

CITY OF VINELAND

ORDINANCE NO. 2018-_____

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 4113 LOT 1 CONSISTENT WITH RESOLUTION 6297 OF THE PLANNING BOARD

WHEREAS, on March 23, 2004, 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 known as Block 4113, Lot 1, 601 South Eighth Street (“Property”) has requested City Council consider amending the Redevelopment Plan so as to permit the existing two story building with a residential unit on the second floor and commercial unit on the first floor to be converted so as to convert the first floor commercial unit to a three bedroom residential unit and continue the residential unit on the second floor (Requested Use). The owner has previously received approval to convert the first floor commercial unit to a two bedroom residential unit but did not move forward with the conversion; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use; and

WHEREAS, on July 11, 2018 the Planning Board adopted Resolution No. 6297, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board after hearing the testimony of Kathleen Hicks, PP, Supervising Planner wherein the Board found that the prior amendment approval was similar to the present request except the first floor commercial use would be amended to a three bedroom residential unit instead of a two bedroom unit; and

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions and Decision of the Vineland Planning Board specified in Planning Board Resolution No. 6297 as well as City Staff review attached thereto; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6297 subject to the owner returns to the Planning Board for site plan review together with building elevations to ensure that the first floor unit does not appear to be a commercial unit and the site plan reflects the removal of all unnecessary asphalt and concrete, removal of existing drive opening on Cherry Street, enhanced landscaping and adequate parking for the proposed units..

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 Block 4113, Lot 1, to allow the existing two story building with a residential unit on the second floor and commercial unit on the first floor to be converted so as to convert the first floor commercial unit to a three bedroom residential unit and continue the residential unit on the second floor subject to compliance with City Staff review and site plan requirements and approval as specified in Resolution 6297 of the Planning Board.

CITY OF VINELAND

2. Failure of the owner to comply with the terms and conditions of Resolution No. 6297 of the Planning Board within 180 days of the date of this Ordinance shall cause the use to revert its prior amendment approval, subject to any approved extensions by the Planning Board.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6297

**RESOLUTION OF FINDING AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD**

WHEREAS, City Council of the City of Vineland has directed the Planning Board of the City of Vineland to 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 has requested that the Planning Board provide comments regarding a proposed amendment to the Center City Redevelopment Plan relating to 601 S. Eighth Street, being known as Block 4113, Lot 1, and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland; having reviewed correspondence from City Council and the staff review of the Redevelopment Plan amendment request, having reviewed the request of the applicant, made the following factual findings:

1. The property in question is owned by Efrain Acosta.
2. Located on the property in question is a two (2) story building with a residential unit on the second floor and a commercial unit on the first floor.
3. The lot in question has 50' frontage along South Eighth Street and 64' frontage along East Cherry Street.
4. The owner seeks to convert the first floor into a three (3) bedroom residential unit.
5. The owner previously received redevelopment plan amendment approval in 2013 to convert the first floor into a two (2) bedroom residential unit.
6. Kathleen Hicks noted that the lot is very small and has excessive impervious cover which needs to be removed.
7. Kathleen Hicks also noted that parking was a particular concern for the subject property due to its size. The applicant shall have to demonstrate on the site plan that parking can be accommodated to the maximum extent practical without overhanging public sidewalk.
8. Kathleen Hicks noted that the consensus of City staff is that there is little difference between the occupancy of 2 overly large bedrooms and 3 bedrooms.
9. The Board agreed with the City Staff consensus that although the lot size is small, there is little difference in occupancy between a 2 overly large 2 bedrooms and 3 bedrooms.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that it has reviewed the proposed amendment to the Center City Redevelopment Plan and has determined that the proposed amendment should be adopted by City Council.

The Planning Board finds that the proposed amendment is consistent with the City's Master Plan.

The Planning Board further recommends that City Council adopt the City Staff review, which is attached hereto and incorporated into this resolution by reference.

The Planning Board further recommends that the application be required to return to the Planning Board for site plan review together with building elevations to ensure that the first floor unit does not appear to be a commercial unit. The applicant shall include the following improvements on the site plan: removal of all unnecessary asphalt and concrete, removal of existing drive opening on Cherry Street too close to intersection, enhanced landscaping, and adequate parking for the proposed residential units.

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 July 11, 2018 as reflected in the recorded minutes of said meeting.


ADOPTED DATE: 7-11-18

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



Michael Pantalone, Vice Chairman

ROLL CALL VOTE

VOTING IN FAVOR

Keith Salerno
Sandy Velez
Robert Odorizzi
Michael Pantalone

ABSTAINING

None.

ABSENT

Stephen Plevins
Maria Perez
Christine Scarpa
David Manders

OPPOSED

None.