

Plan Endorsement Recommendation Report

City of Vineland



**New Jersey Department of State
Office of Planning Advocacy
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January 26, 2023**

Much of the details in this report come from Vineland’s 2018 Reexam & MSA; NJ DEP’s O&C and other documents submitted to NJ OPA as part of the PE Process.

This document is a recommendation report prepared by the Office for Planning Advocacy (OPA) as staff to the State Planning Commission (SPC or Commission), based on input of our partner agencies, City of Vineland, Cumberland County and members of the public. OPA will post this report and other material related to the City of Vineland Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to osg@mail@sos.state.nj.us.

Documents submitted by the City of Vineland for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml> and include the Township's Master Plan, Amendments, Redevelopment Plans, etc.

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INTRODUCTION

The City of Vineland (hereafter Vineland or the City) first was designated as a Regional Center with the City of Millville in May of 1994, prior to the formal Plan Endorsement process being established. Vineland received various extensions over the ensuing years that are scheduled to expire on March 31, 2023.

The City's interest in pursuing a renewed Plan Endorsement was discussed on May 12, 2020 at a prepetition meeting with representatives from the City, state agencies and the Cumberland County Planning Department. Vineland's primary objectives in seeking Plan Endorsement are (from the MSA): "the recognition and retention of the currently designated Sewer Service Area, which is key to enabling the City to further its goals for economic revitalization and growth. The City is endeavoring to acquire the State School — West Campus for industrial use, and is having environmental investigations done. The City is very interested in seeing the site redeveloped and reused as an industrial park, but cleanup without State assistance may well prove cost-prohibitive for the municipality. Additional benefits of Plan Endorsement include technical assistance with, and State investments in, transportation initiatives such as sidewalk and bicycle network expansion, technical and financial assistance for preservation and enhancement of scenic natural resources, and priority status for grants and loans that will further our joint objectives."

The local goals, objectives and vision for the City remain consistent with the State Plan, though some of the Center and Planning Area boundaries are being amended to reflect current habitat data and resiliency considerations. The City has third Round judgement of Compliance and Repose and consistently working to rehabilitate and provide additional affordable housing; completed a Master Plan Reexamination in 2018, has made great strides in its redevelopment efforts and is diligent at implementing its vision for future quality of life, economic viability, and land use stewardship.

BACKGROUND/ CHRONOLOGY

The Mayor forwarded the City of Vineland's petition for endorsement on October 31st, 2019.

In May 2020, a Prepetition meeting was held, the City authorized a Plan Endorsement Advisory Committee in October 2021; and submitted their Municipal Self-Assessment Report in October, 2021. OPA participated in two public visioning sessions in person with a virtual call-in on November 10th and November 21st 2022.

The City of Vineland has been steadily building on its planning foundation, with efforts toward sustainability and smart growth as follows:

Event(s)	Date	Notes
Pinelands Comprehensive Management Plan Adopted	1981	8% of Vineland, east of Union Road, consistent since 1982
Center Designated	5/20/1994	
Mobile Home Park Study	1998	Supplement to Land Use Element
Center City Redevelopment Plan	2004	
Stormwater Management Plan Element	2005	
Land Use Plan Amendment (Institutional Campus Area)	2006	Deinstitutionalization of the Developmental Center/Training School
Cumberland County Bike/Ped Plan	2007	

Master Plan (Land Use, Housing, Conservation Plan Element, Farmland Preservation Plan Element)	2008 (1977, 1982, 1992)	
Stream corridor Protection Ordinance	2008	Ch 425 - 83 2008-39
Tree Protection Ordinance	2008	Ch 425 – 85 2008-39
Circulation Plan Element	2009	
Comprehensive Recycling ordinance	2011	Ch 620 Solid Waste & Recycling
Newcomb Hospital Redevelopment Study	2011	
Cumberland Co Transportation Plan	2013	
Affordable Housing Ordinance	2013	
Main Street District Outdoor Dining & Seating Design Standards	2013	
Housing Element & Fair Share Plan	2015 (2006)	
Final Judgement of Compliance and Repose	2015	319 rehab obligation; Prior and Round 3 = Zero (Urban Aid community)
Recreation & Open Space Inventory	2016	
Impervious Cover Assessment and Green Infrastructure Action Plan	2016	
Energy & Mineral Condemnation Redevelopment Plan	2017	
Community Forestry Mgt Plan	2017	
Stormwater Outfall Map	2017	
Stormwater Pollution Prevention Plan SPPP	2017	
Flood Damage Prevention Ordinance	2017	
Master Plan Reexamination	2018 (1998, 2000, 2008)	
Vineland Construction Redev Plan	2018	
Zoning Map	2020	
LSA Sewer Service Area Map	2017 (2011)	
Master Plan Reexamination	2018	
Cumb Co Wastewater Mgt Plan	2019	With Build out analysis
Submitted PE Petition	October 31, 2019	
Zoning Map	March 2020	Digital on website
Prepetition Meeting	May 12, 2020	
Appointed PE Advisory Committee	October 2021	
Cumb Co Hazard Mitigation Plan	2021	With Vineland Annex
Submitted MSA	October 2021	
Stormwater Ordinance	2022	2022-19 (Ch 425-72)
Visioning Sessions	Nov 10 & 21, 2022	With OPA support
PIC Recommendation (Scheduled)	January 18, 2022	
SPC ADOPTION (scheduled)	February 1, 2023	

PUBLIC PARTICIPATION

As part of the Plan Endorsement process the Township appointed a PE Advisory Committee in October 2021 and hosted several local visioning session for Plan endorsement in person and online on November 10 and 21, 2022.

