	\$16,800.00
13.2.6	TRAFFIC STRIPES, LONG LIFE, THERMOPLASTIC, 24" WHITE	LF	45	\$6.00	\$270.00
13.8.1	RPM, BI-DIRECTIONAL, YELLOW LENS	UNIT	80	\$110.00	\$8,800.00
13.8.2	RPM, BI-DIRECTIONAL, BLUE LENS	UNIT	13	\$110.00	\$1,430.00
14.1.1	ROAD SIGN, TYPE GA, POST MOUNTED	SF	200	\$12.00	\$2,400.00
TOTAL ESTIMATED PROJECT COSTS					\$838,445.48

RESOLUTION NO. 2024- 598

A RESOLUTION DETERMINING AND DIRECTING
THE FORECLOSURE OF TAX SALE CERTIFICATES
PURSUANT TO N.J.S.A. §54:5-104.29 TO §54:5-104.71.

BE IT RESOLVED by the Council of the City of Vineland, County of Cumberland and State of New Jersey, the governing body of the City of Vineland, that the Tax Sale Certificates as shown on the attached Foreclosure List now held by the City of Vineland be foreclosed by the summary proceedings in REM, and as described by N.J.S.A. §54:5-104.29 to §54:5-104.71 as amended, and pursuant to the Rules of Civil Procedure of the Superior Court of New Jersey.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

CITY OF VINELAND TAX FORECLOSURE LIST
2021

SCHED. NO.	CERT. NO.	DESCRIPTION OF LAND ON LAST TAX DUPLICATE AND CERTIFICATE OF SALE	DATE OF SALE	AMOUNT OF SALE	AMOUNT OF TAX LIENS ACCRUED SUBSEQUENT TO SALE AND INTEREST PENALTES AND COSTS SUBSEQUENT TAXES- INTEREST-UTILITY CHARGES AND COSTS					AMOUNT TO REDEEM	DATE OF RECORDING CERTIFICATE	BOOK & PAGE NUMBER IN COUNTY CLERK'S OFFICE	
1	20-00012	FRED LEVIN 2120 N. WEST BLVD. BLOCK 1202, LOT 6	09/16/20	\$2,161.86	SEWER	WATER	ELEC	CLEARANCE	SUB TAXES INT&PEN			BOOK	PAGE
					\$0.00	\$0.00	\$0.00	\$0.00	\$59,677.64	\$61,839.50	10/16/2020	4199	5304
2	09-00021	FRED LEVIN 2050 N. WEST BLVD. BLOCK 1202, LOT 7	12/09/09	\$2,871.17	SEWER	WATER	ELECT.	CLEARANCE	SUB. TAXES INT.			BOOK	PAGE
					0.00	0.00	0.00	0.00	\$443,117.70	\$445,988.87	06/10/2010	4071	1752
3	20-0003	JERZY NAGAS 3856 N. DELSEA DRIVE BLOCK 307, LOT 13	09/16/20	\$320.60	SEWER	WATER	ELECT.	CLEARANCE	SUB. TAXES INT			BOOK	PAGE
					0.00	0.00	0.00	0.00	\$4,014.04	\$4,334.64	10/16/2020	4199	5296

Redemption amounts are calculated to December 10, 2024

Please note: the amount to redeem changes daily. For an updated amount to redeem contact the Tax Collector at (856) 794-4050.

RESOLUTION NO. 2024- 599

RESOLUTION AUTHORIZING THE RECORDING OF A
DEED NOTICE PROVIDING RECORD NOTICE OF
WETLANDS RESTRICTIONS COVERING 3530 D’IPPOLITO
DRIVE AND 3500 D’IPPOLITO DRIVE.

WHEREAS, pursuant to Ordinance No. 2022-17 City Council authorized the transfer of 3530 D’Ippolito Drive and 3500 D’Ippolito Drive to the Vineland Industrial Commission for \$0.00 and the sale of said property by the Industrial Commission to 510 Investments, LLC.

WHEREAS, 510 Investments has obtained a Letter of Interpretation from the State of New Jersey verifying the boundary of the freshwater wetlands, transition areas, and/or State open waters on said property.

WHEREAS, the applicable Regulations require the property owner to record a Deed Notice with the County Clerk setting forth certain information relative to the Letter of Interpretation.

WHEREAS, the City of Vineland is the record owner of the property and is the appropriate party to record the Deed Notice.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Vineland that the Mayor of the City of Vineland is hereby authorized to execute the Deed Notice in the form and substance of the Deed Notice attached hereto.

BE IT FURTHER RESOLVED, that the Solicitor’s Office is authorized to record the Deed Notice with the Cumberland County Clerk’s Office upon its execution by the Mayor.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

DEED NOTICE
(Freshwater Wetlands Letter of Interpretation)

This Deed Notice is made this _____ day of _____, 2024, by the City of Vineland, owner of property located at Lots 46 and 47 in Block 303, in the City of Vineland, County of Cumberland and State of New Jersey (together with its successors and assigns.

In accordance with N.J.A.C. 7:7A-4.7, Freshwater Wetlands Protection Act Rules, the following DEED NOTICE shall be recorded in the Office of the Cumberland County Clerk. A Freshwater Wetlands Letter of Interpretation (attached) was issued by the New Jersey Department of Environmental Protection which establishes the jurisdictional boundaries of regulated wetlands and/or State open waters, and associated wetland transition areas.

The State of New Jersey has determined that all or a portion of these lots lies in a freshwater wetland, State open water, and/or transition area. Certain activities in wetlands, waters, and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite.

IN WITNESS WHEREOF, the Owner has executed this Deed Notice as of the date written above.

Witnessed by:

CITY OF VINELAND

By: **Anthony Fanucci, Mayor** (Seal)

STATE OF NEW JERSEY)

SS.

COUNTY OF CUMBERLAND)

I CERTIFY that on the __ day of _____, 202__, **Anthony Fanucci** personally came before me and acknowledged under oath, to my satisfaction, that:

(a) This person is the President of the Mayor of the City of Vineland, the municipal corporation named in this Deed Notice.

(b) This Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper Resolution of Vineland City Council;

(c) This person knows the proper seal of the corporation which was affixed to this Deed;

Notary



State of New Jersey

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.dep.nj.gov/wlm/lrp

SHAWN M. LATOURETTE
Commissioner

August 26, 2024

Anthony Gaetano
Fiveten Investments, LLC
930 MAIN ROAD
Vineland City, NJ 08360

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File and Activity No. 0614-23-0003.1 LLI230001
Applicant: Fiveten Investments, LLC
Block(s) and Lot(s): [303, 46] [303, 47]
Vineland City, Cumberland County
Watershed: Maurice, Salem, and Cohansey
Sub-watershed: Burnt Mill Branch/Hudson Branch

Dear Mr. Gaetano:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands, transition areas, and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on December 12, 2023, the Division has determined that the wetlands and waters boundary line(s) are accurate as shown on the survey plan entitled: "Limited Boundary & Topographical Survey Prepared For Fiveten Investments, LLC", consisting of one (1) sheet(s), dated April 21, 2023, unrevised, and prepared by William J. Olbrich, Jr., P.L.S.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above File and Activity number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP.

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Exceptional: WA15 through WA22 and WB7 through WB13. [150-foot transition area]

Intermediate: WA1 through WA15. [50-foot transition area]

State Open Water: Within wetlands [0-foot transition area]

The Division has determined that the wetlands identified above as exceptional resource value are due to the presence of documented and suitable habitat for endangered and/or threatened species.

The Division has determined that that the property subject to this letter is within an area designated as a priority wetland by the USEPA. This classification may affect the types of permits or transition area waivers available for the above referenced property.

The RVC and all other designations may affect requirements for wetland, State open water, and/or transition area permitting, such as the requirements for an Individual Wetlands Permit (N.J.A.C. 7:7A-9 and 10), the types of General Permits by Certification or General Permits (N.J.A.C. 7:7A-5, 6, and 7), and any modification available through a Transition Area Waiver (N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 *et seq.*) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and/or endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

Pursuant to the Freshwater Wetlands Protection Act rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a freshwater wetland, State open water, or transition area, as defined under N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan(s) and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Department can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are “isolated” or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department File and Activity number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: “The State of New Jersey has determined that all or a portion of this site lies in a freshwater wetland, State open water, and/or transition area. Certain activities within these areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Resource Protection at (609) 777-0454 or visit <https://dep.nj.gov/wlm/lrp> for more information prior to the commencement of any construction onsite.”

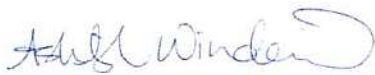
Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Administrative Hearings and Dispute Resolution, Attention: Adjudicatory Hearing Requests, 401 E. State Street, Mail Code 401-07A, P.O. Box 420, Trenton, NJ 08625-0420. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.dep.nj.gov/wlm/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available at www.dep.nj.gov/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please visit the website www.nj.gov/dep/odr for more information on this process.

If you have any questions regarding this letter, please contact Maxwell Dolphin our staff by e-mail at or by phone at (609) 777-0454. Be sure to indicate the Department's file number in all communication.

Sincerely,

A handwritten signature in blue ink that reads "Ashleigh Windawi". The signature is cursive and fluid, with the first name and last name clearly distinguishable.

Digitally signed by
Ashleigh Windawi
Date: 2024.08.26
14:06:21-04'00'

Ashleigh Windawi, Environmental Specialist III
Division of Land Resource Protection
Bureau of Freshwater Wetlands and Highlands Permitting

e-copy: Municipal Clerk
Agent

Block	Lot	Area (Acres)	Area (Sq. Feet)
Block 303	Lot 46	4.59	158,000
Block 303	Lot 47	2.07	72,500
Block 303	Lot 48	1.00	34,900
Block 303	Lot 49	1.00	34,900
Block 303	Lot 50	1.00	34,900
Block 303	Lot 51	1.00	34,900
Block 303	Lot 52	1.00	34,900
Block 303	Lot 53	1.00	34,900
Block 303	Lot 54	1.00	34,900
Block 303	Lot 55	1.00	34,900
Block 303	Lot 56	1.00	34,900
Block 303	Lot 57	1.00	34,900
Block 303	Lot 58	1.00	34,900
Block 303	Lot 59	1.00	34,900
Block 303	Lot 60	1.00	34,900
Block 303	Lot 61	1.00	34,900
Block 303	Lot 62	1.00	34,900
Block 303	Lot 63	1.00	34,900
Block 303	Lot 64	1.00	34,900
Block 303	Lot 65	1.00	34,900
Block 303	Lot 66	1.00	34,900
Block 303	Lot 67	1.00	34,900
Block 303	Lot 68	1.00	34,900
Block 303	Lot 69	1.00	34,900
Block 303	Lot 70	1.00	34,900
Block 303	Lot 71	1.00	34,900
Block 303	Lot 72	1.00	34,900
Block 303	Lot 73	1.00	34,900
Block 303	Lot 74	1.00	34,900
Block 303	Lot 75	1.00	34,900
Block 303	Lot 76	1.00	34,900
Block 303	Lot 77	1.00	34,900
Block 303	Lot 78	1.00	34,900
Block 303	Lot 79	1.00	34,900
Block 303	Lot 80	1.00	34,900
Block 303	Lot 81	1.00	34,900
Block 303	Lot 82	1.00	34,900
Block 303	Lot 83	1.00	34,900
Block 303	Lot 84	1.00	34,900
Block 303	Lot 85	1.00	34,900
Block 303	Lot 86	1.00	34,900
Block 303	Lot 87	1.00	34,900
Block 303	Lot 88	1.00	34,900
Block 303	Lot 89	1.00	34,900
Block 303	Lot 90	1.00	34,900
Block 303	Lot 91	1.00	34,900
Block 303	Lot 92	1.00	34,900
Block 303	Lot 93	1.00	34,900
Block 303	Lot 94	1.00	34,900
Block 303	Lot 95	1.00	34,900
Block 303	Lot 96	1.00	34,900
Block 303	Lot 97	1.00	34,900
Block 303	Lot 98	1.00	34,900
Block 303	Lot 99	1.00	34,900
Block 303	Lot 100	1.00	34,900

Block	Lot	Area (Acres)	Area (Sq. Feet)
Block 303	Lot 46	4.59	158,000
Block 303	Lot 47	2.07	72,500
Block 303	Lot 48	1.00	34,900
Block 303	Lot 49	1.00	34,900
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Block 303	Lot 52	1.00	34,900
Block 303	Lot 53	1.00	34,900
Block 303	Lot 54	1.00	34,900
Block 303	Lot 55	1.00	34,900
Block 303	Lot 56	1.00	34,900
Block 303	Lot 57	1.00	34,900
Block 303	Lot 58	1.00	34,900
Block 303	Lot 59	1.00	34,900
Block 303	Lot 60	1.00	34,900
Block 303	Lot 61	1.00	34,900
Block 303	Lot 62	1.00	34,900
Block 303	Lot 63	1.00	34,900
Block 303	Lot 64	1.00	34,900
Block 303	Lot 65	1.00	34,900
Block 303	Lot 66	1.00	34,900
Block 303	Lot 67	1.00	34,900
Block 303	Lot 68	1.00	34,900
Block 303	Lot 69	1.00	34,900
Block 303	Lot 70	1.00	34,900
Block 303	Lot 71	1.00	34,900
Block 303	Lot 72	1.00	34,900
Block 303	Lot 73	1.00	34,900
Block 303	Lot 74	1.00	34,900
Block 303	Lot 75	1.00	34,900
Block 303	Lot 76	1.00	34,900
Block 303	Lot 77	1.00	34,900
Block 303	Lot 78	1.00	34,900
Block 303	Lot 79	1.00	34,900
Block 303	Lot 80	1.00	34,900
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Block 303	Lot 89	1.00	34,900
Block 303	Lot 90	1.00	34,900
Block 303	Lot 91	1.00	34,900
Block 303	Lot 92	1.00	34,900
Block 303	Lot 93	1.00	34,900
Block 303	Lot 94	1.00	34,900
Block 303	Lot 95	1.00	34,900
Block 303	Lot 96	1.00	34,900
Block 303	Lot 97	1.00	34,900
Block 303	Lot 98	1.00	34,900
Block 303	Lot 99	1.00	34,900
Block 303	Lot 100	1.00	34,900



DETAIL #1
(SCALE 1"=20')



DETAIL #2
(SCALE 1"=20')



DETAIL #3
(SCALE 1"=20')



DETAIL #4
(SCALE 1"=20')



DETAIL #5
(SCALE 1"=20')



DETAIL #6
(SCALE 1"=20')



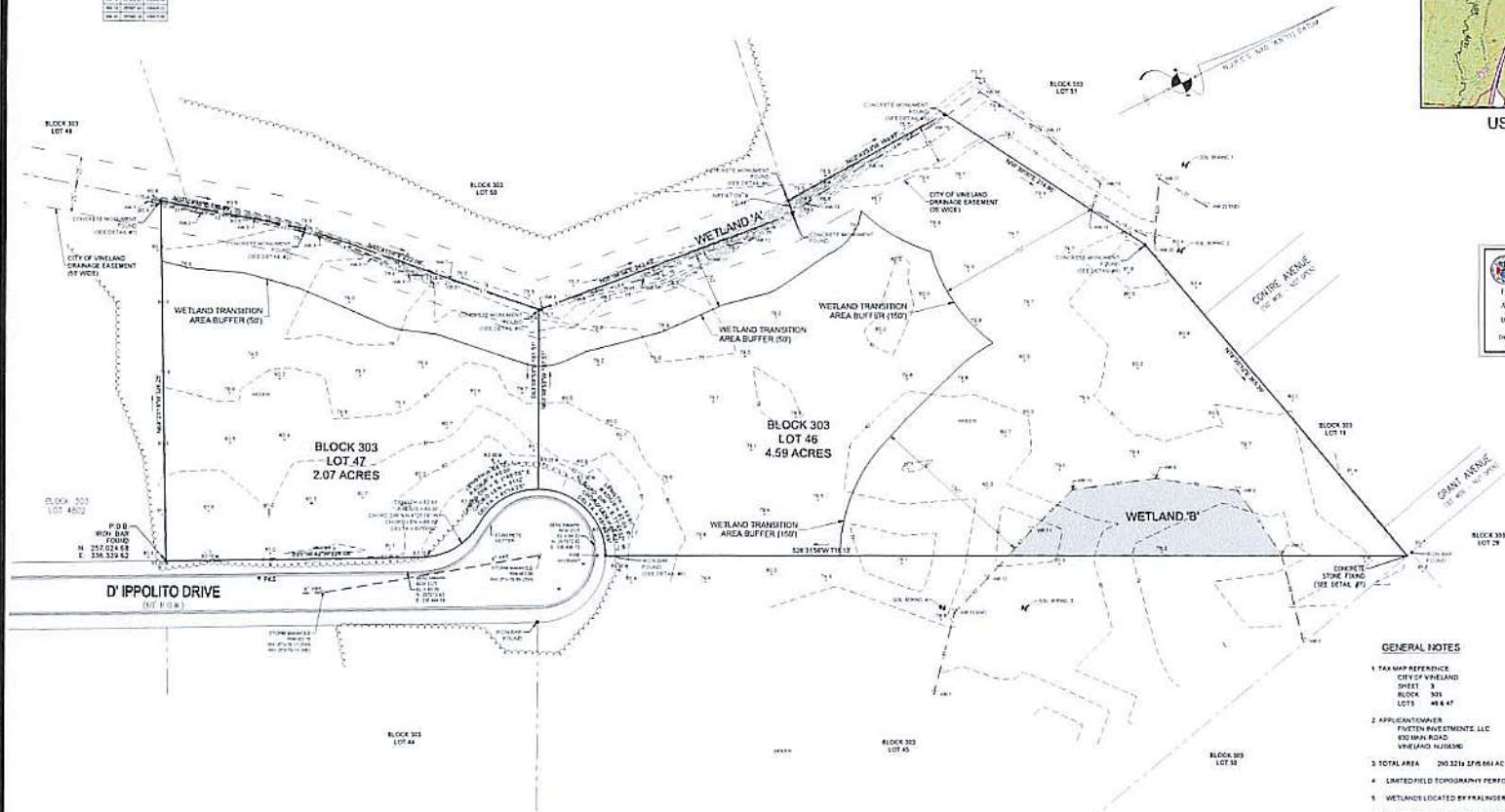
DETAIL #7
(SCALE 1"=20')



DETAIL #8
(SCALE 1"=20')



USGS TOPOGRAPHIC MAP
SCALE 1" = 2,000'
PART OF NEWFIELD, NJ QUADRANGLE



LEGEND

- 20' — EXISTING MAJOR CONTOUR
- 10' — EXISTING MINOR CONTOUR
- 0.5' — EXISTING SPOT ELEVATION
- 0.5' — TOP/BOTTOM OF CURB
- 0.5' — WOODS
- 0.5' — WETLAND DELINEATION LINE
- 0.5' — FIRE HYDRANT
- 0.5' — WATER VALVE

GENERAL NOTES

1. TAX MAP REFERENCE: CITY OF VINELAND, SHEET 3, BLOCK 303, LOTS 46 & 47.
2. APPLICATIONER: FIVETEN INVESTMENTS, LLC, 650 BNA ROAD, VINELAND, NJ 08360.
3. TOTAL AREA: 260,326 SQ. FT. (7.56 ACRES).
4. LIMITED FIELD TOPOGRAPHY PERFORMED ON 05/15/2023 BY FRALINGER ENGINEERING, P.A. (NJ REG. NO. 100023).
5. WETLANDS LOCATED BY FRALINGER ENGINEERING, P.A. (NJ REG. NO. 100023).
6. VERTICAL DATUM IS BASED ON NAVD 83 (ELEVATION).
7. HORIZONTAL DATUM IS BASED ON NEW JERSEY PLANE COORDINATE SYSTEM GRID VALUES IN U.S. SURVEY FEET AND METER.
8. PROJECT DATUMS WERE ESTABLISHED BY KEYNET #16 GPS.
9. COORDINATE VALUES SHOWN ON THIS PLAN HAVE HAD 10" (1" H & V) ACCURACY (30" HORIZONTAL NETWORK ACCURACY OF 10" HORIZONTAL AND 40" VERTICAL LOCAL ACCURACY IS 10" HORIZONTAL AND 10" VERTICAL).
10. WETLANDS SHOWN AS APPROVED BY NJDEP UNDER FILE #1001103023 (10/10/2023) DATED APRIL 15, 2024 (PERMITS).
11. FLAGGING FOR WETLANDS VIA UTILITIES PINK AND WHITE RIBBON. WETLAND VIB DELINEATED BY BLUE AND ORANGE RIBBON FLAGGING.
12. PLAN REFERENCE: "PRELIMINARY & FINAL PLAN - MAJOR SUBDIVISION PREPARED FOR THE CITY OF VINELAND INDUSTRIAL PARK EXPANSION (D'IPOLLITO DRIVE)" PREPARED BY ALBERT A. FRALINGER, P.A. DATED 8-31-1995.

