

CITY OF VINELAND

ORDINANCE NO. 2019- 60

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 CONSISTENT WITH RESOLUTION 6354 OF THE PLANNING BOARD FOR BLOCK 4005 LOT 4.

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 821 East Elmer Street, Block 4005, Lot 4 ("Property") located in the Civic Professional Office Redevelopment Zone, presently a vacant office building, has requested City Council consider amending the Redevelopment Plan so as to permit the use of the Property as a single-family dwelling; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the Proposed Redevelopment Plan Amendment so as to allow the conversion of the Property from a vacant office to a single-family dwelling and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6354, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council favorably consider a Redevelopment Plan Amendment to allow the conversion of an existing vacant office into a single family dwelling provided the owner performs the following:

- a. Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Officer and UCC Office.
- b. Submission of a zoning permit application to the Zoning Office.
- c. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
- d. Maintenance of existing landscape.

; 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. 6354 regarding the Plan Amendment allowing the conversion of an existing vacant office into a single family dwelling on Block 4005 Lot 4 subject to the staff recommendations contained therein; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6354 regarding the amendments to the Redevelopment Plan.

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 4005, Lot 4, known as 821 East Elmer Street, to allow the conversion of an existing office building into a single-family dwelling consistent with Resolution 6354 of the Planning Board of the City of Vineland.
2. The Center City Redevelopment Plan amendment is contingent upon the owner complying with the staff recommendations contained in Planning Board Resolution 6354 as follows:
  - a. Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Officer and UCC Office.
  - b. Submission of a zoning permit application to the Zoning Office.

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- c. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
- d. Maintenance of existing landscape.

3. Should the owner or their representative fail to comply with the terms contained herein within 180 days or such extensions as permitted by the Zoning Officer, the use permitted by this Ordinance shall revert to that which is permitted in the Civic Professional Office Redevelopment Zone

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. 6354**  
**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 Civic Professional Office Redevelopment Zone 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 Civic Professional Office Redevelopment Zone relating to a vacant office building at 821 E. Elmer Street, being known as Block 4005, Lot 4; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, and having considered the Redevelopment Amendment Report dated July 24, 2019; having considered the Redevelopment Plan Amendment Request by Hammer Rentals, LLC, made the following factual findings:

1. The property in question is located at 821 E. Elmer Street, Block 4005, Lot 4 and the building is a former office that is currently vacant.
2. The applicant is now requesting an amendment to the Redevelopment Plan to convert the former office into a single-family dwelling.
3. The building in question was previously a single-family home which was converted into an office and still maintains the character of a single-family home.
4. The Planning Staff had no objection to the request. The staff further determined there is no need for site plan approval.
5. The staff recommends that the following be required in the event that City Council approves the amendment:
  - a) Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Office and UCC Office.
  - b) Submission of a zoning permit application to the Zoning Office.
  - c) Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
  - d) Maintenance of the existing landscaping.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland, recommends that a proposed amendment to the CPO- Civic Professional Office Redevelopment Zone so as to permit conversion of an existing vacant office building into a single-family home, be adopted by City Council.

The proposed amendment is not consistent with the Master Plan.

The Board finds that based on the presentation and testimony there is not a sufficient demand for small office space along Elmer Street and the property in question was constructed as a single-family home and still maintains the character or a single-family home. Site plan should not be required.

The Board recommends the following be required:

1. Submission of an architect's proposed floor plan, with all rooms labeled, to the Zoning Office and UCC Office.
2. Submission of a zoning permit application to the Zoning Office.
3. Submission of a change of use application to the UCC Office. The inspection for the CCO may potentially dictate other work as the structure needs to be brought up to current code.
4. Maintenance of the existing landscaping.

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 14, 2019 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: August 14, 2019

PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



DAVID MANDERS, Chairperson

**ROLL CALL VOTE**

**VOTING IN FAVOR**

SAMUEL FIOCCHI  
JOHN CASADIA  
DAVID CATALANA  
SANDY VELEZ  
KEITH SALERNO  
MICHAEL PANTALIONE  
ROBERT ODORIZZI  
DAVID MANDERS

**ABSTAINING**

**ABSENT**

CHRISTINE SCARPA  
STEPHEN PLEVINS

**OPPOSED**

NONE