LOCATION & REGIONAL CONTEXT *(largely from Vineland's MSA)*

The City of Vineland in Cumberland County is situated in the southernmost part of New Jersey, located in the central part of the three-county region that makes up the state's Delaware Bayshore.

Vineland is bordered to the north by Franklin Township and Newfield Borough in Gloucester County, and Buena Borough and Buena Vista Township in Atlantic County; to the west by Pittsgrove Township in Salem County and Deerfield Township, Cumberland County; to the south by Millville City; and to the east by Maurice River Township (both also in Cumberland County). The City encompasses approximately 69 square miles. Approximately 7% of the land at the eastern/southeastern edge of the city is in the Pinelands, and consists of mostly undeveloped dense pine forest that runs from Union Road to the Manumuskin River at the City's boundary with Maurice River Township.

State Route 55 runs north-south along the western edge of the city before changing course to a west-east route virtually at the boundary between Vineland and Millville, and then once again assuming a north-south alignment on the eastern edge of the developed portion of Millville. Philadelphia (40 miles) and Wilmington, (40 miles) are the closest regional metropolitan areas to Vineland.

The Maurice River runs south along the western edge of the City, fed by four major tributaries that run west to east. Portions of the Maurice River and its tributaries in Vineland (the Menantico Creek and the Manumuskin River, which run through the eastern portions of the City) are federally designated as Scenic Rivers because of their outstanding natural, cultural, and recreational value. In 1994 Vineland, together with Cumberland County and the municipalities of Millville, Buena Vista, Maurice River, and Commercial, signed a Memorandum of Understanding in which they agreed to adopt plans and zoning regulations to protect the river corridors.

The sections of the City located east of its downtown have traditionally been the home of Vineland's agricultural industry. While the character of this area has become increasingly more suburban over the last several decades, large expanses of farmland remain, especially east of Menantico Creek.

A Planned City – *(History from Vineland's MSA)*

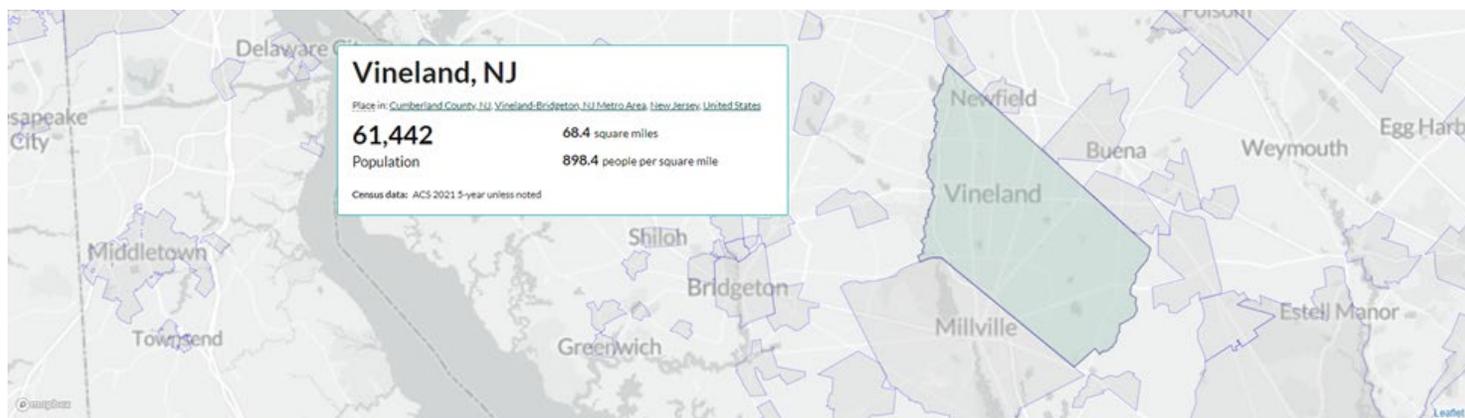
Vineland can trace its founding to 1861, when Charles K. Landis, a Philadelphia lawyer, businessman, and developer, decided to purchase 20,000 acres of land near Millville on the main railroad line connecting Millville to Camden (completed that same year). After having success founding and developing nearby Hammonton, Landis conceived a vision of a utopian new town that could accommodate farming as well as industry. He laid out the town in the spirit of Philadelphia, with a central town one mile square and a grid of streets surrounded by farmland. A central boulevard 100 feet wide and one mile long running east-west (Landis Avenue) was laid out as the town's main street. The original development regulations for the new town included requirements for building setbacks, street trees, and lawn areas. To discourage speculation, Landis also required that property owners build a house and live on their land within one year of purchase. Convinced that the local soil was ideal for grape growing, he named the community Vineland and began marketing the area to Italian immigrants. Landis promised low-priced plots of 20 acres surrounding the downtown with the stipulation that the land be cleared and actively cultivated for vineyards. Through aggressive advertising both locally and throughout the country, Landis was successful in persuading thousands of people to move to Vineland in just several years. The population of the now-incorporated Vineland Borough and surrounding Landis Township reached 6,500 by 1869.