LIMITED BOUNDARY & TOPOGRAPHIC SURVEY

FRALINGER ENGINEERING, P.A.

FIVETEN INVESTMENTS, LLC

650 BNA ROAD

VINELAND, NJ 08360

DATE: 05/14/2023

SCALE: 1" = 20'

1 OF 1

RESOLUTION NO. 2024- 600

RESOLUTION AUTHORIZING THE RECORDING OF AN ALL-INCLUSIVE DEED COMBINING LOTS AS DEPICTED ON THE BOUNDARY SURVEY PREPARED BY FRALINGER ENGINEERING.

WHEREAS, the City of Vineland owns numerous small lots near the south west corner of the intersection of W. Weymouth Road and N. Delsea Drive and portions of streets vacated by Ordinance No. 2024-71 as depicted on the Boundary Survey prepared by Fralinger Engineering attached as Exhibit A.

WHEREAS, it is in the public interest to consolidate the lots and vacated streets into a single 20.78 acre lot which can be sold for industrial development which will increase the City’s tax base, promote employment and otherwise generate economic opportunity for the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Mayor of the City of Vineland is authorized to execute an all-inclusive deed combining the lots including the portions of the paper streets vacated by Ordinance No. 2024-71, as depicted on Exhibit A, into a single 20.78 acre lot as described in the legal description prepared by Fralinger Engineering which is attached hereto as Exhibit B.

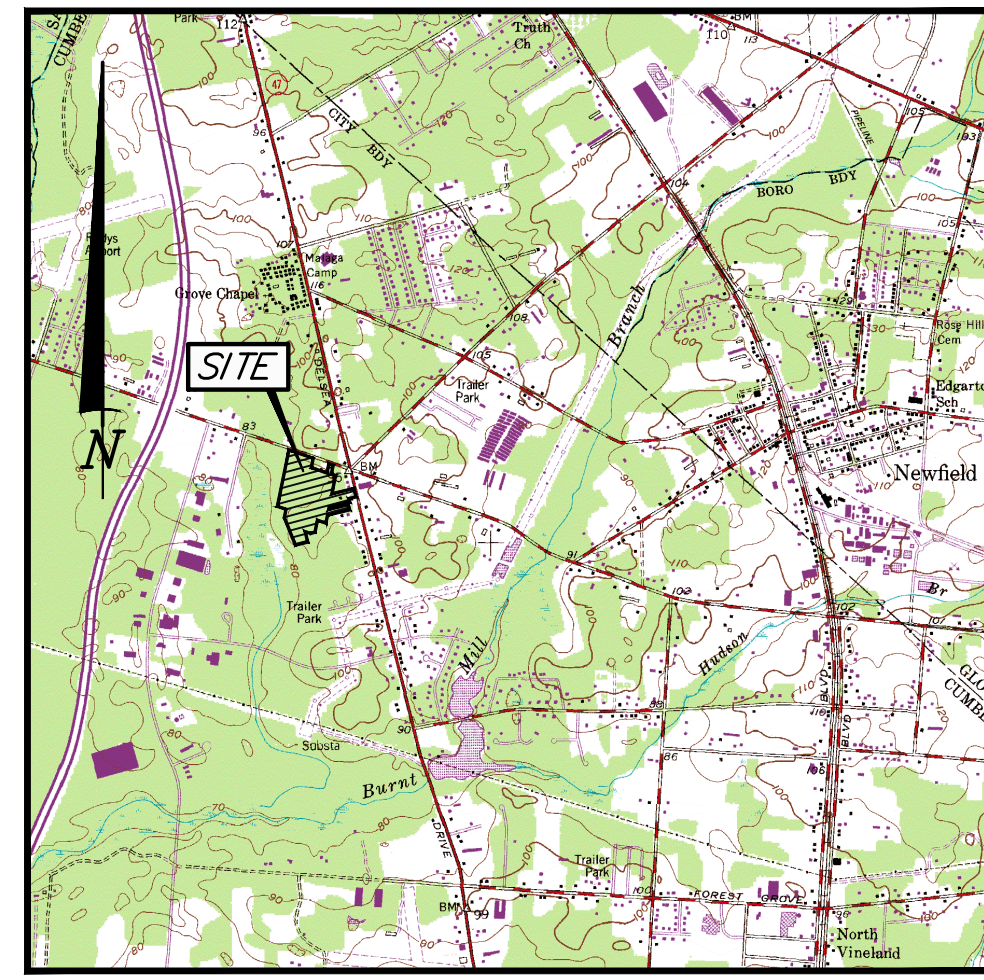
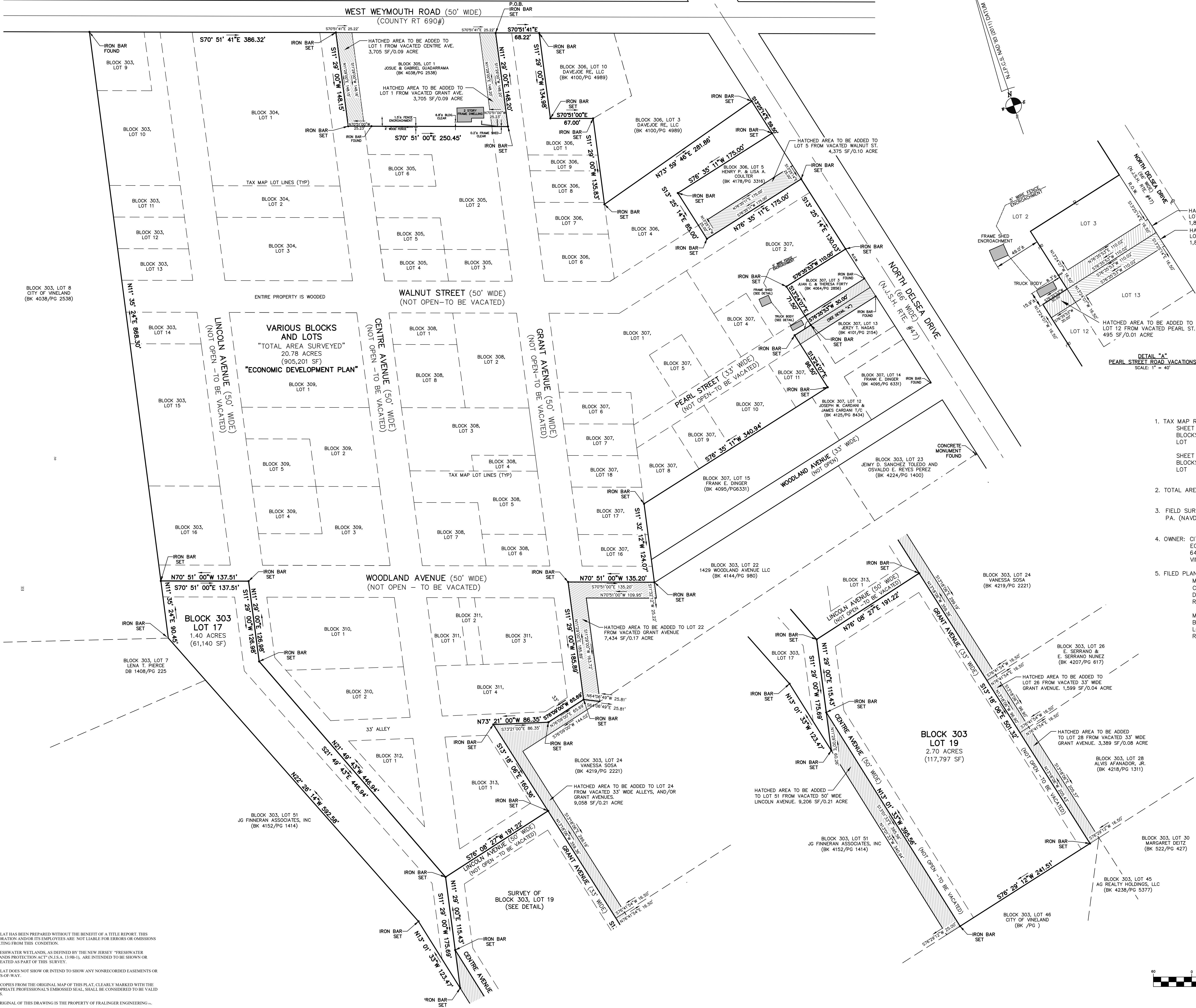
BE IT FURTHER RESOLVED, that the Solicitor’s Office is authorized to record the all-inclusive deed with the Cumberland County Clerk’s Office upon its execution by the Mayor.

Adopted:

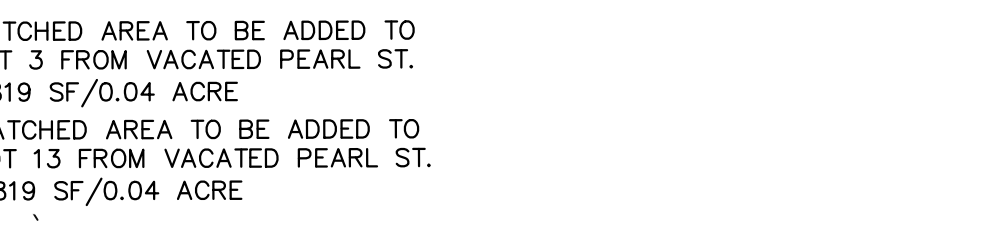
President of Council

ATTEST:

City Clerk



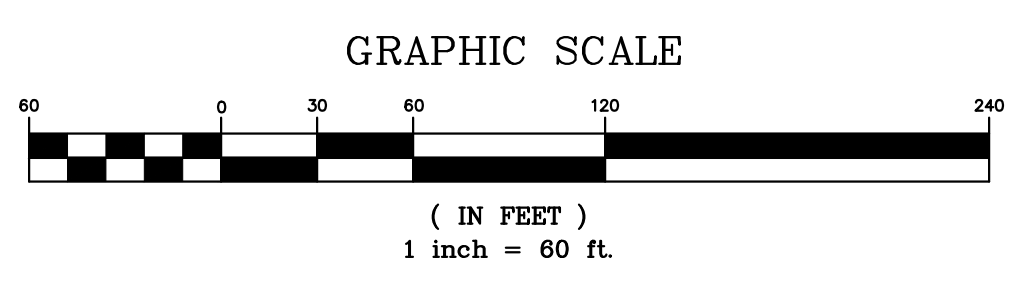
U.S. GEOLOGICAL SURVEY MAP
SCALE: 1" = 2000'
PART OF THE U.S.C.&G.S. "NEWFIELD, NJ" QUADRANGLE



PEARL STREET ROAD VACATIONS
SCALE: 1" = 40'

GENERAL NOTES

- TAX MAP REFERENCE:
SHEET 3.01
BLOCKS 303 304 305 306 307
LOT 9-17, 19 1-3 2-6 1, 4, 6-9 1, 2, 4-11, 16-18
- TOTAL AREA: 905,201 SF, 20.78 ACRES
- FIELD SURVEY PERFORMED 08-02-2024 BY FRALINGER ENGINEERING, PA. (NAVD '88).
- OWNER: CITY OF VINELAND
ECONOMIC DEVELOPMENT
640 EAST WOOD STREET
VINELAND, NJ 08360
- FILED PLANS:
MAP OF LOTS AT "PLEASANTVILLE, CUMBERLAND COUNTY, NJ SURVEYED BY SHEPPARD ENGLISH, DATED: NOVEMBER 21, 1895, RECORDED: FEBRUARY 6, 1907
MAP OF LOTS OF PLEASANTVILLE, NJ, SURVEYED BY SHEPPARD ENGLISH, AND SURVEYED FOR LOUIS STRAUS, DATED: MARCH 12, 1908, RECORDED JULY 18, 1908.



THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.

NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 13-9B-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.

THIS PLAT DOES NOT SHOW OR INTEND TO SHOW ANY NONRECORDED EASEMENTS OR RIGHTS-OF-WAY.

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAT, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING, PA.

GUY M. DE FABRITES, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 14863
PROFESSIONAL PLANNER N.J. LIC. NO. 6488

NO.	DATE	REVISION	BY
1	08-02-2024	ADD BLOCK 306, LOT 4 TO SURVEY	BY
2	10-03-2024	ADD BLOCK 306, LOT 17 AND 19 TO SURVEY	SLL

CONSULTING ENGINEERS
PLANNERS
ENVIRONMENTAL SERVICES
& LAND SURVEYORS

Fralinger Engineering PA

BOUNDARY SURVEY			
CITY OF VINELAND - ECONOMIC DEVELOPMENT			
MUNICIPALITY	COMMISSION NUMBER	31301.00	
CITY OF VINELAND	CAD FILE NUMBER	31301.00 Plus 9-13-24.DWG	
COUNTY	DATE	8-26-2024	
CUMBERLAND COUNTY	SCALE	1"=60'	
STATE	DATE	8-26-2024	
NEW JERSEY	SCALE	1"=60'	

SHEET 1



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Robert A. Mulford, III, PE, CME
William J. Olbrich, PLS, CFS
Corey R. Gaskill, PE, CME & CFM
J. Michael Fralinger, Jr., PE, CME

EXHIBIT B

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
NJDOT/NJDEP Permitting
Septic System Design
Wetlands Delineation
Planning/Zoning Board Representation
3D Laser Scanning

**DEED DESCRIPTION
CITY OF VINELAND – ECONOMIC DEVELOPMENT**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at an iron bar set for a corner at the intersection of the southerly line of West Weymouth Road (County Route No. 690, 50 feet wide) with the centerline of Grant Avenue (50 feet wide, not opened, to be vacated); thence

(1) along said southerly line of West Weymouth Road, South 70° 51' 41" East, 68.22 feet, to an iron bar set for a corner; thence

(2) along the line of land of DaveJoe RE, LLC (Block 306, Lot 10), South 11° 29' 00" West, 134.98 feet, to an iron bar set for a corner; thence

(3) still along same, South 70° 51' 00" East, 67.00 feet, to an iron bar set for a corner; thence

(4) along the westerly line of other land of DaveJoe RE, LLC (Block 306, Lot 3), South 11° 29' 00" West, 135.83 feet, to an iron bar set for a corner; thence

(5) still along same, North 73° 59' 46" East, 281.86 feet, to a iron bar set for a corner in the southwesterly line of Delsea Drive (N.J.S.H. Route No. 47, 66 feet wide); thence

(6) along said southwesterly line of Delsea Drive, South 13° 25' 14" East, 59.50 feet, to a iron bar set for a corner; thence

(7) along the line of land of Henry P. and Lisa A. Coulter (Block 306, Lot 5), South 76° 35' 11" West, 175.00 feet, to a iron bar set for a corner; thence

(8) still along same, South 13° 25' 14" East, 85.00 feet, to a iron bar set for a corner in the centerline of Walnut Street (50 feet wide, not open, to be vacated); thence

(9) along said centerline, North 76° 35' 11" East, 175.00 feet, to an iron bar set for a corner in the southwesterly line of Delsea Drive (N.J.S.H. Route No. 47, 66 feet wide); thence

(10) along said southwesterly line of Delsea Drive, South 13° 25' 14" East, 130.03 feet, to an iron bar set for a corner; thence

- (11) along the line of land of Juan C. and Thersea Forty (Block 307, Lot 3), South 76° 35' 53" West, 110.00 feet, to an iron bar set for a corner; thence
- (12) still along same, South 13° 24' 07" East, 71.50 feet, to an iron bar set for a corner in the centerline of Pearl Street (33 feet wide); thence
- (13) along said centerline of Pearl Street (33 feet wide, not open – to be vacated), South 76° 35' 53" West, 30.00 feet, to an iron bar set for a corner; thence
- (14) over the land of Pearl Street and along the line of land of Joseph W. and James Cardini (Block 307, Lot 12), South 13° 24' 07" East, 96.50 feet, to an iron bar set for a corner; thence
- (15) still along same and along the line of land of Frank E. Dinger (Block 307, Lot 15), South 76° 35' 11" West, 340.94' feet, to an iron bar set for a corner; thence
- (16) still along same and along the westerly line and end of Woodland Avenue (33 feet wide, not open), South 11° 32' 12" West, 124.07 feet, to an iron bar set for a corner; thence
- (17) along the centerline of Woodland Avenue (50 feet wide, not open – to be vacated), North 70° 51' 00" West, 135.20 feet, to an iron bar set for a corner at the intersection of the said centerline of Woodland Avenue with the said centerline of Grant Avenue; thence
- (18) along said centerline of said Grant Street, South 11° 29' 00" West, 185.89 feet, to a iron bar set for a corner; thence
- (19) along the centerline of a unnamed road or Alley (33 feet wide), South 76° 09' 00" West, 65.69 feet, to an iron bar set for a corner; thence
- (20) still along same, North 73° 21' 00" West, 86.35 feet, to an iron bar set for a corner at the intersection of the said unnamed road or Alley with the centerline of said Grant Avenue (33 feet wide, not open- to be vacated); thence
- (21) along said centerline of Grant Avenue, South 13° 18' 06" East, 160.36 feet, to an iron bar set for a corner at the intersection of said centerline of Grant Avenue with the centerline of Lincoln Avenue (50 feet wide, not open – to be vacated); thence
- (22) along said centerline of Lincoln Avenue, South 76° 08' 27" West, 191.22 feet, to a iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the centerline of Centre Avenue (50 feet wide, not open – to be vacated); thence
- (23) still along same, North 21° 49' 43" West, 446.94 feet, to an iron bar set for a corner at an angle point in said Lincoln Avenue; thence
- (24) still along same, North 11° 29' 00" East, 126.98 feet, to an iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the said centerline of Woodland Avenue; thence

(25) along said centerline of Woodland Avenue, North 70° 51' 00" West, 137.51 feet, to a iron bar set for a corner; thence

(26) along the easterly line of other land of the City of Vineland (Block 303, Lot 8), North 11° 35' 24" East, 868.30 feet, to an iron bar set for a corner in the said southerly line of West Weymouth Road; thence

(27) along said southerly line of West Weymouth Road, South 70° 51' 41" East, 386.32 feet, to an iron bar set for as corner in the said centerline of Centre Avenue; thence

(28) along said centerline of Centre Avenue, South 11° 29' 00" West, 148.15 feet, to an iron bar set for a corner; thence

(29) along the southerly line of land of Josue and Gabriel Guadarrama (Block 305, Lot 1), South 70° 51' 00" East, 250.45 feet, to an iron bar set for a corner in the said centerline of Grant Avenue; thence

(30) along said centerline of Grant Avenue, North 11° 29' 00" East, 148.20 feet, to the Place of Beginning.

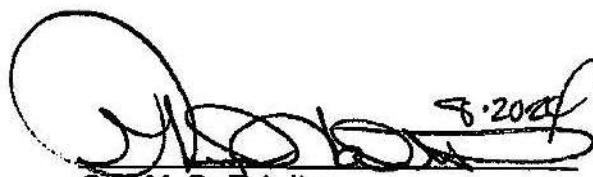
CONTAINING 20.78 acres of land.

BEING known as Various Blocks and Lots as shown on Plan of Economic Development by Fralinger Engineering Dated August 26, 2024.

