

CITY OF VINELAND

ORDINANCE NO. 2015-_____

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 6126 OF THE PLANNING BOARD OF THE CITY OF VINELAND REGARDING BLOCK 4007 LOT 2

WHEREAS, on March 23, 2004, the City Council of 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 611 – 615 East Elmer St., Block 4007, Lot 2 (Property) located in the Professional Office Redevelopment District has requested City Council consider amending the Redevelopment Plan so as to permit a portion of the improvements thereon to be utilized for a 400 square foot salon; and

WHEREAS, on August 11, 2015, City Council passed a motion to refer the proposed Redevelopment Plan Amendment to the Planning Board and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution 6126, a Resolution of Findings and Conclusions and Decision of the Vineland Planning Board; and

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions of the Planning Board Resolution 6126; and

WHEREAS, the City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6126.

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

1. The Center City Redevelopment Plan shall be amended, relating to 611 – 615 East Elmer St., Block 4007, Lot 2 to allow the use of a portion of the improvements as a 400 square foot salon.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6126
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, City Council of the City of Vineland, has requested that the Planning Board of the City of Vineland, review a proposed change to the Center City Redevelopment Plan and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland; and

WHEREAS, City Council requested that the Planning Board provide comments regarding a proposed amendment to the Center City Redevelopment Plan relating to 611-615 East Elmer Street, being known as Block 4007, Lot 2; and

WHEREAS, having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland; having reviewed the staff review of the proposed amendment dated July 13, 2015; having considered the application for Center City Redevelopment Plan Amendment submitted by Alice Vargas, made the following factual findings:

1. The property in question is owned by Eugene Barse Investment Corporation.
2. The property in question is located within the Civic Professional Office Redevelopment District.
3. The applicant is requesting to utilize a 400 square foot portion of an existing office building as a salon.
4. Kathleen Hicks testified that the staff committee had no comments regarding the request, therefore, had no objection. The committee did recommend no conditions of approval other than the applicant's obtaining necessary permits as required by the City.
5. Kathleen Hicks also noted that the request is not in accordance with the City's Master Plan however, the building is an existing structure and a salon would not be out of character in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that a proposed amendment to the Center City Redevelopment Plan to permit a 400 square foot salon in an existing building at 611-615 E. Elmer Street, said building being within the Civic Professional Office Redevelopment District, should be adopted by City Council.

The Planning Board considered the staff review and the sworn testimony of Kathleen Hicks. The Planning Board recommends that City Council approve the amendment to permit the 400 square foot salon subject to the applicant obtaining any and all permits as required.

The staff report has been incorporated herein by reference.

The Planning Board finds that the proposed change is not consistent with the City's Master Plan. However, due to the relatively minor nature of the application, the Planning Board has no objection. Additionally, the salon would be in an existing office building and would not be out of character in the neighborhood.

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 August 12, 2015 as reflected in the recorded minutes of said meeting.

PLANNING BOARD OF THE
CITY OF VINELAND

ADOPTED DATE: August 12, 2015


YASMIN RICKETTS, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

David Manders
Maria Perez
Ryan Headley
John Casadia
Gary Stanker

ABSTAINING

None

ABSENT

Stephen Plevins
Michael Pantalone
Sandy Velez
Christine Scarpa

OPPOSED

None