

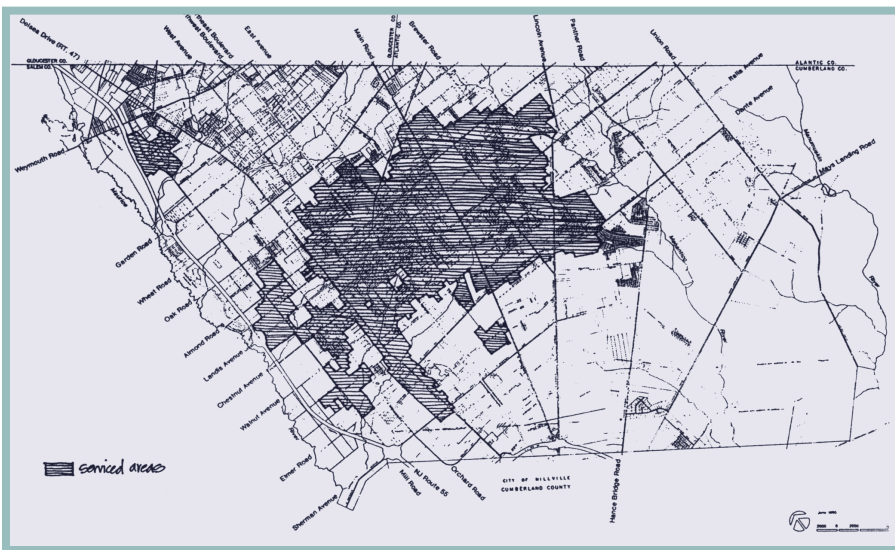


Master Plan and Land Use Ordinance for Vineland, NJ

Vineland, NJ

CLIENT:
Planning Division, City of Vineland

Vineland, New Jersey is formed by approximately 44,000 acres and was home to approximately 55,000 residents in 1990. Large areas of the city, particularly in the east, are wooded or farmland, and the City experienced a speculative subdivision boom in the late 1980 that taxed its infrastructure and threatened water quality. With these factors in mind, the master plan and land use ordinance carefully tied the City's infrastructure to land use and density. A complete revision of the zoning code and map, referred to as the land use ordinance, was undertaken to link the density of a development to the presence of public sewers and water supply. The ordinance also strengthened standards and review for site plans and design.



The current sewer service area leaves much of the city unsuited for current development pressure.



Founded in 1861, a one-mile square town surrounded by 32,000 acres of agricultural land formed the basis of today's Vineland.



Conservation objectives of the master plan set forth areas of limited density and no development.