ALSO area known as Map of Lots "Pleasantville", survey by Sheppard English dated November 21, 1895 and recorded February 6, 1907.

ALSO known as Map of Lots of "Pleasantville" survey by Sheppard English for Louis Straus dated March 12, 1908 recorded July 18, 1908.

ROADS TO BE VACATED BY THIS PLAN are Lincoln Avenue, Centre Avenue, Grant Avenue, Walnut Street, Woodland Avenue, unknown road known as Alley and Pearl Street.

A handwritten signature in black ink, appearing to read 'Guy M. DeFabrites', with a date '8.20.24' written to the right of the signature.

Guy M. DeFabrites
Professional Land Surveyor
New Jersey License No. 34843
Date: August 20, 2024
Comm. No.: 31301.00



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Robert A. Mulford, III, PE, CME
William J. Olbrich, PLS, CFS
Corcy R. Gaskill, PE, CME & CFM
J. Michael Fralinger, Jr., PE, CME

EXHIBIT A

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
NJDOT/NJDEP Permitting
Septic System Design
Wetlands Delineation
Planning/Zoning Board Representation
3D Laser Scanning

**DEED DESCRIPTION
CITY OF VINELAND – ECONOMIC DEVELOPMENT
BLOCK 303, LOT 17**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Woodland Avenue (50 feet wide, nor open, to be vacated) with the centerline of Lincoln Avenue (50 feet wide, not open, to be vacated); thence

(1) along said centerline of Lincoln Avenue, South $11^{\circ} 29' 00''$ West, 126.98 feet, to an iron bar set for a corner at an angle point in same; thence

(2) still along same, South $21^{\circ} 49' 43''$ East, 446.94 feet, to an iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the centerline of Centre Avenue (50 feet wide, nor open, to be vacated); thence

(3) along said Centre Avenue, South $11^{\circ} 29' 00''$ West, 175.69 feet, to an iron bar set for a corner; thence

(4) along the line of land of JG Finneran Associates, Inc. (Block 303, Lot 51), N $13^{\circ} 01' 33''$ West, 123.47 feet, to an iron bar set for a corner; thence

(5) still along same and along the easterly line of land of Lena T. Pierce (Block 303, Lot 7), North $22^{\circ} 26' 14''$ West, 592.58 feet, to an iron bar set for a corner; thence

(6) along the easterly line of other land of the City of Vineland (Block 303, Lot 8), North $11^{\circ} 35' 24''$ East, 90.45 feet, to an iron bar set for a corner in the said centerline and end of Woodland Avenue; thence

(7) along said centerline of Woodland Avenue, South $70^{\circ} 51' 00''$ East, 137.51 feet, to the Place of Beginning.

CONTAINING 1.40 acres of land.

BEING known as Lot 17 of Block 303, as shown on the City of Vineland Tax Assessment Map.

ALSO area known as Map of Lots "Pleasantville", survey by Sheppard English dated November 21, 1895 and recorded February 6, 1907.

ALSO known as Map of Lots of "Pleasantville" survey by Sheppard English for Louis Straus dated March 12, 1908 recorded July 18, 1908.

ROADS TO BE VACATED BY THIS PLAN are Lincoln Avenue, Centre Avenue, Grant Avenue, Walnut Street, Woodland Avenue, unknown road known as an Alley and Pearl Street.



Guy-M. DeFabrites
Professional Land Surveyor
New Jersey License No. 34843
Date: October 9, 2024
Project No.: 31301.00



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J. Michael Fralinger, Jr., PE, CME

EXHIBIT A

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
NJDOT/NJDEP Permitting
Septic System Design
Wetlands Delineation
Planning/Zoning Board Representation
3D Laser Scanning

**DEED DESCRIPTION
CITY OF VINELAND-ECONOMIC DEVELOPMENT
BLOCK 303, LOT 19**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at an iron bar set for a corner at the intersection of the centerline of Lincoln Avenue (50 feet wide, not open, to be vacated) with the centerline of Centre Avenue (50 feet wide, not open, to be vacated); thence

(1) along said centerline of Lincoln Avenue, North 76° 08' 27" East, 191.22 feet, to an iron bar set for a corner at the intersection of the said centerline of Lincoln Avenue with the centerline of Grant Avenue (33 feet wide, not open, to be vacated); thence

(2) along said centerline of Grant Avenue, South 13° 18' 06" East, 501.32 feet, to an iron bar set for a corner; thence

(3) along the northwesterly line of other land of the City Of Vineland (Block 303, Lot 46), South 76° 29' 12" West, 241.51 feet, to an iron bar set for a corner; thence

(4) along said centerline of Centre Avenue, North 13° 01' 33" West, 395.56 feet, to an iron bar set for a corner at an angle point in same; thence

(5) still along same, North 11° 29' 00" East, 115.43 feet, to the Place of Beginning.
CONTAINING 2.70 acres of land.

BEING known as Lot 19 of Block 303, as shown on the City of Vineland Tax Assessment Map.

ALSO area known as Map of Lots "Pleasantville", survey by Sheppard English dated November 21, 1895 and recorded February 6, 1907.

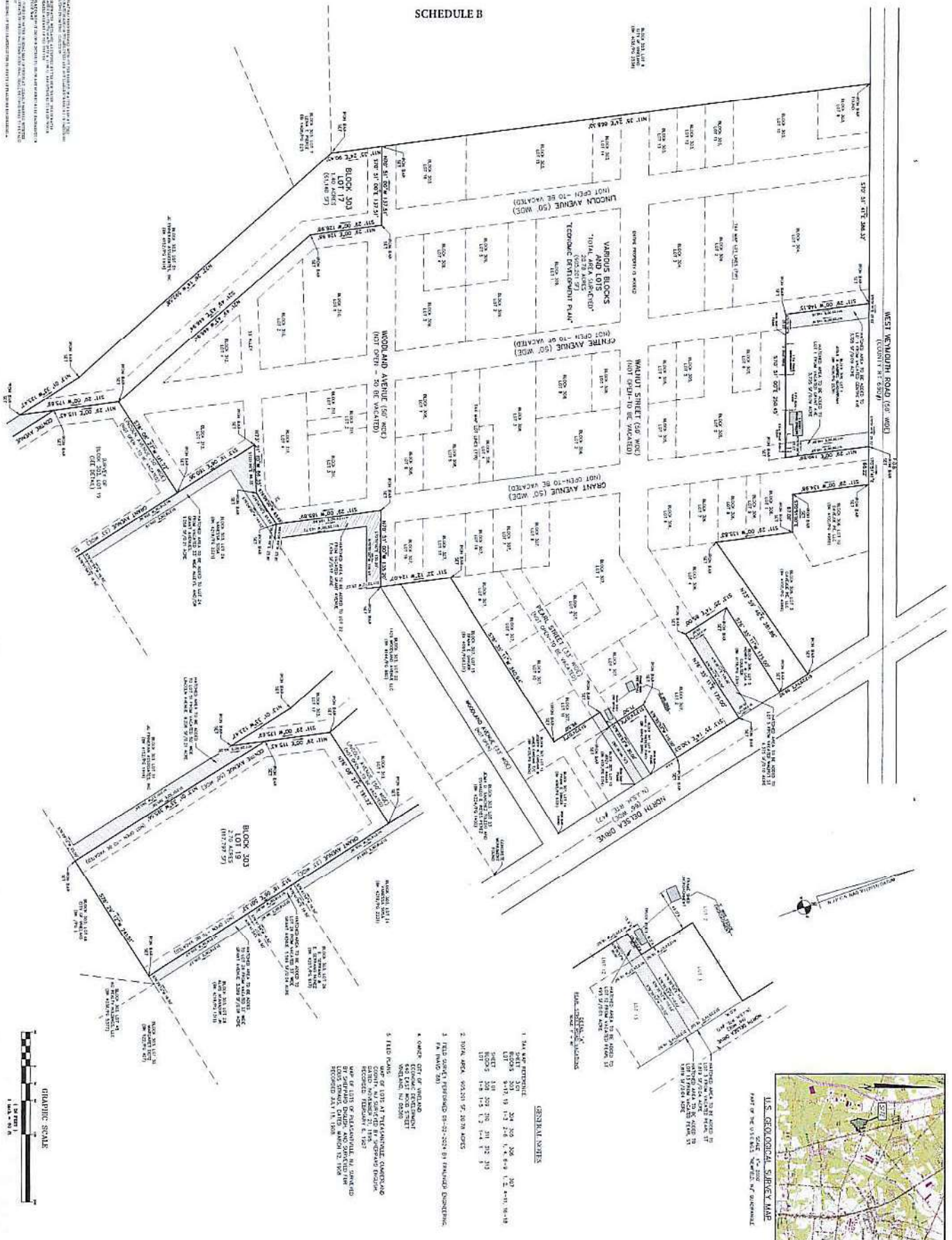
ALSO known as Map of Lots of "Pleasantville" survey by Sheppard English for Louis Straus dated March 12, 1908 recorded July 18, 1908.

ROADS TO BE VACATED BY THIS PLAN are Lincoln Avenue, Centre Avenue, Grant Avenue, Walnut Street, Woodland Avenue, unknown road known as an Alley and Pearl Street.

A handwritten signature in black ink, appearing to read 'Guy M. DeFabriles', with a date '10.9.24' written above the signature.

Guy M. DeFabriles
Professional Land Surveyor
New Jersey License No. 34843
Date: October 9, 2024
Project No.: 31301.00

SCHEDULE B



GENERAL NOTES

1. SEE MAP REFERENCE: BLOCKS 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. TOTAL AREA: 96,251.97 SQ. FT. (2.19 ACRES)
3. FIELD SURVEY PERFORMED BY: J. J. JONES, JR., CIVIL ENGINEER, P.E. (PA. 000000)
4. CORNER: CITY OF VINELAND, DEPARTMENT OF PUBLIC WORKS, 1000 MARKET STREET, VINELAND, NJ 08360
5. FIELD PLANS: MADE BY: J. J. JONES, JR., CIVIL ENGINEER, P.E. (PA. 000000)

BOUNDARY SURVEY CITY OF VINELAND - ECONOMIC DEVELOPMENT

PROPERTY	CITY OF VINELAND	DEPARTMENT	100000
OWNER	CITY OF VINELAND	DATE OF SURVEY	10/10/00
FILE	NEW JERSEY	DATE OF PLAN	8/24/01
DATE	10/10/00	DATE OF PLAN	8/24/01

Fralinger Engineering PA

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VINELAND, NJ 08360
(856) 693-0000 FAX (856) 693-0001
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NO.	DATE	DESCRIPTION
1	10/10/00	FIELD SURVEY
2	11/10/00	FIELD SURVEY
3	12/10/00	FIELD SURVEY
4	01/11/01	FIELD SURVEY
5	02/11/01	FIELD SURVEY
6	03/11/01	FIELD SURVEY
7	04/11/01	FIELD SURVEY
8	05/11/01	FIELD SURVEY
9	06/11/01	FIELD SURVEY
10	07/11/01	FIELD SURVEY
11	08/11/01	FIELD SURVEY
12	09/11/01	FIELD SURVEY
13	10/11/01	FIELD SURVEY
14	11/11/01	FIELD SURVEY
15	12/11/01	FIELD SURVEY
16	01/12/02	FIELD SURVEY
17	02/12/02	FIELD SURVEY
18	03/12/02	FIELD SURVEY
19	04/12/02	FIELD SURVEY
20	05/12/02	FIELD SURVEY
21	06/12/02	FIELD SURVEY
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26	11/12/02	FIELD SURVEY
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29	02/13/03	FIELD SURVEY
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34	07/13/03	FIELD SURVEY
35	08/13/03	FIELD SURVEY
36	09/13/03	FIELD SURVEY
37	10/13/03	FIELD SURVEY
38	11/13/03	FIELD SURVEY
39	12/13/03	FIELD SURVEY
40	01/14/04	FIELD SURVEY
41	02/14/04	FIELD SURVEY
42	03/14/04	FIELD SURVEY
43	04/14/04	FIELD SURVEY
44	05/14/04	FIELD SURVEY
45	06/14/04	FIELD SURVEY
46	07/14/04	FIELD SURVEY
47	08/14/04	FIELD SURVEY
48	09/14/04	FIELD SURVEY
49	10/14/04	FIELD SURVEY
50	11/14/04	FIELD SURVEY
51	12/14/04	FIELD SURVEY
52	01/15/05	FIELD SURVEY
53	02/15/05	FIELD SURVEY
54	03/15/05	FIELD SURVEY
55	04/15/05	FIELD SURVEY
56	05/15/05	FIELD SURVEY
57	06/15/05	FIELD SURVEY
58	07/15/05	FIELD SURVEY
59	08/15/05	FIELD SURVEY
60	09/15/05	FIELD SURVEY
61	10/15/05	FIELD SURVEY
62	11/15/05	FIELD SURVEY
63	12/15/05	FIELD SURVEY
64	01/16/06	FIELD SURVEY
65	02/16/06	FIELD SURVEY
66	03/16/06	FIELD SURVEY
67	04/16/06	FIELD SURVEY
68	05/16/06	FIELD SURVEY
69	06/16/06	FIELD SURVEY
70	07/16/06	FIELD SURVEY
71	08/16/06	FIELD SURVEY
72	09/16/06	FIELD SURVEY
73	10/16/06	FIELD SURVEY
74	11/16/06	FIELD SURVEY
75	12/16/06	FIELD SURVEY
76	01/17/07	FIELD SURVEY
77	02/17/07	FIELD SURVEY
78	03/17/07	FIELD SURVEY
79	04/17/07	FIELD SURVEY
80	05/17/07	FIELD SURVEY
81	06/17/07	FIELD SURVEY
82	07/17/07	FIELD SURVEY
83	08/17/07	FIELD SURVEY
84	09/17/07	FIELD SURVEY
85	10/17/07	FIELD SURVEY
86	11/17/07	FIELD SURVEY
87	12/17/07	FIELD SURVEY
88	01/18/08	FIELD SURVEY
89	02/18/08	FIELD SURVEY
90	03/18/08	FIELD SURVEY
91	04/18/08	FIELD SURVEY
92	05/18/08	FIELD SURVEY
93	06/18/08	FIELD SURVEY
94	07/18/08	FIELD SURVEY
95	08/18/08	FIELD SURVEY
96	09/18/08	FIELD SURVEY
97	10/18/08	FIELD SURVEY
98	11/18/08	FIELD SURVEY
99	12/18/08	FIELD SURVEY
100	01/19/09	FIELD SURVEY

GUYM. DEFAVRES, P.L.S., P.E.

PROFESSIONAL LAND SURVEYOR IN NJ, 001, 000000

1000 MARKET STREET, VINELAND, NJ 08360

DATE

SCHEDULE C

(Proposed) Industrial Commission Minimum Standard Development Rules for Sales

12/5/23

DRAFT

Current engineering standards for the City of Vineland's Industrial Zoned property for development is 65% of impervious coverage on a given lot. This coverage is for the actual footprint of a building as well as the surrounding impervious improvements including, but not limited to:

1. Asphalt parking lots
2. Asphalt / Concrete truck loading docks, truck maneuvering areas and truck parking
3. Sidewalks and concrete aprons

For a potential sale to a client that proposes a phased approach to the development of the property, the Industrial commission would require that the first phase of construction meet a minimum standard of developing 40% of the current ordinance 65% allowable improvement (this would be based upon net area excluding any environmental restrictions such as wetlands). Each project will vary on what the breakdown of actual structure vs. supporting impervious area would be, but as a general rule of thumb we will say that 35% of the 65% maximum development current ordinance would be required to be actual structure (as discussed prior, the Commission does not want to sell land for large truck lots without a building). With this Industrial Commission Standard, a 10-acre parcel for sale would look like this:

- 10 acres equals 435,600 square feet of property.
- Current City ordinance for industrial zoned property allows 65% of development, which equals 283,140 sf of maximum impervious area that can be developed
- General construction rule of 35% of the development to be actual building vs. surrounding improvements would yield 99,099 sf of building and 184,041 sf of surrounding improvements.
- Proposed Industrial Commission's Minimum Standard of 40% development for phase #1 would require a +- 39,640 sf building to be constructed during phase #1 to justify selling the City owned property.

RESOLUTION NO. 2024- 601

**RESOLUTION AUTHORIZING THE QUALIFIED
PURCHASING AGENT OF THE CITY OF VINELAND
AUTHORITY TO AWARD CERTAIN CONTRACTS
WITHOUT THE NECESSITY OF ACTION OF THE
GOVERNING BODY FOR THE CALENDAR YEAR 2025
IN ACCORDANCE WITH N.J.S.A. 40A:11-3.**

WHEREAS, N.J.S.A. 40A:11-3 permits purchasing agents certified in accordance with N.J.S.A. 40A:11-9 as a qualified purchasing agent, to negotiate and award contracts up to the City's bid threshold provided such authority is given by the governing body by resolution; and

WHEREAS, the City of Vineland has a need to acquire such professional legal services to assist the City in properly and fairly mediating and hearing disciplinary matters as well as litigation specialist as a Non-Fair and Open Contract pursuant to NJSA 19:44A-20.5; and

WHEREAS, City Council intends upon authorizing the City's Qualified Purchasing Agent to award such contracts up to the City's bid threshold through the calendar year of 2025.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that the City Qualified Purchasing Agent is hereby authorized to exercise the contracting authority granted pursuant to N.J.S.A. 40A:11-3.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 602

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-12(a) & N.J.A.C. 5:34-7.29(c) FOR CALENDAR YEAR 2025.

