

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 6127 OF THE PLANNING BOARD OF THE CITY OF VINELAND REGARDING BLOCK 4005 LOT 7.

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 102 South East Avenue, Block 4005, Lot 7 (Property) located in the Professional Office Redevelopment District has requested City Council consider amending the Redevelopment Plan so as to permit the conversion of a vacant. Professional office space on the first floor into a three-bedroom residential apartment and maintain the two-bedroom residential apartment on the 2<sup>nd</sup> floor, thus creating a duplex; 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 6127, 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 6127; and

WHEREAS, the City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6127.

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 102 South East Avenue, Block 4005, Lot 7 to allow the conversion of the Professional Office on the first floor into a two bedroom residential apartment and a two bedroom apartment on the second floor.

2. The amendment is subject to the 6 conditions of approval as recommended in the staff report dated July 7, 2015 incorporated in Resolution 6127 of the Planning Board and herein by reference.

Passed first reading:

Passed final reading:

---

President of Council

Approved by the Mayor:

---

Mayor

ATTEST:

---

City Clerk

**RESOLUTION NO. 6127**  
**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 102 South East Avenue, being known as Block 4005, Lot 7; and

**WHEREAS**, having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland; having considered the staff review of Redevelopment Plan Amendment Request dated July 7, 2015; having considered the application for Center City Redevelopment Plan Amendment submitted by the property owner, Hector Acevedo, made the following factual findings:

1. The property in question is owned by Hector Acevedo.
2. The property in question consists of vacant office space on the first floor previously used as a doctor's office and a two (2) bedroom apartment on the second floor.
3. The applicant is requesting to convert the vacant doctor's office into a three (3) bedroom residential apartment and maintain the two (2) bedroom residential apartment on the second floor.
4. The staff review report supports the request however, recommends conditions be placed on the approval.
5. Kathleen Hicks testified that the staff committee is in favor of the proposed conversion. However, the committee did list six (6) recommended conditions for approval.
6. Kathleen Hicks also noted that the request is not consistent with the City's Master Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Vineland, that a proposed amendment to the Center City Redevelopment Plan so as to permit 102 South East Avenue to be converted into a two (2) bedroom on the first floor and a two (2) bedroom on the second floor, 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 conversion.

Approval should also be subject to the six (6) conditions of approval as recommended in the staff report. 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.

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