Over the ensuing decades the town grew steadily in population and attracted various new industries, including clothing, food processing and glassmaking. In the early and mid-20th century the egg and poultry business became the dominant force in the local economy, employing 90% of the area's population in the 1940s. In July 1952, the Borough of Vineland and the surrounding Landis Township merged to form the City of Vineland. This merger is the reason for the City's unusually large size and diversity of land use, from urban to rural. The City's downtown continued to thrive as a regional center for commerce and retail activity though the early 1960s. Mirroring national trends, the local economy stagnated or declined through the

1970s and into the early 1980s as traditional poultry and industrial jobs left the area and suburban development brought competition to the downtown retail sector.

The health of the local economy began to reverse itself in the mid-1980s, spurred on in part by and the opening of the City's industrial park in 1976 and the establishment of the Vineland-Millville Urban Enterprise Zone in 1986. In addition, the opening of the first segments of Route 55 a decade earlier had begun to plant the seeds for economic recovery through improved vehicular connections with the rest of the region. Developers quickly recognized the opportunity and began developing the farmland that encircled the traditional downtown into subdivisions of single-family detached houses. New highway-oriented retail growth along Route 47 (Delsea Drive) soon followed, highlighted by the 1972 opening of the 900,000-square-foot Cumberland Mall adjacent to Route 55. Since 1989, and especially during the housing boom of the first years of the 21st century, the City felt increasing development pressure as large areas of farmland to the east of the old downtown were converted to residential subdivisions. As a response, the City has pursued and continues to pursue farmland preservation strategies.

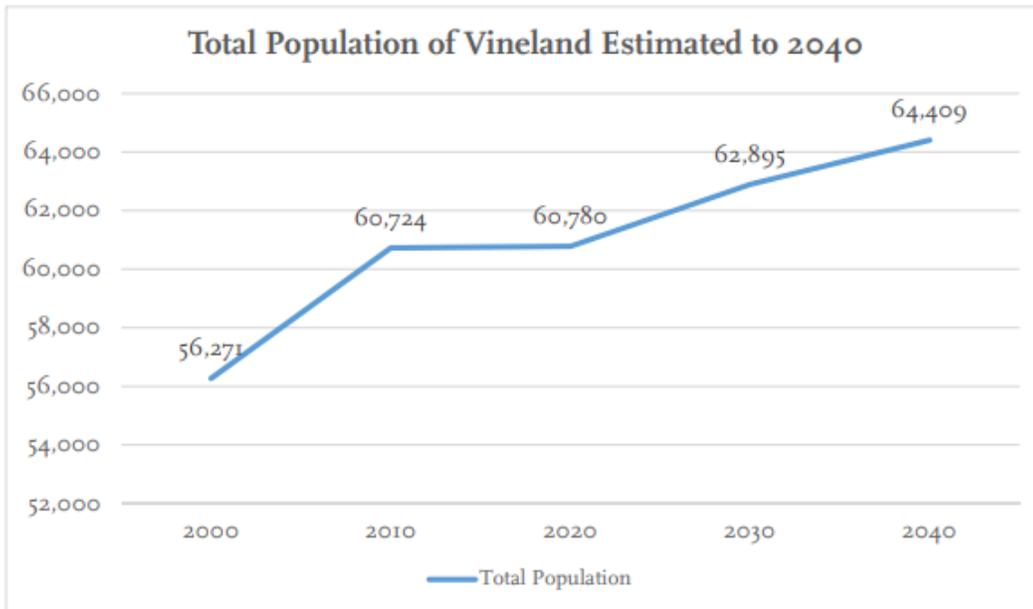
LAND USE, DEMOGRAPHICS AND FUTURE *(from 2020 Census & 2022 Visioning)*



	Vineland	Cumberland County	New Jersey
Land Area (sq. mi.)	69.0	489.3	7,417
Population	60,034	149,527	8,882,190
Households	21,081	51,360	3,286,264
Average Household Size	2.9	2.9	2.7
Housing Units	22,573	56,448	3,616,614
Home Ownership Rate	13,895 (61.6%)	33,093 (58.7%)	57.1%
Vacancy Rate	1,492 (6.6%)	5,719 (10.1%)	10.6%
Median Household Income	\$54,476	\$54,587	\$85,751
Per Capita Income	\$26,518	\$29,711	\$44,888
Poverty Rate	13.7%	13.2%	9.2%
Unemployment Rate	7.2%	7.6%	5.5%