WHEREAS, the City of Vineland, pursuant to N.J.S.A. 40A:11-12(a) and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bid proposals, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any contracts entered into on behalf of the State of New Jersey by the Division of Purchase & Property in the Department of the Treasury; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing New Jersey State Contract vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with State Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

WHEREAS, the State Contract Vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Manager is hereby authorized to make the necessary adjustments as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

WHEREAS, the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Manager to purchase certain goods or services from those approved New Jersey State Contract Vendors, listing made available on the State’s website: www.njstart.gov pursuant to all conditions of the individual State Contracts; and

BE IT RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), establishes that no contract amount shall be charged or certified until such times as the goods or services are ordered or otherwise called for prior and by placing the order with a certification of availability of funds which shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the approved State Contract Vendors as made available on the State’s website: www.njstart.gov shall be for shall be for Calendar Year 2025 or until the expiration on of the specific contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 603

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH COUNTY OF ATLANTIC
COOPERATIVE PRICING SYSTEM VENDORS FOR
CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the County of Atlantic Cooperative Pricing System pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2012-368 adopted on September 25, 2012 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing the County of Atlantic Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the County of Atlantic Contract Cooperative Pricing System Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved through County of Atlantic Contract Cooperative Pricing System, pursuant to all conditions of the County of Atlantic individual Contracts; and

BE IT FURTHER RESOLVED, that the County of Atlantic Cooperative Pricing System Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the County of Atlantic Cooperative Pricing System Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 604

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH COUNTY OF BERGEN
COOPERATIVE PRICING SYSTEM VENDORS #CK04 FOR
CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the County of Bergen Cooperative Pricing System which conducts a voluntary Cooperative Pricing System known as the New Jersey Cooperative Purchasing Alliance #CK04, pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2019-322 adopted on August 13, 2019 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing the County of Bergen Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the County of Bergen Contract Cooperative Pricing System Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved through County of Bergen Contract Cooperative Pricing System, pursuant to all conditions of the County of Bergen individual Contracts; and

BE IT FURTHER RESOLVED, that the County of Bergen Cooperative Pricing System, known as the New Jersey Cooperative Purchasing Alliance #CK04 Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the County of Bergen Cooperative Pricing System Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 605

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS
WITH CAMDEN COUNTY EDUCATIONAL SERVICES
COMMISSION VENDORS (CCESC) Co-OP #66CCEPS FOR
CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Camden County Educational Services Commission Co-OP # 66CCEPS (CCESC), pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2022-87 adopted on March 8, 2023 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing the CCESC Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the CCESC Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved through Camden County Educational Services Commission Co-OP # 66CCEPS, pursuant to all conditions of the Camden County Educational Services Commission Co-OP # 66CCEPS individual Contracts; and

BE IT FURTHER RESOLVED, that the Camden County Educational Services Commission Co-OP # 66CCEPS Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Camden County Educational Services Commission Co-OP # 66CCEPS Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024-606

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS
WITH CUMBERLAND COUNTY COOPERATIVE PRICING
SYSTEM VENDORS, IDENTIFIER #181-CCCCPS FOR
CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Cumberland County Cooperative Pricing System, Identifier #181-CCCCPS, pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 96-534 adopted on August 13, 1996 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing the Cumberland County Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the Cumberland County Cooperative Pricing System Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved through Cumberland County Cooperative Pricing System, Identifier #181-CCCCPS, pursuant to all conditions of the Cumberland County Cooperative Pricing System individual Contracts; and

BE IT FURTHER RESOLVED, that the Cumberland County Cooperative Pricing System, Identifier #181-CCCCPS Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Cumberland County Cooperative Pricing System, Identifier #181-CCCCPS Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 607

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS
WITH HUNTERDON COUNTY EDUCATIONAL SERVICES
COMMISSION COOPERATIVE PRICING SYSTEM VENDORS
FOR CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Hunterdon County Educational Services Commission Cooperative Pricing System (#34-HUNCCP), pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2018-90 adopted on February 27, 2018 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing the Hunterdon County Educational Services Commission Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the Hunterdon County Educational Services Commission Cooperative Pricing System Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from those approved through Hunterdon County Educational Services Commission Cooperative Pricing System (#34-HUNCCP), pursuant to all conditions of the Hunterdon County Educational Services Commission Cooperative Pricing System individual Contracts; and

BE IT FURTHER RESOLVED, that the Hunterdon County Educational Services Commission Cooperative Pricing System (#34-HUNCCP) Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Hunterdon County Educational Services Commission Cooperative Pricing System (#34-HUNCCP) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 608

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS
WITH SOMERSET COUNTY COOPERATIVE PRICING
SYSTEM VENDORS FOR CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Somerset County Cooperative Pricing System (ID #2-SOCCP), pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2021-263 adopted on June 7, 2021 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing the Somerset County Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the Somerset County Cooperative Pricing System Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved through Somerset County Cooperative Pricing System (ID #2-SOCCP), pursuant to all conditions of the Somerset County Cooperative Pricing System individual Contracts; and

BE IT FURTHER RESOLVED, that the Somerset County Cooperative Pricing System (ID #2-SOCCP) Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Somerset County Cooperative Pricing System (ID #2-SOCCP) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

CITY OF VINELAND, NJ

RESOLUTION NO. 2024- 609

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS
WITH INTER-LOCAL PURCHASING COOPERATIVE
(BUYBOARD) VENDORS FOR CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Inter-local Purchasing Cooperative (BuyBoard) (a National Cooperative), pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2024-341 adopted on August 13, 2024 by the City of Vineland's City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing BuyBoard Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the Inter-local Purchasing Cooperative (BuyBoard) Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from those approved through Inter-local Purchasing Cooperative (BuyBoard), pursuant to all conditions of the BuyBoard individual Contracts; and

BE IT FURTHER RESOLVED, that the BuyBoard contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City's Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Inter-local Purchasing Cooperative (BuyBoard) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor's contract, whichever shall occur first.

Adopted: December 23, 2024

ATTEST:

President of Council

City Clerk

RESOLUTION NO. 2024- 610

A RESOLUTION AUTHORIZING THE USE OF CONTRACTS
WITH INTER-LOCAL PURCHASING SYSTEM (TIPS)
VENDORS FOR CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Inter-local Purchasing System (TIPS), a division of Region 8 Education Service Center (a National Cooperative), pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution No. 2024-21 adopted on January 23, 2024 by the City of Vineland's City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing TIPS Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the Inter-local Purchasing System (TIPS) Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from those approved through Inter-local Purchasing System (TIPS), pursuant to all conditions of the TIPS individual Contracts; and

BE IT FURTHER RESOLVED, that the TIPS contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City's Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Inter-local Purchasing System (TIPS) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor's contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 611

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH HOUSTON-GALVESTON AREA
COUNCIL (HGACBuy) COOPERATIVE PURCHASING
PROGRAM VENDORS FOR CALENDAR YEAR 2025

WHEREAS, the City of Vineland is a member of Houston-Galveston Area Council (HGACBuy) Cooperative Purchasing Program pursuant to N.J.S.A. 52:34-6.2 and Resolution 2020-302 adopted on July 28, 2020 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing HGACBuy Cooperative Purchasing Program Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the HGACBuy Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved HGACBuy Contract Vendors, pursuant to all conditions of the HGACBuy individual Contracts; and

BE IT FURTHER RESOLVED, that the Houston-Galveston Area Council (HGACBuy) Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Houston-Galveston Area Council (HGACBuy) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 612

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH KEYSTONE PURCHASING
NETWORK (KPN) VENDORS FOR CALENDAR YEAR
2025.

WHEREAS, the City of Vineland is a member of Keystone Purchasing Network (KPN) pursuant to N.J.S.A. 52:34-6.2 and Resolution 2020-301 adopted on July 28, 2020 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing KPN Cooperative Purchasing Program Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the KPN Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved KPN Contract Vendors, pursuant to all conditions of the KPN individual Contracts; and

BE IT FURTHER RESOLVED, that Keystone Purchasing Network (KPN) Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Keystone Purchasing Network (KPN) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 613

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH OMNIA PARTNERS FOR CALENDAR
YEAR 2025.

WHEREAS, the City of Vineland is a member of the National Cooperative Omnia Partners pursuant to N.J.S.A. 52:34-6.2 and Resolution 2020-300 adopted on July 28, 2020 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing Omnia Partners Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the Omnia Partners Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved Omnia Partners Contract Vendors, pursuant to all conditions of Omnia Partners individual Contracts; and

BE IT FURTHER RESOLVED, that Omnia Partners Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and Omnia Partners Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 614

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH PURCHASING ASSOCIATION OF
COOPERATIVE ENTITIES (PACE) FOR CALENDAR YEAR
2025.

WHEREAS, the City of Vineland is a member of Purchasing Association of Cooperative Entities (PACE) pursuant to N.J.S.A. 52:34-6.2 and Resolution 2020-299 adopted on July 28, 2020 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing PACE Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with PACE Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved PACE Vendors, pursuant to all conditions of PACE individual Contracts; and

BE IT FURTHER RESOLVED, that Purchasing Association of Cooperative Entities (PACE) Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and Purchasing Association of Cooperative Entities (PACE) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 615

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH SOURCEWELL FOR CALENDAR
YEAR 2025.

WHEREAS, the City of Vineland is a member of the National Cooperative Sourcewell pursuant to N.J.S.A. 52:34-6.2 and Resolution 2020-303 adopted on July 28, 2020 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing Sourcewell Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with Sourcewell Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved Sourcewell Vendors, pursuant to all conditions of Sourcewell individual Contracts; and

BE IT FURTHER RESOLVED, that Sourcewell Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and Sourcewell Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 616

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH MMCAP-INFUSE ID#30000000027
NATIONAL COOPERATIVE PRICING SYSTEM FOR
CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the MMCAP-INFUSE ID#30000000027 National Cooperative Pricing System pursuant to N.J.S.A. 40A:10, 11& N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution 2023-466 adopted on October 10, 2023 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing MMCAP-INFUSE ID#30000000027 National Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the MMCAP-INFUSE ID #30000000027 National Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Manager to purchase certain goods or services from the approved MMCAP-INFUSE Contract Vendors, pursuant to all conditions of the MMCAP-INFUSE individual Contracts; and

BE IT FURTHER RESOLVED, that the named MMCAP-INFUSE ID # 30000000027 National Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Manager is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the referenced MMCAP-INFUSE ID # 30000000027 National Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 617

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH CRANFORD POLICE COOPERATIVE
PRICING SYSTEM FOR CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Regional Cooperative Cranford Police Cooperative Pricing System (ID #47-CPCPS) pursuant to N.J.S.A. 52:34-6.2 and Resolution 2017-480 adopted on November 14, 2017 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing Cranford Police Cooperative Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with Cranford Police Cooperative Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved Cranford Police Cooperative Vendors, pursuant to all conditions of Cranford Police Cooperative individual Contracts; and

BE IT FURTHER RESOLVED, that Cranford Police Cooperative Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and Cranford Police Cooperative Pricing System (ID #47-CPCPS) Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 618

A RESOLUTION AUTHORIZING THE USE OF
CONTRACTS WITH EDUCATIONAL SERVICES
COMMISSION OF NEW JERSEY (ESCNJ) #65-MCESCCPS
COOPERATIVE PRICING SYSTEM VENDORS FOR
CALENDAR YEAR 2025.

WHEREAS, the City of Vineland is a member of the Educational Services Commission of New Jersey (ESCNJ) (formerly known as Middlesex Regional Educational Services Commission) #65-MCESCCPS Cooperative Pricing System pursuant to N.J.S.A. 40A:10, 11 & N.J.A.C. 5:34-7.3, 7.4, 7.12 and Resolution 2014-444 adopted on October 28, 2014 by the City of Vineland’s City Council; and

WHEREAS, the City of Vineland has the need, on a timely basis, to purchase goods or services by utilizing ESCNJ Cooperative Pricing System Contracts & Vendors; and

WHEREAS, the City of Vineland may enter into contractual agreements with the ESCNJ Contract Vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local Public State Contracts Law; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Vineland, New Jersey authorizes the City Purchasing Agent to purchase certain goods or services from the approved ESCNJ Contract Vendors, pursuant to all conditions of the ESCNJ individual Contracts; and

BE IT FURTHER RESOLVED, that the Educational Services Commission of New Jersey #65-MCESCCPS Contract vendors and their corresponding numbers may change during the timeframe indicated below and that the City Purchasing Agent is hereby authorized to make the necessary adjustments to the vendor list as may be required for the City to continue its routine procurement practices throughout the indicated timeframe; and

BE IT FURTHER RESOLVED, that the City Council of the City of Vineland, pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds and that no contract amount shall be chargeable or certified until such times as the goods or services are ordered or otherwise called for prior to placing the order and a certification of availability of funds shall be made by the City’s Chief Financial Officer; and

BE IT FURTHER RESOLVED that the duration of the contracts between the City of Vineland and the Educational Services Commission of New Jersey #65-MCESCCPS Contract Vendors shall be for Calendar Year 2025 or until the expiration of the referenced vendor’s contract, whichever shall occur first.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 619

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO PURCHASE ORDER 24-01932 TO TRANE USA, INC., KING OF PRUSSIA, PA, IN THE AMOUNT OF \$20,025.00.

WHEREAS, the City Council of the City of Vineland, on December 12, 2023, adopted Resolution No. 2023-590, entitled “ A RESOLUTION AUTHORIZING THE AUTHORIZING THE USE OF CONTRACTS WITH OMNIA PARTNERS FOR THE 2024 YEAR; 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 Supervising Personnel of Building Maintenance has requested that an amendment be made to Purchase Order 24-01932 awarded to Trane USA, Inc., King of Prussia, PA, for the Vineland City Hall BAS Upgrades (Chiller); said amendment is necessary to provide for additional wiring for several control points to be removed from existing JCI E/P cabinet, and rewired from existing motor control center to new Trane HW/CHW controllers (with HOA); and

WHEREAS, the City of Vineland desires to comply with said requirements of N.J.A.C. 5:30-11-9, and to that end herewith files with the governing body a report stating the facts involved and indicating that said 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 tin the amount of \$20,025.00; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said amendatory supplemental change order #1 to Purchase Order 24-01932 awarded to Trane USA, Inc., King of Prussia, PA in the amount of \$20,025.00, be and the same is hereby ratified and approved.

Adopted:

President of Council

ATTEST:

City Clerk



December 17, 2024

REPORT

TO: THE MAYOR AND COUNCIL

Amendatory Supplemental Change Order No. 1
Purchase Order 24-01932
Vineland City Hall BAS Upgrades (Chiller)
Trane USA, Inc., King of Prussia, PA

We are requesting that an amendatory supplemental change order be issued to Purchase Order 24-01932, issued to Trane USA Inc., King of Prussia, PA for the Vineland City Hall BAS Upgrades (Chiller).

The change order requested, in the amount of \$20,025.00, provides for additional wiring for several control points to be removed from existing JCI E/P cabinet, and rewired from existing motor control center to new Trane HW/CHW controllers (with HOA).

This change order represents, an increase of approximately 8.0659% over the original contract amount of \$248,270.00.

The amendatory supplemental change order for which authorization is herein requested may be authorized in accordance with N.J.A.C. 5:30-11.1 et seq.

Respectfully submitted,

Robert E. Dickenson, Jr.
Business Administrator

RD/wr
Encl.



REQUEST FOR CHANGE ORDER FOR
CONTRACTS

PROJECT NAME: Trane US, Inc.

CONTACT NAME: Jay Hares DEPARTMENT: Building Maintenance

CHANGE ORDER REQUEST NUMBER: #1 first one CONTRACT NUMBER: Omnia -3341

PO NUMBER: 24-01932

NAME AND ADDRESS OF CONTRACTOR: Trane US, Inc.
3606 Horizon Drive, King of Prussia, PA 19406

REASON FOR CHANGE ORDER (DOCUMENTATION MUST BE SUBMITTED TO SUPPORT THIS REQUEST.
USE ADDITIONAL PAGES IF NECESSARY): Vineland City Hall BAS upgrades

ORIGINAL CONTRACT AMOUNT:	\$ <u>248,270.00</u>
AMOUNT OF THIS CHANGE ORDER REQUEST:	\$ <u>20,025.00 with HOA</u>
PREVIOUS CHANGE ORDER AMOUNTS:	\$ <u>None</u>
TOTAL REVISED CONTRACT AMOUNT:	\$ <u>268,295.00</u>

ACCOUNT NUMBER FOR CHANGE ORDER: C-04-00-000-219-78003

TRACKING ID(S): 3168 COMMODITY CODE(S): 031

APPROVED BY: Jay Hares
[Signature] (PRINT NAME)
[Signature] (SIGNATURE)

PLEASE NOTE: CHANGE ORDERS CANNOT EXCEED 20% OF THE ORIGINAL CONTRACT AMOUNT

COPY TO:
PurchasingOffice@vinelandcity.org

[Signature]



Vineland City Hall BAS Upgrades – Change Order Proposal

Date: 11/13/2024
To: Vineland City Hall
640 E Wood St
Vineland, NJ 08360
Attn: Jay Hares

In full compliance with all codes and regulations of the authorities having jurisdiction, Trane Technologies shall provide all labor, equipment, hardware, software, programming, check-out, start up, to complete the scope of work listed below. This scope is based on the following documents:

Bid Documents: N/A

Exceptions & Clarifications

- Control wiring will be run in plenum rated cable in concealed but accessible areas. Wiring in exposed areas will match existing standards.
- Control of any equipment not listed below is NOT included.
- 1 Year Parts and Labor Warranty provided on controls included in this scope. A remote connection to the automation system is required for warranty support.
- Smoke dampers and detectors are NOT provided.
- Demolition is included.
- Any provisions, installation, wiring, interface, and/or services associated with smoke, fire, and life safety system devices are NOT included.
- Any existing equipment/devices to remain that are deemed defective will be handled via change order.
- All work is to be performed during regular business hours.

Change Order Scope of Work

➤ CHW/HW Plant Controllers

- Wiring for the following control points will be removed from existing JCI E/P Cabinet, and rewired from existing Motor Control Center to new Trane HW/CHW Controllers:
 - ❖ SP-1 Start/Stop & Status
 - ❖ SP-2 Start/Stop & Status
 - ❖ (2) CT-1 Fan Start/Stop & Status
 - ❖ (2) CT-2 Fan Start/Stop & Status
 - ❖ CHP-1 Start/Stop & Status



- ❖ HCP-1 Start/Stop & Status
 - Wiring for the following control points will be removed from existing JCI E/P Cabinet, and rewired directly from the end device to the new Trane HW/CHW Controllers:
 - ❖ CT Dampers Open
 - ❖ VC-1 Bypass Valve
 - ❖ VC-2 Bypass Valve
 - ❖ Tower Dampers
 - Relays, current switches, & HOA switches will be provided by Trane for pump/fan control.
- **SF-1 & SF-2 Controllers**
- Wiring for the following control points will be removed from existing JCI E/P Cabinet, and rewired from existing Motor Control Center to new Trane AHU Controllers:
 - ❖ Supply & Return Fan Start/Stop & Status
 - Relay, current switch, & HOA switch will be provided by Trane.
- **SF-3 Controller**
- The following material is provided & installed by Trane:
 - ❖ (1) Exhaust Air Damper
 - Wiring for the following control points will be removed from existing JCI E/P Cabinet, and rewired from existing Motor Control Center to new Trane AHU Controllers:
 - ❖ Supply & Return Fan Start/Stop & Status
 - ❖ EF-1, -2 & -5 Start/Stop & Status
 - ❖ Preheat Coil Pump Start/Stop & Status
 - ❖ CHW Coil Pump Start/Stop & Status
 - ❖ Reheat Coil Pump Start/Stop & Status
 - Wiring for the following control points will be removed from existing JCI E/P Cabinet, and rewired directly from the end device to the new Trane AHU Controllers:
 - ❖ Cooling Valve
 - ❖ Heating Valve
 - ❖ Preheat Valve
 - ❖ (1) Exhaust Air Damper
 - Relays, current switches, & HOA switches will be provided by Trane for pump/fan control.

Total Investment (with HOA) \$20,025.00
Total Investment (w/o HOA) \$15,020.00



Proposal is valid for 15 days. Customer must obtain credit approval and release order to production within 60 days of proposal date.

We appreciate your business. If you have any questions or concerns, please do not hesitate to call me at 610-331-9505

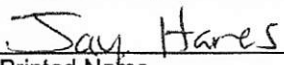
Thank you,

Jordan Black
BAS Sales Engineer
Email: jordan.black@trane.com
Phone: 610-331-9505

ACCEPTANCE

This proposal is subject to Customer's acceptance of the attached Trane Terms and Conditions (Installation).

We value the confidence you have placed in Trane and look forward to working with you.

Submitted By: Jordan Black	Cell: (610) 331-9505
	Proposal Date: November 13, 2024
CUSTOMER ACCEPTANCE 	TRANE ACCEPTANCE Trane U.S. Inc.
Authorized Representative	Authorized Representative
	
Printed Name	Printed Name
General Supervisor	
Title	Title
Purchase Order	Signature Date
Acceptance Date:	License Number:



TERMS AND CONDITIONS – COMMERCIAL INSTALLATION

"Company" shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

1. **Acceptance; Agreement.** These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). **COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.** The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. **Connected Services.** In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. **Title and Risk of Loss.** All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. **Pricing and Taxes.** Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

5. **Exclusions from Work.** Company's obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company.

6. **Performance.** Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. **Payment.** Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. **Time for Completion.** Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. **Access.** Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company's access to correct any emergency condition shall not be restricted. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and/or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. **Completion.** Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

11. **Permits and Governmental Fees.** Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.



12. **Utilities During Construction.** Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.
13. **Concealed or Unknown Conditions.** In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both.
14. **Pre-Existing Conditions.** Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.
15. **Asbestos and Hazardous Materials.** Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.
16. **Force Majeure.** Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.
17. **Customer's Breach.** Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead).
18. **Indemnity.** To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.
19. **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.
20. **CONTAMINANTS LIABILITY**
The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.
21. **Patent Indemnity.** Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.
22. **Limited Warranty.** Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up. Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour



associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.

23. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional Insured under Company's Insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

24. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

25. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

26. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

27. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

28. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly



acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

29. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per Instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

1-26.251-10(0123)
Supersedes 1-26.251-10(1221)



SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"Equipment" shall have the meaning set forth in the Agreement.

"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. **"Personal Data"** means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"Services" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
- Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
 - Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
 - Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
 - Account Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no



- longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
- e. Third Party Systems. Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.
3. Customer Data: Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.
4. Customer Data: Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "Laws").
5. Customer Data: Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("Information Security Program"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.
6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.
7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.
8. Information Security Contact. Trane's information security contact is Local Sales Office.
9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.



