

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 4004 LOT 10 CONSISTENT WITH RESOLUTION 6419 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 owners of certain property located at 812 East Elmer Street, Block 4004, Lot 10 (“Property”) located in the Landis Avenue Main Street District presently utilizes the structure as a one room efficiency apartment and barbershop on the first floor and a four room, two bedroom residential apartment on the second floor; and

WHEREAS, the owners submitted an application to convert the barbershop into a residential apartment, thereby creating a triplex which would include an efficiency apartment, but thereafter amended their application so as to convert the barbershop on the first floor to a one bedroom apartment and to convert the existing one room efficiency on the first floor into a living room for the two-bedroom apartment on the second floor resulting in a total of two residential units in the building; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the existing barbershop to be converted into a residential unit and to convert the efficiency into a living room for the two bedroom upstairs apartment unit and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6419 Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council consider an amendment to the redevelopment plan so as to permit conversion of an existing efficiency on the first floor into a living room for the two-bedroom apartment on the second floor and conversion of a barbershop into a one-bedroom apartment on the first floor for a total of two residential units in the building subject to certain requirements outlined in resolution 6419 of the Vineland Planning Board.

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. 6419 regarding the Plan Amendment allowing a conversion of an existing efficiency unit on the first floor to a living room for the second floor two-bedroom apartment and conversion of a barbershop on the first floor into a one-bedroom apartment on the first floor.

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6419 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 4004, Lot 10, known as 812 East Elmer Street, to allow the conversion of an existing efficiency on the first floor into a living room for the two-bedroom apartment on the second floor and conversion of a barbershop on the first floor into a one-bedroom apartment on the first floor for a total of two residential units in the building subject to the following requirements:
 - a. Submission of the floor plans of both apartments consistent with this Ordinance to the zoning officer and Construction Official.

CITY OF VINELAND

- b. Assign a non-bedroom use to the bonus room on the second floor to assure the second floor apartment remains a two-bedroom unit.
- c. Eliminate the entrance where it currently provides access to both existing apartments.
- d. Eliminate the door to the apartment on the second floor.
- e. Secure all required building permits for all construction.

Passed first reading:

Passed final reading:

President of Council pfs

Approved by the Mayor:

Mayor

ATTEST:

Deputy City Clerk rgf

RESOLUTION NO. 6419

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 LMS- Landis Avenue Main Street Redevelopment District 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 LMS-Landis Avenue Main Street Redevelopment District relating to 812 E. Elmer Street, being known as Block 4004, Lot 10; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland; having considered the application by the property owners, John, and Nancy Manera; and having considered the Redevelopment Amendment Report, made the following factual findings:

1. The applicants, John and Nancy Manera are the owners of the property-in-question.
2. The building currently has a one room efficiency apartment and barbershop on the first floor. The second floor is a four-room residential apartment including two bedrooms, kitchen, and bath.
3. The applicant is requesting an amendment to the redevelopment plan to convert the barbershop on the first floor to a residential apartment with the result being three residential units in one building.
4. The subject property is within the LMS (Landis Avenue Main Street) redevelopment zone. The LMS zone does not permit three-unit apartment buildings and restricts residential dwellings to upper floors only.
5. Only one City Staff member recommended that a positive recommendation be made to City Council. Five City Staff members recommended that the application be denied.
6. The recommendation for denial is based upon the small lot size and the fact that triplexes are not permitted in the LMS zone.
7. Several Staff members did suggest that the first-floor efficiency apartment, be enlarged, from a one bedroom to a two-bedroom apartment by incorporating the former barbershop.
8. The applicants amended the request to convert the barbershop on the first floor to a one-bedroom apartment. The existing efficiency apartment on the first floor will be converted into a living room for the two-bedroom apartment on the second floor. The result is a total of two residential units in the building.
9. Additionally, a duplex is not permitted in the LMS zone. The lot in question is 50'X100' or 5,000 square feet.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, recommends that a proposed amendment to the LMS- Landis Avenue Main Street Redevelopment District so as to permit conversion of an existing efficiency on the first floor into a living room for the two-bedroom apartment on the second floor and conversion of a barbershop into a one-bedroom apartment on the first floor for a total of two residential units in the building is granted.

This recommendation to City Council is made with the request that if considered by City Council the following requirements be met by the applicants:

1. Submit the floor plans of both apartments to the Zoning Officer.
2. Assign a non-bedroom use to the bonus room on the second floor.
3. Eliminate the entrance where it currently provides access to both existing apartments.
4. Eliminate the door to the apartment on the second floor.
5. Secure all required building permits for all construction.

The proposed amendment is not consistent with the 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 December 9, 2020 as reflected in the recorded minutes of said meeting.

ADOPTED DATE:

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:

YASMIN RICKETTS, Secretary

DAVID MANDERS, Chairperson