

CITY OF VINELAND

ORDINANCE NO. 2019-21

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 4003 LOT 7 CONSISTENT WITH RESOLUTION 6326 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 located at 721 East Landis Avenue, Block 4003, Lot 7 (“Property”) located in the Landis Avenue Main Street District utilizes the existing building as four residential apartments of the second floor, a hair salon and vacant space on the first floor and has requested City Council consider amending the Redevelopment Plan so as to permit the use of a portion on the first floor of the existing two story building as a tattoo studio; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow a tattoo parlor on the first floor of the Property and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6326, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council reconsider their prior determination not to remove tattoo parlors from the list of prohibited uses in the Landis Main Street Redevelopment District and in the alternative, recommended City Council approve an amendment so as to allow a tattoo parlor on the first floor of the Property; 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. 6233 regarding the Plan Amendment allowing a tattoo parlor on Block 4003 Lot 7 but not the Findings and Conclusions removing tattoo parlors as prohibited uses; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6326 regarding the amendments to the Redevelopment Plan but not to remove tattoo parlors from the list of prohibited uses in the Landis Main Street Redevelopment District.

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 4003, Lot 7, known as 721 East Landis Avenue, to allow a tattoo parlor on the first floor thereof consistent with Resolution 6326 of the Planning Board of the City of Vineland.

CITY OF VINELAND

2. City Council finds that permitting tattoo parlors within the Landis Main Street Redevelopment District would be detrimental to the continued redevelopment on Landis Avenue and contrary to the intended purpose specified in the Center City Redevelopment Plan and therefore shall remain a prohibited use therein, excepting by way of an amendment to the Redevelopment Plan after considerations for each site and its particular characteristics.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk

**RESOLUTION NO. 6326**  
**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 Landis Main Street District of 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 Redevelopment Plan requested by Alfonso Jimenez, relating to an existing commercial building at 721 E. Landis Avenue, being known as Block 4003, Lot 7; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the review by City Staff dated January 17, 2019; and having considered the Redevelopment Amendment request by Alfonso Jimenez, made the following factual findings:

1. The property in question is located at 721 E. Landis Avenue, Block 4003, Lot 7 and is 6,972.5 square feet. The existing two-story building covers the entire lot.
2. The building currently has four (4) residential apartments on the second floor. The first floor includes a hair salon, and a vacant space previously occupied by a cell phone repair store.
3. The applicant is requesting to replace the cell phone repair store with a professional tattoo studio.
4. The City staff had no objection to the request.
5. The staff recommended that a tattoo parlor be removed from the list of prohibited uses in the Landis Main Street Redevelopment District.
6. Staff notes that the City Health Department requires a license for a tattoo parlor. This license requires a tattoo studio to have two (2) separate bathrooms. One for employees and one for customers.
7. The underlying zone is B-1 Business. Therefore, the proposed use is not in accordance with the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Vineland, that a proposed amendment to the Landis Main Street District of the Center City Redevelopment Plan so as to permit a tattoo parlor should be adopted by City Council.

The Planning Board finds that the proposed change is not consistent with the City's Master Plan.

The Planning Board further recommends that tattoo parlors be removed from the list of prohibited uses in the Landis Main Street Redevelopment District.

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 February 13, 2019 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: February 13, 2019

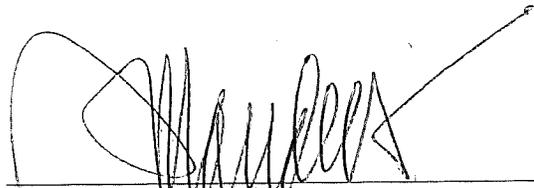
PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:



Ryan R. Headley

for YASMIN RICKETTS, Secretary



DAVID MANDERS, Chairperson

**ROLL CALL VOTE**

**VOTING IN FAVOR**

DAVID MANDERS  
MICHAEL PANTALIONE  
CHRISTINE SCARPA  
JOHN CASADIA  
ROBERT ODORIZZI

**ABSTAINING**

DAVID ACOSTA

**ABSENT**

SANDY VELEZ  
STEPHEN PLEVINS  
SAMUEL FIOCCHI  
DAVID CATALANA

**OPPOSED**

KEITH SALERNO