13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
 - (i) data backups; and
 - (ii) formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

November 2023

RESOLUTION NO. 2024- 620

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO CONTRACT NO. C22-0146, PURCHASE ORDER NO. 22-08314, ISSUED TO FALASCA MECHANICAL INC., VINELAND, NJ, IN THE AMOUNT OF \$13,443.04.

WHEREAS, the City Council of the City of Vineland, on December 13, 2022, adopted Resolution No. 2022-521, entitled "A RESOLUTION AWARDING A CONTRACT TO FALASCA MECHANICAL, INC., VINELAND, NJ FOR HVAC RENOVATIONS AT OAK ROAD VMEU FACILITY; 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 Utilities has requested that an amendment be made to contract awarded to Falasca Mechanical Inc., Vineland, NJ, for HVAC Renovations at Oak Road VMEU Facility, as authorized by Resolution No. 2022-521: said amendment will provide for additional work due to unforeseen mechanical changes due to obstructed piping & routing conflicts & condensate lines. The total cost not to exceed is \$13,443.04 in accordance with the quotes received; 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 \$13,443.04; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said amendatory supplemental change order #1 to Contract No. C22-08314, Purchase Order No. 22-08314, issued to Falasca Mechanical, Inc., Vineland, NJ, in the amount of \$13,443.04, be and the same is hereby ratified and approved.

Adopted:

President of Council

ATTEST:

City Clerk



December 17, 2024

TO THE MAYOR AND COUNCIL
OF THE CITY OF VINELAND

Amendatory Supplemental Change Order No. 1
Contract No. C22-0146, Purchase Order No. 22-08314
HVAC Renovations at Oak Rd, VMEU Facility
Falasca Mechanical, Vineland, NJ

We are requesting an amendatory supplemental change order to Contract No. C22-0146, Purchase Order No. 22-08314, issued to Falasca Mechanical, Vineland, NJ, for HVAC Renovations at Oak Rd, VMEU Facility. This contract was authorized by Resolution No. 2022-521, adopted by City Council on December 13, 2022.

The change order requested, in the amount of 13,443.04, provides for additional work due to unforeseen mechanical changes due to obstructed piping & routing conflicts & condensate lines. This change order represents an increase of 5.0161% over the original contract amount of \$268,000.00.

The amendatory supplemental change order for which authorization is herein requested may be authorized in accordance with N.J.A.C. 5:30-11.1 et seq.

Respectfully submitted,

Robert E. Dickenson, Jr.
Business Administrator

RD/rl
Encl.

REQUEST FOR CHANGE ORDER

FOR:

HVAC Renovations at Oak Road VMEU



PROJECT NAME

TO: BUSINESS ADMINISTRATION

DEPARTMENT: EU Engineering

FROM: T Dunmore

This is a request for change order # 1 to Contract # C22-0146 for:

PO 22-08314

Project Name HVAC Renovations at Oak Road VMEU

Name/Address of

Contractor: 3329 N Mill Rd. Vineland, NJ 08360

Jalasca Mech, Inc.

The change order is necessary because: (use additional pages if necessary to explain your reason and you must attach *documentation to support the necessity of this change order.

*(Documentation from contractor, engineer, etc.)

CO proposal - Unforeseen mechanical changes due to obstructed piping and routing conflicts and condensate lines.

(See attached)

Original Contract Amount: \$ 268,000

Amount of this change order: \$ 13,443.04

Previous Change Orders: \$ 0

Total Revised Amount: \$ 281,443.04

APPROVED BY: Dennis Kooons

Print/type

Dennis Koons

Signature

NOTE:

CHANGE ORDERS CANNOT EXCEED 20% OF THE ORIGINAL CONTRACT AMOUNT

Please provide the account number that the change order will be charged to:

Account # 2-05-55-512-9001-52000 E398G-2

CC: Purchasing Division



November 21, 2023

City of Vineland
640 East Wood Street
P.O. Box 1508
Vineland, NJ 08362-1508

Attn: Candace Young

Re: HVAC Renovations at Oak Road VMEU
Contract No. C22-0146

Subj: Change Order #1

Dear Ms. Young:

Listed below find the costs associated with providing insulation at existing condensate piping.

Subcontractor (See Attached)

Insulation – Specialty Contracting	\$1,371.05
5% Overhead and Profit	\$ 68.55
1.5% Bonds / Insurance Additive	\$ 21.59
Total	\$1,461.19

Please contact the undersigned if you have any additional questions or comments regarding this matter.

Sincerely,

Aldo Falasca
Project Manager

AF/hlp



SPECIALTY

CONTRACTING SERVICES

Project Name: Vineland MEU Facility - HVAC
Customer: Falasca Mechanical
Job Number: 517-0006
Ticket Number: SCS 0291
Date: W/E 11/19/2023

Description of Work: Existing Condensate Drain Pipe

Cost Breakdown	
Labor Cost	\$1,196.56
Material Cost	\$158.63
Material Markup (10% Markup)	\$15.86
TOTAL COST	\$1,371.05

Change Order #1

Labor Breakdown

Description	Units	ST	1 1/2	DT	Total Units	Rate	Total Cost
Foreman - Straight Time	Hours	8			8.00	\$149.57	\$1,196.56
Total Labor Costs							\$1,196.56

Material Breakdown

Description	Pipe Size/Accessories	Insulation Thickness	Units			Total Units	Cost	Total Cost
Fiberglass ASJ Covering	2"	1/2"	66			66	\$1.98	\$130.68
PVC Fittings	11	N/A	5			5	\$5.59	\$27.95
Total Material Costs								\$158.63



November 29, 2023

City of Vineland
640 East Wood Street
P.O. Box 1508
Vineland, NJ 08362-1508

Attn: Candace Young

Re: HVAC Renovations at Oak Road VMEU
Contract No. C22-0146

Subj: Change Order #2

Dear Ms. Young:

Listed below find the costs associated with providing HVAC Work due to HVAC changes as per updated drawings for the above referenced project.

Extend Hydronic Piping

16 Foreman Hours @ \$142.98/hr.	\$ 2,287.68
16 Journeyman Hours @ \$135.37/hr.	\$ 2,165.92
Materials	\$ 856.00
Insulation	\$ 480.00

Revise Gas Piping

4 Foreman Hours @ \$142.98/hr.	\$ 571.92
Materials	\$ 126.00

Provide Boiler Piping Modifications

16 Foreman Hours @ \$142.98/hr.	\$ 2,287.68
Materials	\$ 362.00

Provide (1) Circulator and (3) Flanges (See Attached)	\$ 395.47
---	-----------



Cap PVC Intake / Exhaust at Existing Equipment

4 Foreman Hours @ \$142.98/hr.	\$ 571.92
Materials	\$ 116.00
10% Overhead	\$ 1,022.06
5% Profit	\$ 562.13
1.5% Bonds / Insurance Additive	\$ 177.07
Total	\$11,981.85

Please contact the undersigned if you have any additional questions or comments regarding this matter.

Sincerely,

Aldo Falasca
Project Manager

AF/hlp

ACE PLUMBING, HEATING, & ELECTRICAL SUPPLIES, INC. (856-692-9374)
667 SOUTH DELSEA DRIVE
VINELAND NJ 08360
856-692-9374 Fax 856-696-8678

**** INVOICE ****

SHIP TO: D. FALASCA MECHANICAL
3329 NORTH MILL ROAD
VINELAND, NJ 08360

INVOICE # S4662602.001

INV DATE:10/19/23
TERMS:2% 10th Net EOM
ORD DATE:10/19/23
ORDERED BY: ~~DAVE JONES JR~~ (R
CUST PO:VINELAND ELECTRIC
Rel#: ~~#~~ 221545
SHIP VIA:PICK-UP C
SALESMAN:RONALD BASOLIS

SOLD TO: D. FALASCA MECHANICAL
3329 NORTH MILL ROAD
VINELAND NJ 08360

Line	Description	Ordered	Shipped	U	Net Pr	Ext Pr
1	TP440A TACO 1-1/4 FLG SET KIT*	3	3	p	18.860	56.58

10/19/2023 S4662602.001

DAVE JONES JR (RJ)/ryan

Now is the time to replace your inefficient
heating boiler. Ask us about a new boiler by
Weil McLain - America's Premier Boiler
Company. Many models are now in stock.

DUPLICATE

010372

10/19/23

INVOICE #: S4662602.001

** PLEASE REMIT TO **
ACE PLUMBING, HEATING, & ELECTRICAL SUPPLIES, INC.
667 SOUTH DELSEA DRIVE
VINELAND NJ 08360
Phone # : 856-692-9374

SUBTOTAL 56.58

SALES TAX 0.00

TOTAL \$ 56.58

If paid by 11/10/23 you may deduct 1.13



**Show this Purchase Order Number
on all correspondence, invoices,
shipping papers and packages.**

10238DJ

PURCHASING FAX (856) 794-9644

To: WM BETZ

ATTN. BOB

Date	10/23/2023	SHIP TO:	SHOP
Job Name:	VINELAND ELECTRIC		
221545			

Submit _____ Copies of submittals for approval before releasing.
Submit _____ Sets of O & M's upon release of this order.

Dave Jones
"DJ"

Hourly Wage Breakdown

Falasca Mechanical Inc. Labor Sheet

Local Union 322 Foreman

May 1st, 2023 through April 30th, 2024

Plumber/Pipefitter

<u>Description</u>	<u>Regular</u>	<u>Overtime</u>	<u>Double-time</u>
Base Rate	\$ 56.47	\$ 84.71	\$ 112.94
Fringe Costs:			
Welfare Fund	\$ 21.15	\$ 31.73	\$ 42.30
Retiree Fund	\$ 2.75	\$ 4.13	\$ 5.50
Pension Fund	\$ 14.89	\$ 22.34	\$ 29.78
Annuity Fund	\$ 8.64	\$ 12.96	\$ 17.28
Industry Fund	\$ 0.30	\$ 0.45	\$ 0.60
Education Fund	\$ 1.32	\$ 1.98	\$ 2.64
<u>Subtotal Fringe Costs</u>	<u>\$ 49.05</u>	<u>\$ 73.58</u>	<u>\$ 98.10</u>
Payroll Taxes:			
FICA Social Security (6.20%)	\$ 3.50	\$ 5.25	\$ 7.00
FICA Medicare (1.45%)	\$ 0.82	\$ 1.23	\$ 1.64
FUTA Tax (0.6%)	\$ 0.34	\$ 0.51	\$ 0.68
SUTA Employer (7.2%)	\$ 4.07	\$ 6.10	\$ 8.13
<u>Subtotal Payroll Taxes</u>	<u>\$ 8.72</u>	<u>\$ 13.09</u>	<u>\$ 17.45</u>
Insurance Costs			
<u>Total Insurance Costs</u>	<u>\$ 10.16</u>	<u>\$ 10.16</u>	<u>\$ 10.16</u>
Other Costs:			
Paid Holidays (3.18% of one Year Worked)	\$ 2.40	\$ 2.40	\$ 2.40
Tools & Expendables (8%)	\$ 9.95	\$ 9.95	\$ 9.95
Safety (5%)	\$ 6.22	\$ 6.22	\$ 6.22
<u>Subtotal Other Costs</u>	<u>\$ 18.57</u>	<u>\$ 18.57</u>	<u>\$ 18.57</u>
Total Hourly Cost	\$ 142.98	\$ 200.10	\$ 257.22

Hourly Wage Breakdown

Falasca Mechanical Inc. Labor Sheet

Local Union 322 Journeyman

May 1st, 2023 through April 30th, 2024

Plumber/Pipefitter

<u>Description</u>	<u>Regular</u>	<u>Overtime</u>	<u>Double-time</u>
Base Rate	\$ 51.56	\$ 77.34	\$ 103.12
Fringe Costs:			
Welfare Fund	\$ 21.15	\$ 31.73	\$ 42.30
Retiree Fund	\$ 2.75	\$ 4.13	\$ 5.50
Pension Fund	\$ 14.89	\$ 22.34	\$ 29.78
Annuity Fund	\$ 8.64	\$ 12.96	\$ 17.28
Industry Fund	\$ 0.30	\$ 0.45	\$ 0.60
Education Fund	\$ 1.32	\$ 1.98	\$ 2.64
<u>Subtotal Fringe Costs</u>	<u>\$ 49.05</u>	<u>\$ 73.58</u>	<u>\$ 98.10</u>
Payroll Taxes:			
FICA Social Security (6.20%)	\$ 3.20	\$ 4.80	\$ 6.39
FICA Medicare (1.45%)	\$ 0.75	\$ 1.12	\$ 1.50
FUTA Tax (0.6%)	\$ 0.31	\$ 0.46	\$ 0.62
SUTA Employer (7.2%)	\$ 3.71	\$ 5.57	\$ 7.42
<u>Subtotal Payroll Taxes</u>	<u>\$ 7.97</u>	<u>\$ 11.95</u>	<u>\$ 15.93</u>
Insurance Costs			
<u>Total Insurance Costs</u>	<u>\$ 9.28</u>	<u>\$ 9.28</u>	<u>\$ 9.28</u>
Other Costs:			
Paid Holidays (3.18% of one Year Worked)	\$ 2.19	\$ 2.19	\$ 2.19
Tools & Expendables (8%)	\$ 9.43	\$ 9.43	\$ 9.43
Safety (5%)	\$ 5.89	\$ 5.89	\$ 5.89
<u>Subtotal Other Costs</u>	<u>\$ 17.51</u>	<u>\$ 17.51</u>	<u>\$ 17.51</u>
Total Hourly Cost	\$ 135.37	\$ 189.65	\$ 243.94

RESOLUTION NO. 2024- 621

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1 TO CONTRACT NO. C22-0132, PURCHASE ORDER NO. 22-07838, ISSUED TO RIGGS DISTLER & CO. INC., CHERRY HILL, NJ, IN THE AMOUNT OF \$37,043.00.

WHEREAS, the City Council of the City of Vineland, on November 27, 2022, adopted Resolution No. 2022-412, entitled "A RESOLUTION AWARDING A CONTRACT TO RIGGS DISTLER & CO., INC., VINELAND, NJ FOR GENERATION SAFETY GAS PIPING UPGRADE; 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 Utilities has requested that an amendment be made to contract awarded to Riggs Distler & Co., Inc. Inc., Cherry Hill, NJ, for Generation Safety Gas Piping Upgrade, as authorized by Resolution No. 2022-412; said amendment will provide for additional work due to unforeseen underground civil obstructions that required valve rework for implementation. The total cost not to exceed is \$37,043.00 in accordance with the quotes received; 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 \$37,043.00; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said amendatory supplemental change order #1 to Contract No. C22-0132, Purchase Order No. 22-07838, issued to Riggs Distler & Co. Inc., Cherry Hill, NJ, in the amount of \$37,043.00, be and the same is hereby ratified and approved.

Adopted:

President of Council

ATTEST:

City Clerk



December 17, 2024

TO THE MAYOR AND COUNCIL
OF THE CITY OF VINELAND

Amendatory Supplemental Change Order No. 1
Contract No. C22-0132, Purchase Order No. 22-07838
Generation Safety Gas Piping Upgrade
Riggs Distler & Co., Inc., Cherry Hill, NJ

We are requesting an amendatory supplemental change order to Contract No. C22-0132, Purchase Order No. 22-07838, issued to Riggs Distler & Co., Inc., Cherry Hill, NJ, for Generation Safety Gas Piping Upgrade. This contract was authorized by Resolution No. 2022-412, adopted by City Council on November 27, 2022.

The change order requested, in the amount of 37,043.00, provides for additional work due to unforeseen underground civil obstructions that required valve rework for implementation. This change order represents an increase of 9.307286% over the original contract amount of \$398,000.00.

The amendatory supplemental change order for which authorization is herein requested may be authorized in accordance with N.J.A.C. 5:30-11.1 et seq.

Respectfully submitted,

Robert E. Dickenson, Jr.
Business Administrator

RD/jm
Encl.

REQUEST FOR CHANGE ORDER

FOR:

Generation Safety Gas Piping Upgrade



PROJECT NAME

TO: BUSINESS ADMINISTRATION

DEPARTMENT: EU Engineering

FROM: T Dunmore

This is a request for change order # 1 to Contract # C22-0132 for: P022-07838

Project Name Generation Safety Gas Piping Upgrade Bid 2022-26

Name/Address of

Contractor: Riggs Distler, 4 Esterbrook Ln, Cherry Hill NJ 08003

The change order is necessary because: (use additional pages if necessary to explain your reason and you must attach *documentation to support the necessity of this change order.

*(Documentation from contractor, engineer, etc.)

CO proposal - Unforeseen underground civil obstructions that required valve rework for implementation

(See attached)

Original Contract Amount:	\$ <u>398,000</u>
Amount of this change order:	\$ <u>37,043.00</u>
Previous Change Orders:	\$ <u>0</u>
Total Revised Amount:	\$ <u>435,043.00</u>

APPROVED BY: Dennis Koons
Print/type

Dennis Koons
Signature

NOTE:

CHANGE ORDERS CANNOT EXCEED 20% OF THE ORIGINAL CONTRACT AMOUNT

Please provide the account number that the change order will be charged to:

Account # 2-05-55-512-9000-52000 E343X-1

CC: Purchasing Division

Electrical
Heavy Rigging
Plumbing/HVAC
Storage Facility



Riggs Distler

Boilermaking
Piping
Fabrication
Code Welding

Field Change Order Form

Project Site: Vineland Safety Gas Valve Job # RDCM768 Date: 11/27/2024
Requested by: Matthew Szucs Contract FCO# 005

Description of Requested Work and Justification:

This is a total CO to equate to all changes that were approved on this project

per FCO#1 - Valve Differential

Bid price = \$75,566

Approved Valves = \$96,481

Cost differential with out mark up = \$20,915

Per FCO#2 - Exploratory Dig

Hand excavate for location of Pipe Support Foundations.