Total Population

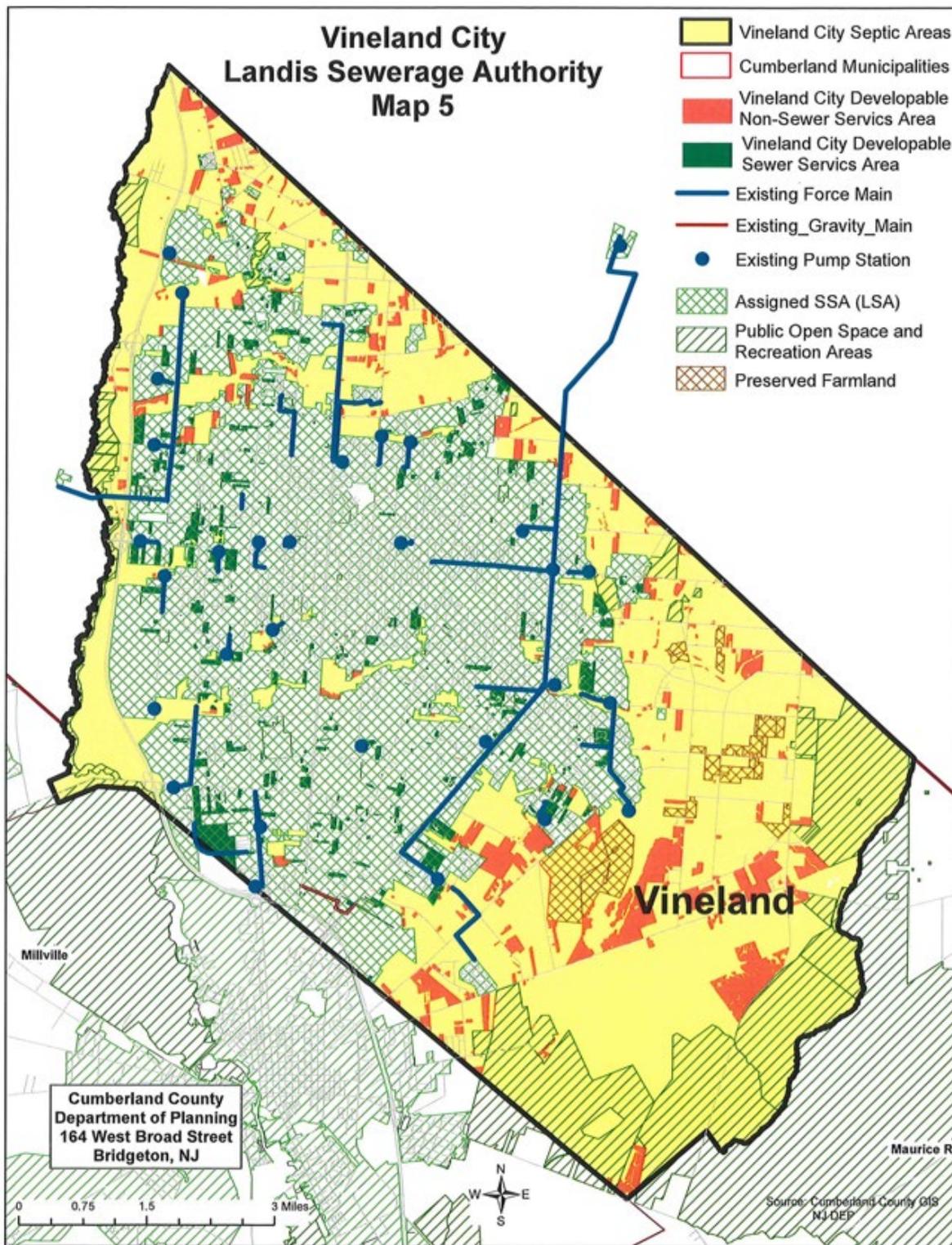
Total Population of Vineland 2000-2040		
Year	Total Population	Rate of Growth
2000	56,271	-
2010	60,724	7.9%
2020	60,780	0.1%
2030 (Estimate)	62,895	4.8%
2040 (Estimate)	64,409	2.4%



Vineland’s 2015 Housing Plan Element shows that 80% of the housing stock in the City is more than 40 years old, and fully 8.6% of the City's housing stock is in the form of mobile homes. The number of residents per occupied unit in Vineland (and overall in New Jersey, and in Cumberland County), is shrinking, which increases the demand for housing, especially for comparatively smaller units. The City's housing stock increased at a significantly faster rate than did its population, although, as with the County overall, its vacancy rate also increased slightly. (The State's overall vacancy rate decreased, an indicator that housing demand is outstripping supply in some areas.)

INFRASTRUCTURE - Waste Water Treatment -

The Landis Sewerage Authority, affiliated but not part of the City of Vineland, is responsible for all of Vineland’s wastewater that is not on private septic systems as well as the College in Millville and several businesses across the border in Atlantic and Salem Counties.



Water -

Vineland's potable water is provided by a combination of the Vineland Water & Sewer authority and private wells. There are 13 active potable water supply wells.

