

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 6129 OF THE PLANNING BOARD OF THE CITY OF VINELAND REGARDING BLOCK 4001 LOT 25

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 27 South East Boulevard, Block 4001, Lot 25 (Property) located in the Landis Avenue Main Street Redevelopment District has requested City Council consider amending the Redevelopment Plan so as to permit a community center and also providing counseling services to parents; 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 6129, 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 6129, inclusive of the staff report and recommended contingencies of the Planning Division incorporated by reference in Resolution 6129; and

WHEREAS, the City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6129 and the recommendations of Planning staff.

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 27 South East Boulevard, Block 4001, Lot 25 to allow the use of improvements thereon for a community center and counseling services for parents.

2. The amendment is subject to and conditioned upon the 2 (two) conditions of approval as recommended in the staff report dated August 24, 2015 incorporated in Resolution 6129 of the Planning Board and herein by reference. Specifically, the following uses shall not be permitted; Church, Homeless Shelter (i.e. no overnight residency or stays), Substance Abuse Counseling, Medical Services, Day Care.

Passed first reading:

Passed final reading:

\_\_\_\_\_  
President of Council

Approved by the Mayor:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. 6129**  
**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 27 South East Boulevard, being known as Block 4001, Lot 25; 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 August 24, 2015; having considered the application for Center City Redevelopment Plan Amendment submitted by Pastor Osvaldo Heredia for Daniel's Den Community Center, made the following factual findings:

1. The property in question is owned by Industrial Leasing Company.
2. The property in question consists of vacant office space previously used as a medical office building.
3. The applicant is requesting to convert a portion of the building to a community center.
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 two (2) 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 a portion of Block 4001 Lot 25 to be converted into a community center, 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 two (2) 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 September 9, 2015 as reflected in the recorded minutes of said meeting.

PLANNING BOARD OF THE  
CITY OF VINELAND

ADOPTED DATE: September 9, 2015

  
YASMIN RICKETTS, Secretary

  
DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

David Manders  
Maria Perez  
Ryan Headley  
Stephen Plevins  
Michael Pantalone  
Sandy Velez

ABSTAINING

None

ABSENT

John Casadia  
Gary Stanker  
Christine Scarpa  
Angela Calakos

OPPOSED

None



## REDEVELOPMENT PLAN AMENDMENT REQUEST

**APPLICANT:** Pastor Osvaldo Heredia for Daniel's Den Community Center (non-denominational non-profit)

**PROPERTY:** 27 S. East Blvd. (Block 4001/Lot 25)  
NE corner of S. East Blvd. & Elmer St.

**REQUEST:** Allow a community center that would offer counseling to parents (particularly single parents) and children in the Landis Avenue Main Street Redevelopment District. The proposed use would initially only use a portion of the building. The former medical office building has been vacant for 15 years.

**STAFF REVIEW:** Kathleen Hicks, Stephen Hawk, Kenneth Heather, Sandra Forosisky, Dale Jones, Robert Aussenberg, Patrick Finley & Sharon Paterno

**DATE:** August 24, 2015

Staff members met first on August 17<sup>th</sup>, and again on August 20<sup>th</sup> with Pastor Heredia, to preliminarily review the above-referenced Redevelopment Plan Amendment Request. Staff members initially had questions about the proposed use and the partial utilization of the building. At the second meeting, Pastor Heredia explained that they intended to start small and grow, ultimately developing 3 phases. Phase 1 would include about 20 rooms. The mission of the non-profit is to empower families. He explained that the project wouldn't include a church, homeless shelter or substance abuse counseling function. Phase 1 would be rooms for counseling.

Staff members were generally supportive of conversion of the property to a community center. Questions remain, however, about what building improvements might be needed to establish the use. Of particular concern with the building is the lack of a sprinkler system and windows. A floor plan identifying the use of each room, and ultimately architectural drawings, will be needed. Pastor Heredia was encouraged to work with an architect to get guidance on necessary renovations.

Staff suggests the following:

1. Each phase will have to be code compliant.

2. The following uses should not be allowed:

- Church
- Homeless shelter (i.e., no over-night residency)
- Substance abuse counseling
- Medical services
- Daycare

Should you have any questions, please feel free to contact any of the staff involved.