Per FCO#3 - Civil Revisions

Additional cost from sonotube design to pad design:

16 OE Hours @ \$108.31

8 CA Hours @ \$103.54

24 LA Hours @ \$98.34

Material:

8Tons 2B Stone @ \$40/Ton + \$50 Delivery = \$370.00 (Olde Yankee 2024 Pricing Attached)

2YD Concrete @ \$115/YD + \$370 Delivery = \$600.00 (Silvi Historical Quote expiration 6/2025 attached)

Equipment: \$712.88 (Sunbelt comparison attached)

Subs: Fortress (rebar) @ \$2,275.00 w/ \$300.00 credit of sonotube rebar = \$1,975.00 (Hard quote from Fortress)

Per FCO#4 - Pipe Supports This change order is for the material and labor cost difference between MP1401 REV1 and MP1401 REV2

Material delta - Rev2=\$2,048-\$975= \$1073

Labor = (2) Pipefitter x 8 hours

Field Manhours 88
Shop Manhours -
Subcontractor Manhours -
Total Manhours 88

Total Labor Cost \$ 9,793.84
Total Material Cost \$ 25,646.00
Equipment Cost \$ 250.00
Subcontractor Cost \$ -
O&P \$ 1,352.90
Bond \$ -

Total Cost \$ 37,043

Lump Sum ☒ X T & M ☐

Comments

Approved for Construction

Approved

Rejected

☒ X

☐

Project Manager Matthew Szucs

Date 11/27/2024

☐

☐

Authorized Manager

Date

Copies to

File /Requestor / Signatory / Execution



RIGGS DISTLER & COMPANY, INC.
Mechanical - Electrical - Utility Construction
PIPING TAKEOFF SHEET

SUMMARY SHEET

EST:

JOB: RDCM795

DATE:

3/8/2024

Schedule	Hr / Day	Days	HRS	RATE	DIRECT CRAFT	EXT	Cat	CC Description
5 x 8	8		-	\$ 103.54	Carpenter Journeyman	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 103.18	Cement Finisher Journeyman	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 113.17	Crane Operator Class 1A	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 141.86	Elect Journeyman	\$ -	FIELD	EL - JM
5 x 8	8		-	\$ 86.30	Laborer Journeyman	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 129.17	Pipefitter Journeyman	\$ -	FIELD	ME - JM
OT			-	\$ 192.25	Pipefitter Journeyman	\$ -	FIELD	ME - JM
					INDIRECT CRAFT			
5 x 8	8		-	\$ 146.18	Elect Foreman	\$ -	FIELD	EL - FM
5 x 8	8		-	\$ 149.42	Elect Gen Foreman	\$ -	FIELD	EL - GF
5 x 8	8		8	\$ 138.99	Pipefitter Foreman	\$ 1,111.92	FIELD	ME - FM
5 x 8	8	0	8	\$ 142.46	Pipefitter General Foreman	\$ 1,139.68	FIELD	ME - SUP / GF
OT	8		-	\$ 192.25	Pipefitter Journeyman	\$ -	FIELD	ME - JM
5 x 8	8		-	\$ 138.68	Pipefitter Area Foreman-SHOP	\$ -	SHOP	FAB - GF / Admin
OT			-	\$ 179.15	Pipefitter Foreman	\$ -	FIELD	ME - FM
5 x 8	8		16	\$ 108.31	Oper Class 2 Fork Lift	\$ 1,732.96	FIELD	CIV - JM
5 x 8	8		-	\$ 108.31	Oper Class 2 Fork Lift	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 113.17	Crane Operator Class 1A	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 82.01	Teamster - Class 3	\$ -	FIELD	CIV - JM
5 x 8	8		-	\$ 106.83	Cement Finisher Foreman	\$ -	FIELD	CIV - FM
5 x 8	8		-	\$ 108.29	Cement Finisher GF	\$ -	FIELD	CIV - SUP / GF
5 x 8	8		8	\$ 103.54	Carpenter Journeyman	\$ 828.32	FIELD	CIV - JM
5 x 8	8		-	\$ 124.64	Carpenter GF	\$ -	FIELD	CIV - SUP / GF
5 x 8	8		24	\$ 98.34	Laborer Foreman	\$ 2,360.16	FIELD	CIV - FM
5 x 8	8		-	\$ 94.01	Laborer General Foreman	\$ -	FIELD	CIV - SUP / GF
5 x 8	8		-	\$ 172.19	Project Manager	\$ -	FIELD	PM
5 x 8	8		-	\$ 143.45	Project Engineer/Cost Control	\$ -	FIELD	PE
5 x 8	8		-	\$ 155.39	Project Controls/Scheduler	\$ -	FIELD	SCHED
5 x 8	8	0	-	\$ 155.39	QAQC Field Tech - Mech	\$ -	FIELD	ME - QA/QC
5 x 8	8		-	\$ 155.39	QAQC Field Tech - Elec	\$ -	FIELD	EL - QA/QC
5 x 8	8	0	-	\$ 155.39	QAQC Field Tech - Shop	\$ -	SHOP	FAB - QC
5 x 8	8		-	\$ 103.16	Safety Supervisor	\$ -	FIELD	Safety
5 x 8	8		-	\$ 83.07	Clerk	\$ -	FIELD	ADMIN / DC
5 x 8	8		-	\$ 85.94	Shop Driver	\$ -	FIELD	Driver/Mech
5 x 8	8		-	\$ -		\$ -	\$ -	-
					LABOR	\$ 7,173.04	LAB	
					0.00%	\$ -	MAT	ME STC
					MATERIALS	\$ 25,646.00	MAT	
Interval	Qty	Period	OWNED EQUIPMENT					
Daily	0	0		\$ 125.00	Pick-up Truck (Insured, fueled, and maintained)	\$ -	O EQP	ME Own Eqp
		0		\$ -		\$ -	O EQP	
					RENTED EQUIPMENT			
						\$ -	EQP	ME Rental
						\$ -	EQP	
						\$ -	EQP	COMM STC
					SUBCONTRACTORS			
							SUB	ME SUB: Cranes
							SUB	
				10.00%	O & P	\$ 3,281.90	O&P	
Total					SubTotal	\$ 36,100.94		
				0.00%	Bond Price	\$ -	BOND	
				0.00%	Markup on Bond	\$ -	BOND	
					Total with Bond	\$ 36,100.94		



Mechanical - Electrical - Utility Construction

DATE: 3/8/2024

ESTIMATE # 0

TAKEOFF SHEET

JOB: RDCM795

[illegible]



W.E. DATE 8/4/2023

PROJECT INFORMATION

Project Description

Contractor Job No.

Purchase Order No.

Description:

ECOT1 - Exploratory Dig

LABOR COSTS:

Employee Name	Class	Weekly Hours														ST Hours	OT Hours	DT Hours	ST Rate	OT Rate	DT Rate	ST Total	OT Total	DT Total	Amount	CC	CAT
		M	M	Tu	Th	Th	W	W	F	F	Sa	Sa	Su	Su													
		ST	OT	ST	OT	ST	OT	ST	OT	ST	OT	ST	OT	ST	OT												
		31-Jul		1-Aug		2-Aug		3-Aug		4-Aug		5-Aug		6-Aug													
	SUPERINTENDENT	8													8	0	0	\$125.00				\$1,000.00	\$-	\$-	\$1,000.00	CIV - SUP / GF	RELD
	LAB PM	8													8	0	0	\$103.45				\$827.57	\$-	\$-	\$827.57	CIV - PM	RELD
	LAB #4	8													8	0	0	\$96.15				\$793.23	\$-	\$-	\$793.23	CIV - JMT&M	RELD
															0	0	0					\$-	\$-	\$-	\$-	0	
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Meneghetti Jeanine

From: Dunmore Thomas
Sent: Monday, December 9, 2024 8:45 AM
To: Koons Dennis; Lillie John; PurchasingOffice; Lopez Regina; Reid Wanda
Subject: U11 Gas Valve Safety Upgrade CO - PLEASE SIGN
Attachments: Request for Change OrderRDGas#1FINAL.pdf; FCO-005 - Total Change Order Cost.pdf

John/Dennis,

Please find the attached request for CO for the U11 gas valve safety upgrade. Due to underground obstructions that did not show up properly during the ground penetrating radar, hand excavation was needed to find the depths and sizes which then resulted in a rework of the design to handle the loading. This will be the only CO, as the project is in its final stages. Please sign.

Contact me with any questions.
Thanks, Tom

RESOLUTION NO. 2024- 622

A RESOLUTION AUTHORIZING EXTRAORDINARY,
UNSPECIFIABLE SERVICES AGREEMENTS FOR THE
PURCHASE OF NO_x, SO₂ AND CO₂ ALLOWANCES FOR
THE CITY OF VINELAND ELECTRIC UTILITY.

WHEREAS, the Electric Utility has a continuing need to acquire NO_x, CO₂ and SO₂ emission allowances to remain in compliance with the State of New Jersey, Department of Environmental Protection (NJDEP) regulations, including those designed to address global warming, and/or the EPA Cross-State Air Pollution Rule (CSAPR), Acid Rain Program (ARP), or other related programs; and

WHEREAS, it has become standard for emission allowances to be acquired through open public auction and/or for the purchase and sale of allowances to be transacted through the use of brokers who determine the most cost effective sources at the time credits and allowances are needed, and the Electric Utility desires to enter into agreements through such transaction services as extraordinary, unspecifiable services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A 40A:11-1 et seq.) requires that a resolution authorizing the award of contracts for “Extraordinary, Unspecifiable Services” without competitive bids, and the contract itself, must be available for public inspection; and

WHEREAS, the Business Administrator has certified that this meets the statute and regulations governing the award of said contracts because the transactions required to obtain emission allowances are specialized and immediate in nature and cannot be facilitated through the use of advance specifications and written expression; and

WHEREAS, the quantity of credits and allowances which may need to be acquired in 2025 for current and future compliance with emission trading programs is anticipated to cost up to \$4,000,000.00;

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

1. THAT the Mayor or his designee are hereby authorized and directed to execute agreements as arranged by the Director of the Electric Utility with counsel of the City Solicitor for the purchase of NO_x, SO₂ and/or CO₂ allowances from the most cost effective resources available, up to a maximum total amount of \$4,000,000.00.
2. THAT contracts to cover such agreements are awarded without competitive bidding as an “Extraordinary, Unspecifiable Services” in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law.
3. THAT the Purchasing Agent is hereby authorized to issue purchase orders under this contract as directed by the Director of the Electric Utility to implement the executed agreements for the purchase of emission allowances.
4. THAT a notice of this action shall be published in the Daily Journal.

Adopted:

President of Council

ATTEST:

City Clerk



**STANDARD CERTIFICATION DECLARATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Members of the Governing Body
FROM: Robert Dickenson, Business Administrator
DATE: December 4, 2024
SUBJECT: This is regarding contracts for: Purchase of NOx, SO2 and CO2 Emission Allowances

This is to request your approval of a resolution authorizing contracts to be executed as follows:

Firm: To be determined through market transactions
Cost: To be determined through market transactions
Duration: 12 months (January 1, 2025 through December 31, 2025)
Purpose: Compliance with state and federal regulations

This is to request an award of a contract without the receipt of formal bids as an Extraordinary Unspecifiable Service [N.J.S.A. 40A:11-5(1)(a)(ii) and N.J.A.C. 5:34-2.3(b)]. I do hereby certify to the following:

1. Provide a clear description of the nature of the work to be done.

NOx, SO2 and CO2 emission allowances, as defined and determined by NJDEP, must be purchased by the Electric Utility to comply with environmental regulations. These allowances represent authorizations to emit defined amounts of NOx, SO2 and CO2.

2. Describe in detail why the contract meets the provisions of the statute and rules:

Specifications cannot be used to procure emission allowances because sales and purchases are conducted in a fluid market or State-run open buyer auction, not in a seller-bid system. Competition, however, is an inherent part of the market process governing the trade of these commodities, thus meeting the intent of the purchasing statute and rules.

3. The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:

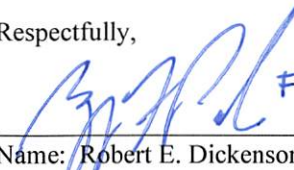
The trading of emission allowances, which is conducted primarily through brokers or auctions, is governed by an instantaneous competitive market in which price and availability fluctuate continually. The process cannot accommodate the use of specifications because of the quick timing involved in transactions. The fluctuating allowance price and availability cannot be determined in advance.

4. Describe the informal solicitation of quotations:

Even though specifications are not used to obtain bids, competition is inherent in the market process. Offers to sell are communicated through brokers, or are defined by a public auction process. The lower offers of sellers can be accepted, or the lower bids to buy can be presented to the buyer.

5. I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C. 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.

Respectfully,


Name: Robert E. Dickenson, Jr.
Title: Business Administrator

FOR
RD 12-13-24

(Original to be retained by governing body's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)



MEMORANDUM

DATE: December 4, 2024
TO: Mayor Fanucci and Vineland City Council Members
FROM: Jeff Davis, Supervising Engineer
RE: Purchase of Required Emission Allowances

For many years now, VMEU has participated in various NJDEP and EPA emission trading programs, as required by regulation. Under these programs, emission allowances equal to actual emissions must be acquired in order to operate the utility's turbines.

Carbon dioxide (CO₂) emissions allowances are required in New Jersey under the Regional Greenhouse Gas Initiative (RGGI) for the Northeastern states. CO₂ allowances for the RGGI program are acquired through auctions held and overseen by the NJDEP. Although allowances for NO_x and SO₂ are allocated to the Utility by the EPA, it is occasionally necessary to purchase additional allowances to supplement those allocations. These additional purchases are typically made through commercial trading brokers.

Allowances covering 2025 now need to be acquired. To this end, the utility is requesting authorization from City Council to purchase NO_x, SO₂ and/or CO₂ allowances up to a total amount of \$4,000,000 to meet the utility's needs in the coming year. It is necessary to have authorization for purchases in place ahead of time, in order to react quickly to unforeseen changes in operations or pricing.

If any individual contracts are needed to acquire allowances not otherwise allocated by DEP and EPA or purchased through auctions, purchase arrangements will be overseen and approved by the Director of the Utility, with the wording of purchase agreements reviewed by the City Solicitor, as necessary. Allowance purchases will be paid for through the Utility budget and kept in an inventory account. Allowances are used as the generating units operate, and the cost of allowances is factored into PJM unit costs, as prescribed by PJM.

If you have any questions, please feel free to call me at extension 4541.

RESOLUTION NO. 2024- 623

A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENTS FOR VARIOUS PROFESSIONAL SERVICES IN ACCORDANCE WITH PROPOSALS RECEIVED IN A FAIR AND OPEN PROCESS.

WHEREAS, the City of Vineland advertised for proposals/qualifications for the following Professional Services: Environmental Consulting Services, Architectural and Engineering Services; and

WHEREAS, the Requests were published in the City's official newspaper and the City's website; and

WHEREAS, proposals were received and opened on November 15, 2024 by the Qualified Purchasing Agent which provided evaluation and recommendation; and

WHEREAS, it has been recommended that a Professional Services Agreement for the required services be awarded based upon the history with the City in its representation and based upon and in accordance with the proposal submitted and received, pursuant to a fair and open process to the following Professionals:

RFQ #2023-50

1. **ARCHITECTURAL AND ENGINEERING SERVICES:** Act Engineers Inc., Robbinsville, NJ; Adams Rehmann & Heggan Assoc., Hammonton, NJ; CDM Smith Inc., Edison, NJ; CME Associates, Howell, NJ; Consulting Engineer Services, Sicklerville, NJ; Fralinger Engineering, Bridgeton, NJ (just civil engineering services); Greenman-Pederson, Inc., Bridgewater, NJ; H2M Associates, Inc., Wall Twp., NJ; J.W. Pederson Architect, P.C., Vineland, NJ (just architectural services); Joseph F. Mckernan Jr. Architects & Assoc., LLC, Cherry Hill, NJ; Kates Schneider Engineering, LLC, Marmora, NJ; MKW & Associates, LLC, Rutherford, NJ; Manders Merighi Portadin Farrell Architect LLC, Vineland, NJ; Midatlantic Engineering Partners, LLC, Mt. Laurel, NJ; Montrose Environmental Solutions, Robbinsville, NJ; Morgan Engineering LLC/Morgan Municipal Serv. LLC, Toms River, NJ; On-Board Engineering, East Windsor, NJ; Pennoni Associates Inc., Haddon Heights, NJ; Polistina & Assoc. LLC, Egg Harbor, NJ; QEI, LLC, Springfield, NJ; Remington & Vernick Engineers, Cherry Hill, NJ; Sargent & Lundy LLC, Chicago, IL; Strategic Maintenance Solutions, Inc., Gorham, ME; Suburban Consulting Engineers, Flanders, NJ; T and M Associates, Mount Laurel, NJ; Taylor Wiseman & Taylor, Mt. Laurel, NJ; WSP USA Inc., New York, NY; Waldron Engineering & Construction Inc., Exeter, NH

RFQ #2023-51

2. **ENVIRONMENTAL CONSULTING SERVICES:** Act Engineers Inc., Robbinsville, NJ; Adams Rehmann & Heggan Assoc., Hammonton, NJ; CME Associates, Howell, NJ; Chapman Environmental Services, Eatontown, NJ; Consulting Engineer Services, Inc., Sicklerville, NJ; Delta Environmental Services, LLC, Fairfield, NJ; Environmental Resolutions, Inc., Mount Laurel, NJ; Environmental Strategies & Applications, Inc., Middlesex, NJ; Fennelly Environmental Associates, LLC, Princeton, NJ; Marathon Engineering & Environmental Services, Inc., Swedesboro, NJ; Midatlantic Engineering Partners, LLC, Mt. Laurel, NJ; Montrose Environmental Solutions, Robbinsville, NJ; Morgan Engineering LLC/Morgan Municipal Serv. LLC, Toms River, NJ; Pennoni Associates Inc., Haddon Heights, NJ; Remington & Vernick Engineers, Cherry Hill, NJ; T and M Associates, Mount Laurel, NJ

WHEREAS the Professional Services Agreements are awarded based upon the proposals submitted and opened on November 15, 2024, which are incorporated herein as if set forth herein at length, copies of which are kept in the Office of the Qualified Purchasing Agent, for a contract period of February 1, 2025 through January 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Mayor and Clerk are authorized to execute Agreements for Professional Services as listed herein after, based upon the proposals received, pursuant to a fair and open process, at the rates as set forth in said proposals, for a contract period of February 1, 2025 through January 31, 2026.

RFQ #2023-50

1. **ARCHITECTURAL AND ENGINEERING SERVICES:** Act Engineers Inc., Robbinsville, NJ; Adams Rehmann & Heggan Assoc., Hammonton, NJ; CDM Smith Inc., Edison, NJ; CME Associates, Howell, NJ; Consulting Engineer Services, Sicklerville, NJ; Fralinger Engineering, Bridgeton, NJ (just civil engineering services); Greenman-Pederson, Inc., Bridgewater, NJ; H2M Associates, Inc., Wall Twp., NJ; J.W. Pederson Architect, P.C., Vineland, NJ (just architectural services); Joseph F. Mckernan Jr. Architects & Assoc., LLC, Cherry Hill, NJ; Kates Schneider Engineering, LLC, Marmora, NJ; MKW & Associates, LLC, Rutherford, NJ; Manders Merighi Portadin Farrell Architect LLC, Vineland, NJ; Midatlantic Engineering Partners, LLC, Mt. Laurel, NJ; Montrose Environmental Solutions, Robbinsville, NJ; Morgan Engineering LLC/Morgan Municipal Serv. LLC, Toms River, NJ; On-Board Engineering, East Windsor, NJ; Pennoni Associates Inc., Haddon Heights, NJ; Polistina & Assoc. LLC, Egg Harbor, NJ; QEI, LLC, Springfield, NJ; Remington & Vernick Engineers, Cherry Hill, NJ; Sargent & Lundy LLC, Chicago, IL; Strategic Maintenance Solutions, Inc., Gorham, ME; Suburban Consulting Engineers, Flanders, NJ; T and M Associates, Mount Laurel, NJ; Taylor Wiseman & Taylor, Mt. Laurel, NJ; WSP USA Inc., New York, NY; Waldron Engineering & Construction Inc., Exeter, NH

RFQ #2023-51

2. **ENVIRONMENTAL CONSULTING SERVICES:** Act Engineers Inc., Robbinsville, NJ; Adams Rehmann & Heggan Assoc., Hammonton, NJ; CME Associates, Howell, NJ; Chapman Environmental Services, Eatontown, NJ; Consulting Engineer Services, Inc., Sicklerville, NJ; Delta Environmental Services, LLC, Fairfield, NJ; Environmental Resolutions, Inc., Mount Laurel, NJ; Environmental Strategies & Applications, Inc., Middlesex, NJ; Fennelly Environmental Associates, LLC, Princeton, NJ; Marathon Engineering & Environmental Services, Inc., Swedesboro, NJ; Midatlantic Engineering Partners, LLC, Mt. Laurel, NJ; Montrose Environmental Solutions, Robbinsville, NJ; Morgan Engineering LLC/Morgan Municipal Serv. LLC, Toms River, NJ; Pennoni Associates Inc., Haddon Heights, NJ; Remington & Vernick Engineers, Cherry Hill, NJ; T and M Associates, Mount Laurel, NJ

Adopted:

President of Council

ATTEST:

City Clerk

AWARDS FOR RFQ 2024-50
ARCHITECTURAL & ENGINEERING CONSULTING SERVICES

WSP USA INC. (was Golder Assoc.)
One Penn Plaza
New York, NY 10005

PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035

CME Associates
1460 Route 9, South
Howell, NJ 07731

T AND M ASSOCIATES
200 Century Pkwy., Ste. B
Mount Laurel, NJ 08054

FRALINGER ENGINEERING (**JUST CIVIL
ENGINEERING SERVICES**)
629 Shiloh Pike
Bridgeton, NJ 08302

MANDERS MERIGHI PORTADIN FARRELL
ARCHITECT LLC
1138 E. Chestnut Ave.
Vineland, NJ 08360