Capacity Analysis *(from DEP O&C Report)*

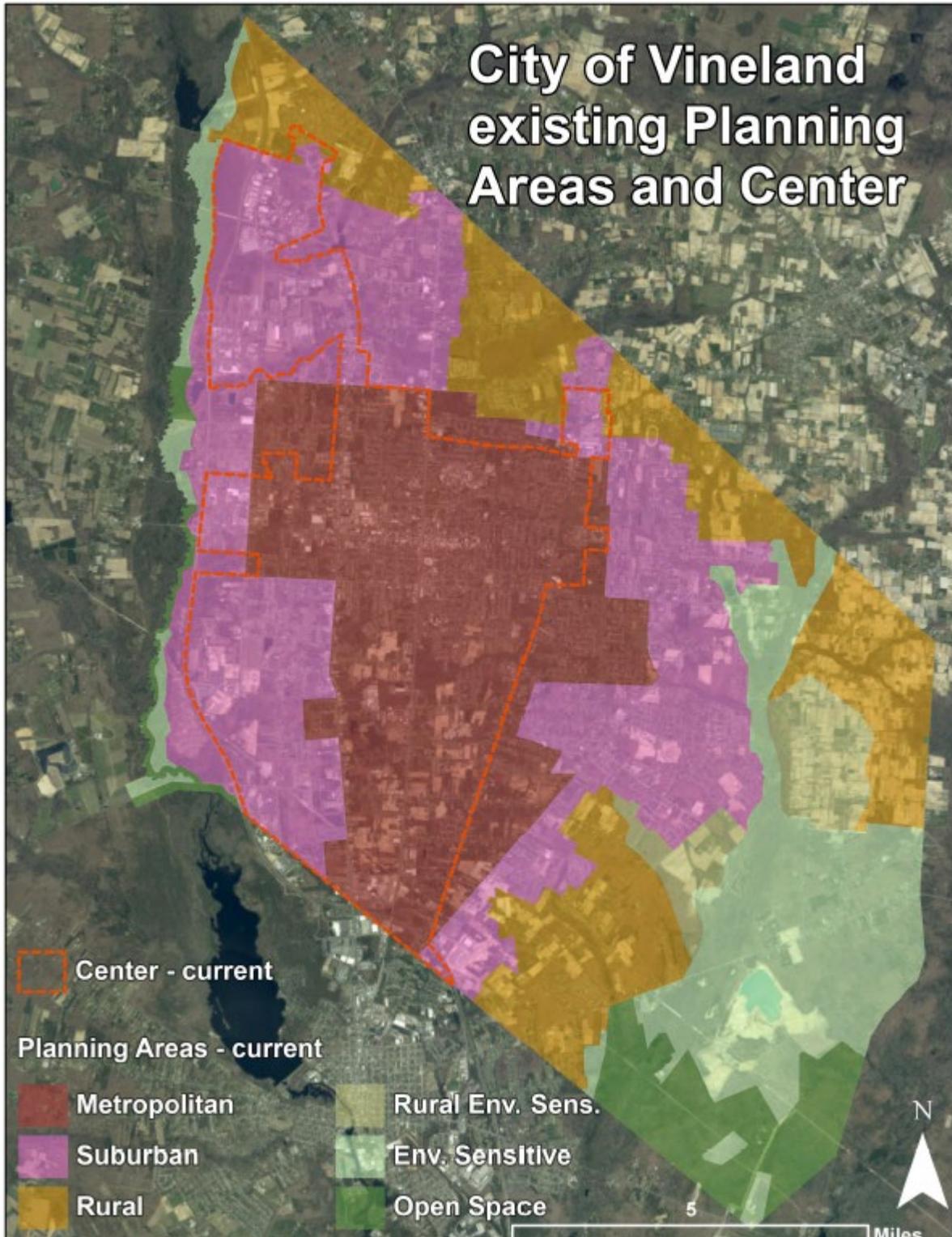
The NJDEP Bureau of Water Sysyems Engineering (BWSE) identify's Vineland as having a surplus of potable water and wastewater treatment capacity (at 20.730 MGD) available for all approved pending projects.

Firm Capacity:	17.692	MGD						
Allocation Limits:			Contract Limits:		Total Limits:			
(Monthly)	502.000	MGM	(Monthly)	MGM	(Monthly)	502.000	MGM	
(Yearly)	3,645.000	MGY	(Yearly)	MGY	(Yearly)	3,645.000	MGY	
Five Year Peak Demand:			Allocated Demand:		Deficit/Surplus:			
(Daily)	10.471	MGD	(Daily)	0.805	MGD	(Monthly)	164.920	MGM
Month/Year	07/2018		(Monthly)	12.478	MGM	(Yearly)	1,006.000	MGY
(Monthly)	324.600	MGM	(Yearly)	97.942	MGY			
Month/Year	07/2018					Firm-Peak Total:		
(Yearly)	2,541.100	MGY	Total Peak Demand:			(Daily)	6.416	MGD
Year	2017		(Daily)	11.276	MGD			
			(Monthly)	337.078	MGM			
			(Yearly)	2,639.042	MGY	WAP Number:	5148	

