

ORDINANCE NO. 2021-54

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 3016 LOT 22 CONSISTENT WITH RESOLUTION 6463 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 prospective purchaser of certain property known as Block 3016, Lot 22, 700 East Wood Street (Property) has requested the City Council consider amending the Redevelopment Plan so as to permit the conversion of the vacant professional office at the Property back to its preceding use of a single-family home (Requested Use); 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 14, 2021, the Planning Board took testimony from Supervising Planner Kathleen Hicks, PP. who recommended that the CPO - Civic and Professional Office Zone of the Center City Redevelopment Plan be amended so as to permit a single-family dwelling on the Property, without conditions; 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. 6463 subject to no conditions; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6463 subject to no conditions.

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 3016, Lot 22 so as to allow a single-family dwelling on the Property, without conditions.

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. 6463**  
**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 CPO-Civic Professional Office 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 CPO-Civic and Professional Office Zone relating to a an existing structure at 700 E. Wood Street, being known as Block 3016, Lot 22; 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 and supplemental correspondence from the Zoning Officer, made the following factual findings:

1. The applicants, Shalayna Williams and Stephen Danielson, are requesting an amendment to the Redevelopment Plan to permit conversion of a professional office into a single-family dwelling.
2. Prior to being a professional office, the structure was a single-family home. No site improvements were installed for the professional office, so the property still retains its residential character.
3. A single-family dwelling is not permitted in a CPO-Civic and Professional Office Zone.
4. The majority of the City's staff had no objection to the request, recommending no conditions. The Zoning Officer provided a dissenting opinion.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland, recommends that a proposed amendment to the CPO-Civic and Professional Office Zone of the Center City Redevelopment Plan so as to permit a single-family dwelling, be adopted by City Council.

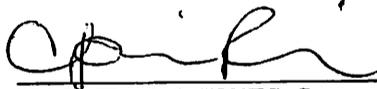
The proposed amendment is not consistent with the Master Plan.

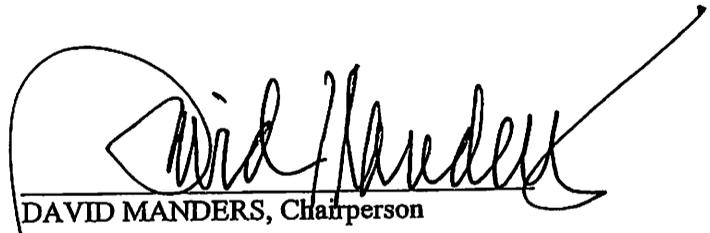
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on July 14, 2021 as reflected in the recorded minutes of said meeting.

ADOPTED DATE:

PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:

  
YASMIN RICKETTS, Secretary

  
DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

David Manders  
Robert Odorizzi  
Michael Pantalone  
Stephen Plevins  
John A. Casadin Jr.  
Doug Menz

ABSTAINING

David Acosta

ABSENT

Christine Scarpa  
Samuel Fiocchi  
Sandy Velez  
David Catalana

OPPOSED

None