Kates Schneider Engineering, LLC
215 Rte. 9 South
Marmora, NJ 08223

WALDRON ENGINEERING & CONSTRUCTION
INC.
37 Industrial Drive, Suite G-1
Exeter, NH 03833

J.W. PETERSON ARCHITECT, PC (**JUST
ARCHITECTURAL SERVICES**)
1199 E. Park Avenue
Vineland, NJ 08360

On-Board Engineering
50 Millstone Rd, Bldg. 300, Ste. 110
East Windsor, NJ 08520

Morgan Engineering LLC/
Morgan Municipal Serv. LLC
PO Box 5232
Toms River, NJ 08754

Suburban Consulting Engineers
96 US Highway 206, Ste. 101
Flanders, NJ 07836

REMINGTON & VERNICK ENGINEERS
2059 Springdale Road
Cherry Hill, NJ 08003

Midatlantic Engineering Partners, LLC
2026B Briggs Road, Ste. 300
Mt. Laurel, NJ 08054

QEI, LLC
45 Fadem Rd.
Springfield, NJ 07081

Polistina & Assoc. LLC
6684 Washington Ave.
Egg harbor, NJ 08234

Act Engineers, Inc.
1 Washington Blvd. Ste. 3
Robbinsville, NJ 08691

SARGENT & LUNDY LLC
55 E. Monroe Street
Chicago, IL 60603-5780

CONSULTING ENGINEER SERVICES
645 Berlin-Cross Keys Road, Suite 1
Sicklerville, NJ 08081

CDM Smith Inc.
110 Fieldcrest Avenue #8, 6th FL
Edison, NJ 08837

Joseph F. Mckernan Jr. Architects & Assoc., LLC
100 Dobbs Lane, Ste. 204
Cherry Hill, NJ 08034

Montrose Environmental Solutions, Inc.
500 Horizon Drive, Ste. 540
Robbinsville, NJ 08691

Adams Rehmann & Heggan Assoc.
215 Bellevue Ave.
Hammonton, NJ 08037

CONT'D
AWARDS FOR RFQ 2024-50
ARCHITECTURAL & ENGINEERING CONSULTING SERVICES

Greenman- Pederson, Inc.
520 US Highway 22, Ste. 200
Bridgewater, NJ 08807

MKW & Associates, LLC
39 Park Avenue
Rutherford, NJ 07070

Taylor Wiseman & Taylor
804 E. Gate Drive
Mt. Laurel, NJ 08064

H2M Associates, Inc.
4810 Belmar Blvd.
Wall Twp., NJ 07753

Strategic Maintenance Solutions, Inc.
12 Estate Drive
Gorham, ME 04038

AWARDS FOR RFQ 2024-51
ENVIRONMENTAL CONSULTING SERVICES

CME ASSOCIATES
1460 Route 9, South
Howell, NJ 07731

Environmental Strategies & Applications, Inc.
495 Union Ave., Ste. 1-D
Middlesex, NJ 08846

PENNONI ASSOCIATES INC
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035

Fennelly Environmental Associates, LLC
116 Village Blvd., Ste. 200
Princeton, NJ 08540

T AND M ASSOCIATES
200 Century Parkway, Suite B
Mount Laurel, NJ 08054

Delta Environmental Services, LLC
165 Passaic Ave., Ste. 205
Fairfield, NJ 07004

REMINGTON & VERNICK
2059 Springdale Road
Cherry Hill, NJ 08003

Morgan Engineering LLC/Morgan Municipal
Serv. LLC
PO Box 5232
Toms River, NJ 08754

Montrose Environmental Solutions
500 Horizon Drive, Ste. 540
Robbinsville, NJ 08691

ENVIRONMENTAL RESOLUTIONS, INC.
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054

Act Engineers
1 Washington Blvd., Ste. 3
Robbinsville, NJ 08691

Consulting Engineer Services, Inc.
645 Berlin-Cross Keys Rd., ste. 1
Sicklerville, NJ 08081

Marathon Eng. & Env. Services, Inc.
3 Killdeer Court, Ste. 302
Swededsboro, NJ 08085

Chapman Environmental Services
One Industrial Way West, Bldg. A, Ste. N.
Eatontown, NJ 07724

Adams Rehmann & Heggan Assoc.
215 Bellevue Ave.
Hammonton, NJ 08037

Midatlantic Engineering Partners, LLC
2026B Briggs Road, Ste. 300
Mt. Laurel, NJ 08054

RESOLUTION NO. 2024- 624

A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HARDENBERGH INSURANCE GROUP, MARLTON, NJ FOR RISK MANAGEMENT CONSULTANT SERVICES.

WHEREAS, the City of Vineland is a member of the Gloucester, Salem, Cumberland County Municipal Joint Insurance Fund; and

WHEREAS, the Bylaws of said Fund require that each municipality appoint a Risk Management Consultant to perform various professional services; and

WHEREAS, the City of Vineland advertised for qualifications for Risk Management Consultant Services; and

WHEREAS, the Request was published on the City of Vineland’s official newspaper and the City’s website and the responses to said Request have been reviewed and evaluated by the Business Administrator; and

WHEREAS, it has recommended that a Professional Services Agreement for the required services be awarded to Hardenbergh Insurance Group, Marlton, NJ, for a term of one year from February 1, 2025 through January 31, 2026 based upon the proposal received, pursuant to a fair and open process; and

WHEREAS, compensation for any insurance coverages authorized by the City to be placed outside the Fund, the Consultant shall receive as compensation the normal brokerage commissions paid by the insurance company. A flat fee shall be paid by the City for all other services rendered which may not exceed 6% of the City’s assessment by the Fund; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that Hardenbergh Insurance Group, Marlton, NJ be appointed as Risk Management Consultant for a term of one year from February 1, 2025 through January 31, 2026 and until a successor has been appointed and qualified.

BE IT FURTHER RESOLVED that the Business Administrator and City Clerk are hereby authorized and directed to execute Agreements in a form to be approved by the City Solicitor.

Adopted:

President of Council

ATTEST:

City Clerk



BID EVALUATION FORM – AWARDING

DEPARTMENT: Administration DATE: 11/19/24

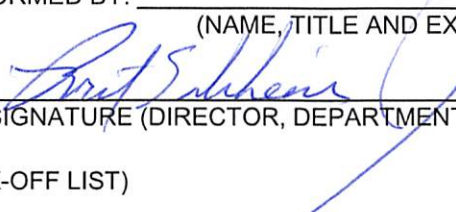
The undersigned recommends that a contract be awarded for the following:

1. BID TITLE: Risk Management Consultant
2. BID NUMBER: 2024-53
3. AMOUNT TO BE AWARDED: _____
☐ ENCUMBER TOTAL AWARD ☐ ENCUMBER BY SUPPLEMENTAL RELEASE
4. ENGINEER'S ESTIMATE: _____
5. AMOUNT BUDGETED: \$ _____
6. ACCOUNT NUMBER TO BE CHARGED: _____
7. TRACKING ID: _____ COMMODITY CODE: _____
8. DATE BIDS RECEIVED: _____
9. DATE TO BE AWARDED: asap
10. RECOMMENDED VENDOR NAME AND ADDRESS: Hardenbergh Insurance Group

11. IS RECOMMENDED VENDOR APPARENT LOWEST BIDDER? ☐ Yes ☐ No

12. COMMENTS/SPECIAL INSTRUCTIONS: Qualified bidder who has been our Risk Management Consultant for past couple years and do excellent work

13. EVALUATION PERFORMED BY: Robert Dickenson, BA ext 4602
(NAME, TITLE AND EXTENSION NUMBER)

14. APPROVED BY: 
SIGNATURE (DIRECTOR, DEPARTMENT HEAD, SUPERVISOR)

15. ATTACHED: (CHECK-OFF LIST)

- ☐ Tabulation of Bids
- ☐ Justification for Recommendation (if applicable)
- ☐ Evaluation Data (if applicable)

COPY TO:
PurchasingOffice@vinelandcity.org

RESOLUTION NO. 2024- 625

A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENTS FOR PROFESSIONAL LAND SURVEYING SERVICES IN ACCORDANCE WITH PROPOSALS RECEIVED IN A FAIR AND OPEN PROCESS.

WHEREAS, the City of Vineland has advertised for qualifications/ proposals (COV RFQ #2024-52) for Professional Land Surveying Services; and

WHEREAS, the Requests were published in the City’s official newspaper and the City’s website; and

WHEREAS, proposals were received and opened on November 15, 2024 by the Qualified Purchasing Agent and referred to the City Solicitor and the City Engineer for evaluation and recommendation; and

WHEREAS, it has been recommended that a Professional Services Agreement for Professional Land Surveying Services be awarded based upon and in accordance with the proposal submitted and received, pursuant to a fair and open process to the following Professionals:

1. ACT Engineers, Robbinsville, NJ	6. Greenman-Pederson, Inc., Bridgewater, NJ
2. CME Associates, Howell, NJ	7. Midatlantic Engineering Partners, LLC, Mt. Laurel, NJ
3. Consulting Engineer Services, Sicklerville, NJ	8. Morgan Engineering, LLC, Toms River, NJ
4. Environmental Resolutions, Inc., Mount Laurel, NJ	9. Taylor Wiseman & Taylor, Mt. Laurel, NJ
5. Fralinger Engineering, PA, Bridgeton, NJ	

WHEREAS the Professional Services Agreements are awarded based upon the proposals submitted and opened on November 15, 2024, which are incorporated herein as if set forth herein at length, copies of which are kept in the Office of the Qualified Purchasing Agent, for a contract period of February 1, 2025 through January 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Mayor and Clerk are authorized to execute Agreements for Professional Land Surveying Services (COV RFQ #2024-52), as listed herein after, based upon the proposals received, pursuant to a fair and open process, at the rates as set forth in said proposals, for a contract period of February 1, 2025 through January 31, 2026.

1. ACT Engineers, Robbinsville, NJ	6. Greenman-Pederson, Inc., Bridgewater, NJ
2. CME Associates, Howell, NJ	7. Midatlantic Engineering Partners, LLC, Mt. Laurel, NJ
3. Consulting Engineer Services, Sicklerville, NJ	8. Morgan Engineering, LLC, Toms River, NJ
4. Environmental Resolutions, Inc., Mount Laurel, NJ	9. Taylor Wiseman & Taylor, Mt. Laurel, NJ
5. Fralinger Engineering, PA, Bridgeton, NJ	

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 626

A RESOLUTION AWARDING A CONTRACT TO
PERRYMAN’S EXCAVATING INC., MILMAY, NJ FOR
DEMOLITION OF 220 S. 7TH STREET AND 716 E. PLUM
STREET, IN THE AMOUNT OF \$63,700.00.

WHEREAS, the City of Vineland has heretofore advertised for bids for the Demolition
of 220 W. 7th Street and 716 E. Plum Street, COV BID #2024-59, in accordance with
specifications on file in the office of the Purchasing Agent; and

WHEREAS, on November 27, 2024, bids were received, duly opened and read aloud,
being referred to the Business Administrator for tabulation, evaluation, report and
recommendation; and

WHEREAS, the Business Administrator has, under date of December 17, 2024
submitted a written report and tabulation of the bids received and has recommended that a
contract for the Demolition of 220 S. 7th Street and 716 E. Plum Street, be awarded to Perryman’s
Excavating Inc., Milmay, NJ, in the total amount of \$63,700.00, said bid being the lowest
responsive 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 contract for
Demolition of 220 S. 7th Street and 716 E. Plum Street, COV BID #2024-59, be and the same is
awarded to Perryman’s Excavating Inc., Milmay, NJ, on their total bid in the amount of
\$63,700.00, said bid being the lowest responsive 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



December 17, 2024

REPORT TO: THE MAYOR AND COUNCIL

RE: Proposals Submitted to the Purchasing Agent 11/27/24

Dear Mayor and Members of Council:

Submitted to you herewith for your consideration is our evaluation of the proposals submitted to the Purchasing Agent on November 27, 2024.

DEMOLITION OF 220 S. 7TH STREET AND 716 E. PLUM STREET BID #2024-20, COV
BID #2024-59

It is the recommendation of the Director of Licenses and Inspections, which has the concurrence of the Purchasing Agent and the Business Administrator that a contract be awarded to the lowest responsive responsible bidder, to Perryman's Excavating Inc., Milmay, NJ, in the total amount of \$63,700.00.

We trust that the above recommendation will receive your favorable consideration and that the recommended resolution will be adopted as presented.

Respectfully submitted,

Robert E. Dickenson, Jr.
Business Administrator

RD/wr

PURCHASING AGENT RECOMMENDATION AWARD
COV BID # 2024-59



Proposals were received and opened Tuesday, November 27, 2024 at 2:00 PM for Demolition of Structures at 220 S. 7th St. & 716 E. Plum St. from the following:

	<u>220 S. 7th</u>	<u>716 E. Plum</u>
Perryman's Excav. Inc.:	\$35,200.00	\$28,500.00
Neri's Constr. & Rental, Inc.:	\$48,910.00	\$41,850.00
Pantagon Services, LLC:	\$47,700.00	\$53,411.00
Caravella Demo., Inc.:	\$59,000.00	\$42,500.00

Comments: All bidders had all the necessary paperwork.

Recommendation: Award can be made to Perryman's Excavating, Inc. as they submitted the lowest responsive responsible bid for both properties.

Jeanine N. Meneghetti, QPA
Purchasing Agent

A handwritten signature in blue ink, appearing to be "JN" or similar initials, enclosed within a circular blue ink scribble.

TABULATION OF BID COV 2024-59
DEMOLITION OF 220 S. 7TH STREET & 716 E. PLUM STREET
NOVEMBER 27, 2024

Engineers Estimate - \$90,000.00

	Perrymans Excavating Inc. 7117 Millville Mayslanding Rd. Milmay, NJ 08340	Neri's Construction & Rental 849 Clayton Road Williamstown, NJ 08094	Pantagon Services LLC 239 New Road, Suite B204 Parsippany, NJ 07054	Caravella Demolition, Inc. 40 Deforest Avenue East Hanover, NJ 07936
BB, CAC, CEC	10% BB	10% BB	10% BB	10% BB
Surety	YES	YES	YES	YES
Ownership Disclosure	YES	YES	YES	YES
Affirm. Action	YES	YES	YES	YES
Check List	YES	YES	YES	YES
Proposal	YES	YES	YES	YES
Acknowledgement of Addenda	YES	YES	YES	YES
Iran Disclosure	YES	YES	YES	YES
220 S. 7th Street	\$35,200.00	\$48,910.00	\$47,700.00	\$59,000.00
716 E. Plum Street	\$28,500.00	\$41,850.00	\$53,411.00	\$42,500.00
TOTAL	\$63,700.00	\$90,760.00	\$101,111.00	\$101,500.00

Specifications also received by the following:

Pineland
Ricco Demolition
Winzinger
Demolition 3

RESOLUTION NO. 2024- 627

A RESOLUTION AUTHORIZING THE PAYMENT OF AN INVOICE TO THE AMERICAN PUBLIC POWER ASSOCIATION FOR 2025 ANNUAL MEMBERSHIP DUES.

WHEREAS, the American Public Power Association (APPA) has submitted an invoice for annual membership dues for the Vineland Municipal Electric Utility for calendar year 2025, in the amount of \$36,435.33; and

WHEREAS, the Vineland Municipal Electric Utility has been a member of the APPA for over 40 years, which supports the utility in Federal cases in Washington, DC, public relations, and provides various technical information; and

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

- 1. THAT the payment of invoice to the American Public Power Association for said membership dues in the amount of \$36,435.33 is hereby authorized.

Adopted:

President of Council

ATTEST:

City Clerk



MEMORANDUM

December 2, 2024

TO: ROBERT DICKENSON, BUSINESS ADMINISTRATOR

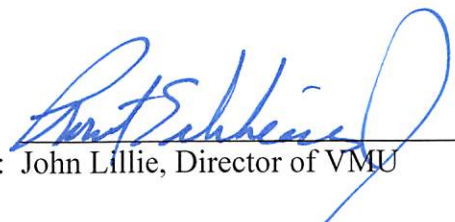
FROM: LISA LUCENA, ADMINISTRATIVE ANALYST 

SUBJECT: RESOLUTION REQUEST FOR 2025 APPA ANNUAL MEMBERSHIP DUES

I am requesting a resolution be prepared for the next city council meeting authorizing Vineland Municipal Utilities (VMU) to pay its annual membership dues to the American Public Power Association (APPA) for calendar year 2025.

For your convenience, I've attached a copy of the prepared resolution for this request.

If you have any questions, please do not hesitate to contact me.


Approved by: John Lillie, Director of VMU 

/ll

Cc: John Lillie
Jeanine Meneghetti



Invoice # 000201629
Invoice Date: 10/2/2024

John Lillie, Director of Municipal Utilities
Vineland Municipal Electric Utility
PO Box 1508
Vineland, New Jersey 08362-1508

American Public Power Association
From: 2451 Crystal Drive
Suite 1000
Arlington, VA 22202-4804
(202) 467-2900

Retail Revenue: \$106,173,000.00	Retail kWh Sales: 707861000	Customers: 25948	Joined Date: null
Wholesale Revenue: \$0.00	Wholesale kWh Sales: 0	Last Year Dues: \$35,709.84	

APPA Dues for Vineland Municipal Electric Utility were calculated using data for the year 2022 as follows

Retail Revenue < \$20 million: .0004805878 * 20,000,000.00	= \$9,611.76
Total Revenue > \$20 million: .0002010063 * 86,173,000.00	= \$17,321.32
Total kWh < 1 billion: \$0.0000096849 * 707,861,000.00 + \$0.0000053906 * 0.00	= \$6,855.56
Total customer/meters: \$.102 * 25,948.00	= \$2,646.70
Calculated annual dues based on APPA's utility Member dues formula is	= \$36,435.34
ADJUSTMENTS	
Total	= \$36,435.33

Vineland Municipal Electric Utility - Utility Membership	Amount Due: \$36,435.33 Due Date: 1/1/2025
---	---

Please make checks payable to:

American Public Power Association Tax ID: 53-0026315
PO Box 418617 Boston, MA 02241-8617
Payments can be made via ACH by contacting finance@publicpower.org

Correspondence Address

The secure fax number (202) 495-7467 and email address finance@publicpower.org.

November 2024

Dear APPA Member:

Thank you for ensuring the continued success of public power utilities nationwide through your APPA membership. Your membership is up for renewal, so I have enclosed a dues invoice for you.

I am pleased to share with you our 2023 Year In Review, which documents all that we accomplished together on public power's behalf. As a reminder, your APPA membership allows us to advocate on many critical federal legislative and regulatory issues impacting your utility, including:

- achieving a decades-long effort to gain comparable tax incentives for public power's development of clean energy – a direct pay refundable credit;
- advocating for public power access to billions of dollars of federal grant funding for cybersecurity, grid transition initiatives, electric vehicle infrastructure, and broadband, among others, via the Infrastructure Investment and Jobs Act (IIJA); and,
- elevating impacts of supply chain constraints to electric sector.

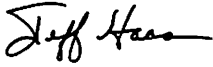
Through your membership, your team has the resources they need to succeed in today's rapidly changing electric utility industry, including:

- content experts in cyber and physical security, disaster response and mutual aid, community engagement, customer service, cyber and physical security, distributed energy resources, electricity markets, finance, reliability, safety, workforce, and more;
- more than two dozen peer-driven electronic discussion forums – where answers to your questions are only a click away;
- public power's research and grant program, Demonstration of Energy & Efficiency Developments (DEED). Join DEED to access grants up to \$125,000 and scholarships up to \$5,000 annually. Learn more at PublicPower.org/DEED;
- discounted in-person, virtual, and on-demand education and training through the APPA Academy;
- the Reliable Public Power Provider (RP₃) and Smart Energy Provider (SEP) programs that help you benchmark your operations against industry peers and gain valuable recognition for your efforts;
- web-based services that help you track and analyze critical operations areas;
- deep discounts on web-based platforms, like Axio360 for Public Power (formerly the Cybersecurity Scorecard), the Public Power Data Source (subscribers are eligible to earn a Public Power Customer Satisfaction Award, and the Monster Detective Collective energy education programs.
- members-only reports, surveys, and statistical analysis available on **PublicPower.org**;
- award-winning *Public Power* magazine and *Public Power Current* e-newsletter; and
- discounts on publications and software through the APPA Product Store.