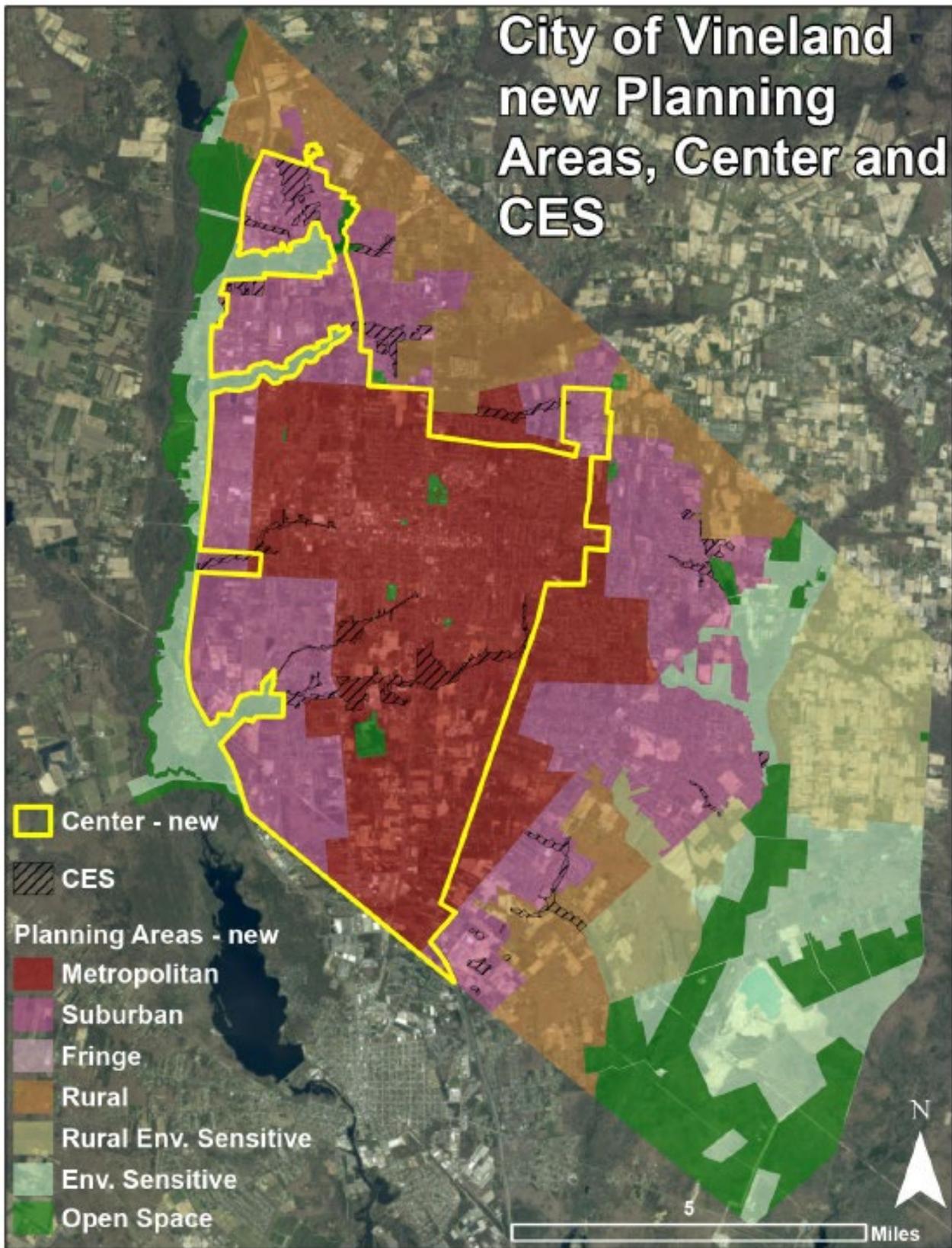
- Total capacity of all combined sources - 20.352 MGD
- Firm capacity (total capacity-largest source) - 17.692 MGD
- Water Allocation limits = 502.000 MGM, 3,645.000 MGY
- Current (utilized) peak demands = 10.471 MGD, 324.600 MGM, 2,541.000 MGY
- Surplus (available) water = 6.416 MGD, 164.920 MGM, 1,006.000 MGY

PROPOSED MAP AMENDMENTS

Existing SDRP mapping is below:



Proposed SDRP mapping is below:



Detail of Burnt Mill and Blackwater Branch areas:



NJOPA respectfully proposes the above mapping which has the approval of City of Vineland but NJDEP has exceptions. As per discussions at the PIC, OPA has developed a fact sheet (attached) for the areas of disagreement and DEP has developed a response for discussion at the SPC.

STATE PLAN GOALS REVIEW

Goal #1 Revitalize the State's Cities and Towns - The City's 2008 Master Plan, as well as all Master Plan Re-Examination Reports, place a heavy emphasis on revitalizing the City's downtown, by attracting jobs and businesses, revitalizing substandard housing and adding new infill housing, and implementing design standards intended to give the downtown greater visual appeal.

Goal #2 Conserve the State's Natural Resources and Systems –

The City is committed to the preservation of its waterways that contribute to the Maurice River, which has a federal Scenic Designation south of the Millville sewage treatment plan. It has signed a Memorandum of Understanding with other municipalities in a collaboration to preserve these

streams. In addition, the City is mindful of the threat posed by agricultural runoff, and is committed to working on this issue with the Cumberland Salem Soil Conservation District.

The City's Green Team has also worked diligently to achieve Bronze Certification through Sustainable Jersey in October 2022 with 185 points (35 above the required 150), building on its certifications in 2017 and 2019. It also has an engaged Environmental Commission that reviews site plans based on its Environmental Resource Inventory.

Key accomplishments under Goal #2 include:

- Developing an Impervious Cover Assessment and Green Infrastructure Action Plan
- Rain garden creation at 3 locations
- Development and maintenance of a Community Forestry Management Plan

Goal #3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of NJ –

It is a long-stated priority of the City to foster economic growth in its downtown core, and in its industrial zones, as the City has become a growing center for light industry. This strategy leaves much of the eastern half of the City as either productive agricultural land or low-density residential development, and it is the intent of the City not to see development intensified outside its sewer service area.

The City has worked to take full advantage of various economic development programs and designations in its efforts at economic revitalization. There are two federally designated Empowerment Zone areas in the City: One covers much of the downtown and extends west along Landis Avenue, and the other is in the northwest corner of the City adjacent to the Route 55/Garden Road interchange. The census tracts covering the downtown and the adjacent area to the southwest have been designated as an Opportunity Zone pursuant to the 2017 federal Tax Cuts and Jobs Act. Most of the Route 47 corridor and the western part of Landis Avenue, as well as the Route 55/Garden Road interchange area and several other commercial nodes and corridors, have been designated by the state of New Jersey as an Urban Enterprise Zone, a designation that in 2018 had its expiration deadline extended to 2023. Additionally, the City established a Special Improvement District along Landis Avenue, which was later affiliated with Main Street New Jersey and Main Street America. Lastly, the City currently has five duly designated Areas in Need of Redevelopment: Center City Redevelopment Area, first adopted in 2004; U-Pull it Redevelopment Area, established in 2011; Newcomb Hospital Redevelopment Area, adopted in 2012; Energy and Minerals Redevelopment Area, adopted in 2015; and, Vineland Construction Redevelopment Area, adopted in 2017.

Goal #4 Protect the Environment, Prevent, and Clean Up Pollution -

Vineland's Environmental Commission supported Rutgers Water Resources Program to develop an Impervious Cover Assessment and Green Infrastructure Action Plan through which they began implementation of a raingarden at a local park, the City Hall Annex and a third at another location.

The Landis Sewerage Authority has been a pioneer in the land application of effluent as well as the use of alternative energy sources to power its treatment plant. These include reclaiming methane

from its digester and powering a gas turbine to generate electricity and provide heat. It has a large solar array and a wind turbine to provide electricity to the treatment plant.

In addition to implementing the management plans of both the Pinelands and the Wild and Scenic Maurice River in protecting their areas of high resource value; the City's plans avoid development in critical environmental areas and the Green Team and Environmental Commission engage in multiple activities to reduce and prevent pollution and green-house gas emissions.

Goal #5 Provide Adequate Public Facilities and Services at a Reasonable Cost –

Vineland Public School system includes one early childhood learning center, eight elementary schools, four middle schools, and one senior high school, in addition to facilities targeted to specific curricula. There is one public library in the City's downtown district. There is one institution of higher learning, Rowan College of South Jersey, at the southwest edge of the city near the Route 55 interchange at exit 29. With the closure of Newcomb Hospital, close to the downtown, the closest emergency health facility is Inspira Hospital, which opened in 2004, at the southwest edge of the city near college and the Route 55 interchange at exit 29.

Vineland has an independent wastewater treatment plant, Landis Sewerage Authority; its own electric utility, water department; its own health department separate from the County, a planning department and an engineering department. Clearly, the City is interested in providing a full range of municipal services to its residents while maintaining about the average statewide tax rate for its residents and one of the lower rates in Cumberland County (2.9%).

The City of Vineland is committed to maximizing development where infrastructure already exists, and to increasing the tax base in the City in order to fund much-needed improvements where infrastructure is old and in need of repair. To do that, it intends to foster more commercial development in its downtown, and to expand housing choices there. In addition, it is the City's policy to coordinate with Cumberland County on transportation options, such as the County's shuttle services, in order to minimize the number of trips made by single-occupancy vehicles. Beyond these efforts, the sparser population in the region means there are fewer public transit resources to coordinate, and less opportunity to influence NJ Transit's capital priorities.

Goal #6 Provide Adequate Housing at a Reasonable Cost -

Vineland received a judgement of compliance and repose and, as an Urban Aid community, is working to rehabilitate additional affordable housing within the City. From the 2008 Master plan: Improvement and expansion of housing choices through upgrading substandard housing, fostering adaptive reuse of vacant and under-utilized buildings, and provision of affordable housing.

The City has been working consistently to rehabilitate substandard housing and stabilize neighborhoods in order to reduce blight and crime. In 2020 the City adopted an amendment to its Fair Share Plan in order to take advantage of several new opportunities for the development of affordable housing, both for older residents of the City and soon for families. One of the recommendations of the 2018 Master Plan Re-Examination Report was to develop infill housing in the City's downtown area, both to provide greater housing choice, in particular for pre-child and post-child residents, and to provide a stronger customer base for downtown businesses. And

finally, the City has adopted design standards to help ensure that new development and redevelopment are visually appealing.

Goal #7 Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, and Recreational Value -

The Landis Theatre, on the National Register, reopened in 2010 after being closed for 23 years. There is also an active historical society, the Vineland Historical and Antiquarian Society museum (the oldest purpose-built museum in NJ), has an extensive collection including artifacts, photographs, books and resources. There are many buildings on “The Avenue” (Landis Avenue, the City’s main street) with historic significance and many downtown neighborhoods have an abundance of historic housing stock.