I encourage you to visit **PublicPower.org/all-member-benefits** to explore all that we have to offer. Please contact Membership@PublicPower.org if you have questions or suggestions on how we can better serve you.

We look forward to continuing to work with you on the critical issues facing our industry.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Haas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeff Haas
Senior Vice President, Membership & Marketing

Enclosures

RESOLUTION NO. 2024 - 628

A RESOLUTION AUTHORIZING THE MAYOR TO ENDORSE THE APPLICATION OF HAWK POINTE 30, LLC TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR TREATMENT WORKS APPROVAL FOR CONSTRUCTION OF A SANITARY SEWER LINE EXTENSION, SUBJECT TO CONDITIONS LISTED FOR HAWK POINTE TOWNHOMES II.

WHEREAS, Hawk Pointe 30, LLC has submitted an application for submission to the State of New Jersey, Department of Environmental Protection, for treatment works approval in accordance with N.J.S.A. 58:10A-6 and N.J.A.C. 7:14A-12.1, et seq., and all other applicable N.J.D.E.P. and City of Vineland regulations, said treatment works approval being for the ultimate purpose of construction of an extension of the sanitary sewer line to service the proposed 44 unit town homes, located on W. Walnut Road, Block 4705, Lot 57.02, in the City of Vineland, County of Cumberland, State of New Jersey; and

WHEREAS, said application has been submitted to the City of Vineland for approval; and

WHEREAS, said application has been reviewed and approved for endorsement by the City of Vineland Department of Health, Department of Administration, the Planning & Engineering Divisions, and the Legal Department, and is subject to the fulfillment of all Federal, State, Municipal and Landis Sewerage Authority requirements regarding said project and subject to the following conditions:

This project for 44 townhouse units was approved by the Planning Board on September 11, 2024. The sewer line within the project will be privately owned. It will connect to a manhole located in the intersection of Walnut Road and Fawn Drive, resulting to minimal impact to public right-of-way.

We therefore have no objections from an engineering/planning perspective to City Council authorizing endorsement, subject to the following conditions:

1. The TWA application should clearly state that the proposed sewer line is to be privately owned.
2. 98% compaction is required in existing right-of-way. Compaction tests are to be submitted to the City Engineer.
3. If required, any de-watering scheme needs to be approved by the City Engineer to insure no negative impact on existing or proposed drainage systems, freshwater wetlands, water bodies or waterways.
4. If required, all sheeting and bracing must be removed prior to backfilling.
5. There is an error on Sheet 6 of 13 of the Site Plan. SAN MH#5 has an invert of 82.90, not 81.90. This needs to be corrected on the Plan.

WHEREAS, the City of Vineland is desirous of taking such action as is necessary to facilitate this sewer extension for the proposed project; now, therefore,

BE IT RESOLVED by the City Council of the City of Vineland that the Mayor be and the same is hereby authorized to execute an Endorsement for the Application of the Hawk Pointe 30, LLC to the State of New Jersey, Department of Environmental Protection for treatment works approval for Hawk Pointe Townhomes II, to be constructed on property located on W. Walnut Road, Block 4705, Lot 57.02, subject to the conditions as set forth herein.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024-630

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 \$150.17 as listed on the attached schedule and the funds represented thereby be credited to the appropriated fund balances.

Adopted: December 23, 2024

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 2024- 631

A RESOLUTION CANCELING CERTAIN ACCOUNTS
PAYABLE ITEMS FOR THE CITY OF VINELAND.

WHEREAS, the City of Vineland has certain Accounts Payable Items outstanding as of December 23, 2024.

WHEREAS, Ford-Scott & Associates, LLC, City of Vineland Auditors, have recommended that said items be cancelled.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Vineland, that the Director of Finance of the City of Vineland is hereby authorized and directed to cancel Accounts Payable Items in the amount of \$275,649.34 as listed on the attached schedule and that the funds represented thereby be credited to fund balance.

Adopted:

President of Council

ATTEST:

City Clerk

Accounts Payable Balances to Cancel		
Meeting Date: 12/23/2024		
Resolution		
PO	Vendor	Amount
21-01670	ADAMS REHMANN & HEGGAN ASSOC	\$480.00
21-01537	AKRF INC	\$587.83
22-03063	AKRF INC	\$26,230.00
22-03448	ANIXTER INC.	\$1,394.00
22-05793	ANIXTER INC.	\$2,951.00
22-08383	ANIXTER INC.	\$200.00
21-08402	BSHERMANIV, LLC	\$13,900.00
22-07140	CAYENTA, DIV OF N HARRIS COMPU	\$44,547.08
22-07675	CINTAS CORPORATION NO.2	\$293.00
19-08990	CONVERGEONE INC.	\$29,747.28
22-08090	D'AMATO INC.	\$2,000.00
21-01672	FRALINGER ENGINEERING PA	\$32,977.75
22-07545	KENDALL ELECTRIC, INC.	\$1,404.00
22-06963	MPW INDUSTRIAL WATER SERVICES	\$45,950.82
22-03998	REMINGTON & VERNICK ENGINEERS	\$27.50
21-03966	RF DESIGN & INTEGRATION, INC.	\$3,099.69
22-01330	RF DESIGN & INTEGRATION, INC.	\$2,625.00
22-08559	ROBERT HALF INTERNATIONAL INC	\$5,304.00
22-03107	SARGENT & LUNDY, LLC	\$138.16
22-06971	SOUTH STATE INC.	\$1,900.00
22-07766	STUART C. IRBY CO.	\$170.00
21-06321	WALDRON ENGINEERING	\$4,584.96
21-07530	WALDRON ENGINEERING	\$51,946.77
22-02789	WALDRON ENGINEERING	\$3,190.50
	Total	\$275,649.34

RESOLUTION NO. 2024- 633

A RESOLUTION AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF LICENSES AND INSPECTIONS TO ISSUE VARIOUS ORIGINAL AND/OR RENEWAL LICENSES FOR THE YEAR 2025.

WHEREAS, applications have been made to the Council of the City of Vineland for various original licenses to operate in the City of Vineland for the year 2025; and

WHEREAS, all the applicants have complied with the requirements of the City of Vineland and all applications have been approved by the Director of the Department of Licenses and Inspections.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VINELAND;

1. That the Director of the Department of Licenses and Inspections of the City of Vineland is hereby ordered to issue the various original licenses listed below for the year 2025:

<u>TOWING COMPANY</u>	<u>ADDRESS</u>	<u>CONTACT</u>	<u>PHONE #</u>
Olin’s Body Shop	1190 N. Delsea Dr. Vineland, NJ 08360	Francis Gould	609-364-1617
Speedy’s Alignment, Inc.	823 Harding Hwy Newfield, NJ 08344	Louis R. Gonzalez, Jr.	856-697-3144

<u>JUNKYARD</u>	<u>ADDRESS</u>	<u>CONTACT</u>	<u>PHONE #</u>
Vineland Processing	2147 West Chestnut Ave Vineland, NJ 08360	Cynthia McKennon	609-209-2942

Adopted: December 23, 2024

President of Council eaa

ATTEST:

Deputy City Clerk rgf



License & Inspections

MATTEO RABBAI - DIRECTOR

Derek Leary, Construction Official

Patrick Finley, Zoning Officer

Phone #: (856) 794-4113

Fax #: (856) 405-4609

640 E. WOOD ST

P.O BOX 1508

VINELAND, NJ 08362

December 4, 2024

Memorandum of License Approval for City Council

Re: License Approval for Council Agenda
Calendar Year 2025

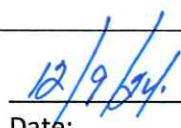
Please see the attached resolution to be presented to City Council at their next scheduled meeting.
Regarding the following original and/or renewal licenses for the year 2025.

TOWING COMPANY	ADDRESS	CONTACT PERSON	PHONE #
Olin's Body Shop	1190 N. Delsea Dr. Vineland, NJ 08360	Francis Gould	609-364-1617
Speedy's Alignment, Inc	823 Harding Hwy Newfield, NJ 08344	Louis R. Gonzalez Jr.	856-697-3144

AMUSEMENT	ADDRESS	CONTACT PERSON	PHONE #

JUNKYARD	ADDRESS	CONTACT PERSON	PHONE #
Vineland Processing	2147 West Chestnut Ave. Vineland, NJ 08360	Cynthia McKennon	609-209-2942


Matteo Rabbai
Director of Licenses & Inspections


Date:

RESOLUTION NO. 2024- 634

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 December 12, 2024, a surety reduction, release or renewal is hereby requested.

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

1. Request for Surety Release as submitted by the City of Vineland Engineer is hereby approved for:
 - Presidential Heights II, E. Chestnut Ave., Project No. PZ-19-00010

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: December 23, 2024

President of Council

ATTEST:

City Clerk



REPORT TO: Mayor and City Council
FROM: David J. Maillet, City Engineer
DATE: 12/12/2024



RE: Surety Report

The Engineering Division has conducted an on-site inspection of the below projects to determine compliance with required site improvements and has prepared the following report:

SURETY RELEASE:

1. Presidential Heights II, 2351 E. Chestnut Ave., Block 4406.01 Lot 4.01, Project No. PZ-19-00010.

Mailing Address: Highland Development Group, LLC
105 N. High Street
Millville, N.J. 08332

Type of Surety: Bond #RU101415 for \$36,200.00

Surety Expiration Date: N/A

Since all required improvements have been completed, it is recommended to City Council to release the sureties in their entirety.

Very Truly Yours,

David J. Maillet, P.E.
City Engineer

DM/LK

cc: City Clerk
Finance Dept.

SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION

Location: 2351 E. Chestnut Avenue (BI 4406.01, L 4.01) Made by: RRH Date: 3/11/2021
 Project: Presidential Heights II Major Sub Checked by: Date:
 Project #: 19-00010

Improvement Description	Unit	Quantity	U-Price	Total Amount
Total Performance Surety Cost Estimate	LS	1	\$505,600.00	\$505,600.00
Bond for Initial Cost of \$100,000.00	LS	1	\$5,000.00	\$5,000.00

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$100,000.00 and Lower than \$1,000,000.00	\$405,600.00	2.5%	\$10,140.00	\$15,140.00

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$1,000,000.00	\$0.00	1.0%	\$0.00	\$15,140.00
TOTAL SURETY				\$15,140.00
BOND FOR:				\$15,100.00

Improvements 100% Complete - JMS

SURETY ESTIMATE FOR IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY

Location: 2351 E. Chestnut Avenue (Bl 4406.01, L 4.01) Made by: RRH Date: 3/11/2021 Inspected: 11/2/22 by AR/DJM
 Project: Presidential Heights II Major Sub Checked by: Date:
 Project #: 19-00010

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
DEMOLITION							
Site Clearing	AC	0.66	\$3,000.00	\$1,980.00	11/2/2022	100%	\$0.00
Remove Existing Pavement	SY	230	\$20.00	\$4,600.00	11/2/2022	100%	\$0.00
Site/Lot Grading	AC	0.66	\$4,500.00	\$2,970.00	11/2/2022	100%	\$0.00
Excavation/Fill	CY	250	\$10.00	\$2,500.00	11/2/2022	100%	\$0.00
LANDSCAPING							
Seeding	SY	1290	\$1.00	\$1,290.00	11/2/2022	100%	\$0.00
Shade Trees	EA	24	\$500.00	\$12,000.00	11/2/2022	100%	\$0.00
GENERAL SITE IMPROVEMENTS							
6" Thick Dense Graded Aggregate	SY	2,000	\$15.00	\$30,000.00	11/2/2022	100%	\$0.00
3" Thick Hot Mix Asphalt Base Course	SY	2,000	\$15.00	\$30,000.00	11/2/2022	100%	\$0.00
1½" Thick Hot Mix Asphalt I-5 Surface Course	SY	2,000	\$12.00	\$24,000.00	11/2/2022	100%	\$0.00
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	220	\$85.00	\$18,700.00	11/2/2022	100%	\$0.00
STORMWATER IMPROVEMENTS							
15" Diameter Reinforced Concrete Pipe	LF	80	\$115.00	\$9,200.00	11/2/2022	100%	\$0.00
Stormwater Inlet Type 'E'	EA	4	\$4,200.00	\$16,800.00	11/2/2022	100%	\$0.00
SUBTOTAL				\$154,040.00			\$0.00
Additional 20% Contingency			0.20	\$30,808.00			\$0.00
TOTAL SURETY				\$184,848.00			\$0.00
BOND FOR:				\$184,800.00			\$0.00

Any and all estimate items that have been noted above as 100% complete are so noted solely for the purposes of estimation and do not constitute full acceptance of such item(s). The City of Vineland reserves the right to seek additional performance relating to such item(s) and/or reduce the completion percentages at its discretion due to changed conditions.

Improvements 100% Complete - JMS

RESOLUTION NO. 2024- 638

A RESOLUTION AWARDING A CONTRACT TO PANORAMIC WINDOW & DOOR SYSTEMS, INC., STOCKTON, NJ FOR WINDOW REPLACEMENT FOR VINELAND CITY HALL BLDG., IN THE AMOUNT OF \$1,194,000.00.

WHEREAS, the City of Vineland has heretofore advertised for bids for Window Replacement for Vineland City Hall Bldg., COV BID #2024-67, in accordance with specifications on file in the office of the Purchasing Agent; and

WHEREAS, on December 10, 2024, bids were received, duly opened and read aloud, being referred to the Business Administrator for tabulation, evaluation, report and recommendation; and

WHEREAS, the Business Administrator has, under date of December 23, 2024 submitted a written report and tabulation of the bids received and has recommended that a contract for the Window Replacement for Vineland City Hall Bldg., be awarded to Panoramic Window & Door Systems, Inc., Stockton, NJ, in the total amount of \$1,194,000.00 said bid being the lowest responsive 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 contract for Window Replacement for Vineland City Hall Bldg., COV BID #2024-67, be and the same is awarded to Panoramic Window & Door Systems, Inc., Stockton, NJ on their total bid in the amount of \$1,194,000.00, said bid being the lowest responsive 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



December 17, 2024

REPORT TO: THE MAYOR AND COUNCIL

RE: Proposals Submitted to the Purchasing Agent 12/10/24

Dear Mayor and Members of Council:

Submitted to you herewith for your consideration is our evaluation of the proposals submitted to the Purchasing Agent on December 10, 2024.

WINDOW REPLACEMENT FOR VINELAND CITY HALL BLDG., COV BID #2024-67

It is the recommendation of the General Supervisor Maintenance Repairer, which has the concurrence of the Purchasing Agent and the Business Administrator that a contract be awarded to the lowest responsive responsible bidder, Panoramic Window & Door Systems, Inc., Stockton, NJ, in the total amount of \$1,194,000.00.

We trust that the above recommendation will receive your favorable consideration and that the recommended resolution will be adopted as presented.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Robert E. Dickenson, Jr.", with a large, stylized loop at the end.

Robert E. Dickenson, Jr.
Business Administrator

RD/wr

PURCHASING AGENT RECOMMENDATION AWARD
COV BID # 2024-67



Proposals were received and opened Tuesday, December 10, 2024 at 2:00 PM for Window Replacement for Vineland City Hall Bldg. from the following:

Panoramic Window & Door Sys. Inc.:	\$1,194,000.00
D&E Window & Door, LLC:	\$1,312,000.00
Garozzo & Scimeca Constr.:	\$1,468,178.00
Extreme Builders:	\$1,595,254.00
Twindows, Inc.:	\$2,084,420.00

Comments: All bidders submitted required documents.

Recommendation: Award can be made to Panoramic Window & Door Systems, Inc. as they submitted the lowest responsive responsible bid. The department needs to review the proposals to make sure they meet the specifications.

Jeanine N. Meneghetti, QPA
Purchasing Agent

Handwritten signature
F&R
RD
12-12-24

**TABULATION OF BIDS COV BID 2024-67 WINDOW REPLACEMENT FOR
VINELAND CITY HALL BUILDING
DECEMBER 10, 2024**

Engineer Estimate: \$2,500,000.00

	Panoramic Window & Door Systems, Inc. 712 Sergeantsville Road Stockton, NJ 08559	D&E Window and Door, LLC 24 Cokesbury Road Suite 1 Lebanon, NJ 08833	Garozzo & Scimeca Construction 2922 Fries Mill Road Williamstown, NJ 08094	Extreme Builders 1135 Capital Highway Pennsauken, NJ 08110	Twindows, Inc. 2316 E. Dauphin Street Philadelphia, PA 19125
BB CAC CEC	BB 10%	BB10%	BB 10%	BB 10%	BB 10% *
Surety	YES	YES	YES	YES	YES *
Ownership discl.	YES	YES	YES	YES	YES
Affirm. Action	YES	YES	YES	YES	YES
Check List	YES	YES	YES	YES	YES
Proposal	YES	YES	YES	YES	YES
Addenda	YES	YES	YES	YES	YES
Discl. Iran	YES	YES	YES	YES	YES
Lump Sum	\$1,094,000.00	\$1,212,000.00	\$1,368,178.00	\$1,495,254.00	\$1,984,420.00
Plus Contingency	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Grand Total	\$1,194,000.00	\$1,312,000.00	\$1,468,178.00	\$1,595,254.00	\$2,084,420.00

*** automatic rejection: Copy of bid bond and surety**

Specifications also e-mailed to:

Imperial Glass and Door	Metals 2000	Pantagon Services LLC	Pexic Windows
South Jersey Glass & Door	A1 Construction Service Inc.	Straga Brothers Inc.	
ConstructConnect	Extreme Builders	Visualinfomedia	
Bidnet	ASDF	Levy Construction Co. Inc.	
CIS	Deltek	Elmer Door and Exteriors LLC	
Abhzeen Design Inc.	Daskon Group LLC	PWXPress	

RESOLUTION NO. 2024 – 639

A RESOLUTION AUTHORIZING SPECIAL LAW ENFORCEMENT OFFICERS FOR THE YEAR 2025.

WHEREAS, pursuant to the provisions of the Special Law Enforcement Officers Act, there shall be two (2) categories of Special Law Enforcement Officers who may be appointed as Special Officers in the Police Department of the City of Vineland:

- A.) The City Council may appoint such Class One Officers as are needed to supplement the Police Department of the City of Vineland, subject only to budget appropriations available in the municipal budget to be adopted each year. Class One Officers shall be authorized and empowered to issue summons for violations of municipal ordinances and parking violations under municipal ordinances and under Title 39 of the Revised Statutes of the State of New Jersey.
- B.) The City Council may appoint as many Class Two Special Officers as is permitted by N.J.S.A. 40A:14-146.17, and shall be entitled to perform such duties as are permitted by the Special Law Enforcement Officers Act and by the certification which each such officer receives from the Police Training Commission; and

WHEREAS, the Chief of Police of the City of Vineland has requested the appointment of the following Special Law Enforcement Officers for 2025:

CLASS ONE	
Edwardo Santiago	Matthew Wilke
Giovanni Cuadrado-Vega	Wendy Lopez
Jaslyn Colon	Asusena Palan Moran
CLASS TWO	
David Vai	John Austino
Anthony Mertis	Eric Delfava
Donald Felice	Michael Cassady
William Burris	Brian Elliot
Charles Capelli	

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the law enforcement officers herein identified for appointment, effective January 1, 2025, as herein above designated pursuant to said law, be and the same are hereby appointed.

Adopted: December 23, 2024

ATTEST:

President of Council

City Clerk



ANTHONY R. FANUCCI
MAYOR

December 10, 2024

To: Keith Petrosky
Richard Franchetta

Re: Mayor's VDID Reappointment

Dear Keith,

I hereby reappoint, Brian Lankin to the Vineland Downtown Improvement District, for the term of 3 years beginning January 1, 2025 through December 31, 2027.

Sincerely,

Anthony R Fanucci