In 1996 the City rezoned most of East Vineland to require larger lot sizes, which has been effective in maintaining this largely agricultural area and reducing the threat of loss of agricultural lands. The 2008 Master Plan recommended expansion of its existing Agricultural Development Area, and the establishment of an Agricultural Development Committee. The State Agriculture Development Committee lists nine farms in the City, totaling approximately 834 acres, that have been permanently preserved since 1990.

From the 2008 Master Plan: Preservation of agricultural lands and activities and the protection of open space through directing growth appropriately and limiting the expansion of water and sewer infrastructure so as to deter sprawl development.

For open space and recreation, the City maintains 18 parks and recreational areas totaling approximately 405 acres, ranging in size and use from the 79-acre South Vineland Park on West Elmer Road and the Joseph E. Romano Sports Complex on Maple Avenue to the .25-acre mini-park on West Earl Drive. These recreation facilities encompass organized sports facilities, fishing lakes and ponds with boating facilities, picnic and grilling areas, a dog park and natural areas with trails for bird-watching.

The 2018 Master Plan Re-Examination Report recommended the development of an Open Space and Recreation Plan Element and an increased commitment to preserving more open space.

Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide -

By participating in the Plan Endorsement process, and as a State Plan-designated Regional Center, Vineland is demonstrating its commitment to comprehensive planning, and its continuing commitment to working with surrounding municipalities, the County, the South Jersey Transportation Authority, and the Pinelands Commission. Vineland's goal is to ensure that its planning is consistent at all levels, and Plan Endorsement will facilitate that.

The 2008 Master Plan included a detailed Statement of Plan Relationships, which highlighted the City's policy of coordinating development with all surrounding municipalities. In addition, the Statement notes its Master Plan is consistent with the State Development and Redevelopment Plan; the Pinelands Comprehensive Management Plan; the 2002 Cumberland County Strategic Plan, which summarized the County's recent planning activities and documents; and the County's Solid Waste Management Plan.

In addition, the 2018 Master Plan Re-Examination Report discusses the influence that various other governmental agencies' planning may have on the City of Vineland, including:

- 2008 New Jersey Long-Range Transportation Plan;
- 2010 Cumberland County Rails to Trails Feasibility Study;
- 2011 Cumberland County Open Space and Recreation Master Plan;
- 2013 Cumberland County Transportation Plan.
- Participation in the county wide Hazard Mitigation Plan and Waste Water Management Plan as well as other county lead initiatives like the Bike plan, etc.
- Maurice River Management Plan (Wild & Scenic)

RESILIENCY *(largely from the MSA)*

The City of Vineland has undertaken several efforts to support a more sustainable and resilient municipality and is preparing to undertake more:

- From the 2008 Master Plan: Sustainable development, that can be supported by the City's finances, that doesn't consume more resources than the benefits it provides, and that can withstand the demands of a changing climate; and
- The City is working to update and amend its Flood Hazard Ordinance (2017).
- The City of Vineland has a dedicated and active Environmental Commission/Green Team that is increasingly engaged in resilience issues.
- The 2021 Cumberland County All Hazard Mitigation Plan, including the Vineland Annex, identifies vulnerable assets and actions to mitigate defined vulnerabilities.
- Has begun work on GHG Reduction efforts including a Fleet inventory with the intention of moving to EVs.
- Impervious Cover Assessment & Green Infrastructure Action Plan
- Increased flooding is an extreme risk for the City, rated by ClimateCheck at 80 out of 100, although most areas prone to riverine flooding are not developed. Only a limited number of homes along the Maurice River and the Menantico Creek are vulnerable to destruction from flooding. However, the City is experiencing more and more nuisance flooding due to the increased number and intensity of storms resulting from climate change. The City is requiring an extra foot of freeboard for anything built in a flood hazard area
- The potential for increased heat is a moderate threat to the City, rated by ClimateCheck at 48 out of 100. The City has very productive farms that concentrate on the production of vegetables and herbs, crops that are very sensitive to heat. Increases in temperature may affect agricultural productivity, requiring either new or increased irrigation of existing crops, or a shift to crops that are more heat tolerant. Heat may also put at life-threatening risk City residents who are living without air conditioning, which may be unaffordable to residents living below the poverty level.

- A relative lack of recreation and open space for Vineland's population size was identified in the 2018 Master Plan Re-Examination Report as an issue that should be addressed. The report recommended the development of an Open Space and Recreation Plan Element. Additional open space would help ease the potential urban heat-island effect of climate change; would offer additional recreation opportunities for residents; would foster cleaner air and better health; and would help increase the value of nearby properties.
- The City of Vineland Electric Utility has instituted an aggressive tree maintenance program to harden its distribution system. The City has also installed generators at critical facilities. While technically not part of City government, the Landis Sewerage Authority has started to address the vulnerability of pump stations located along streams in the City.
- Equity from the 2008 Master Plan: Equitable growth, in which the benefits are shared fairly among all stakeholders, and none are privileged at the expense of others.

STAFF RECOMMENDATION

The City of Vineland has diligently and regularly planned and implemented measures to ensure that their center, and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including with the items identified in the PIA, are aligned with the State Plan. It is staff's recommendation that the Plan Implementation Committee forward this proposed Plan Endorsement to the State Plan Commission as presented. Please see the attached PIA for details of Vineland's implementation agreement.