

ORDINANCE NO. 2024-08

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 3020 LOT 18, 604 EAST LANDIS AVENUE CONSISTENT WITH RESOLUTION 6601 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 604 East Landis Avenue, Block 3020, Lot 18 (“Property”) located in the LMS Landis Avenue Main Street District have proposed that a social event space for small events such as baby showers, children’s events and birthdays, in addition to an event planner’s business be permitted therein; and

WHEREAS, on December 12, 2023 City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the conversion of the existing building on the first floor to a social event space and event planner’s business; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan Amendment Report and considered the sworn testimony of Kathleen Hicks, P.P. AICP and made the following factual findings:

1. The application proposes that a social event space for small events such as baby showers, children’s events and birthdays, in addition to an event planner’s business, be permitted at 604 E. Landis Avenue (Block 3020/Lot 18).
2. The property is located in the LMS Landis Avenue Main Street District where such use is not permitted.
3. In the City of Vineland Master Plan, the property is designated ‘commercial’. The proposed use is deemed consistent with the Master Plan.
4. City staff proposed conditions concerning hours of operation, alcohol consumption and conformity to codes.

WHEREAS, on December 13, 2023 the Planning Board adopted Resolution 6601, a Resolution of Findings and conclusions and Decision of the Vineland Planning Board which set forth therein the findings as set forth herein above,

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. 6601 subject to the following conditions:

1. There should be daily commerce at the business so there isn’t a locked up storefront, only open when there are events. The event planner should establish regular office hours.
2. There should be no allowance for alcohol, even ‘bring your own bottle’.
3. The business should close at 10:00 PM, rather than 1:00 AM.
4. All construction, health and fire codes need to be met. Health codes apply even when food isn’t being prepared on site.

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5. There should be no 3rd party rentals.

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6601 regarding the amendments to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended allowing the existing structure located at 604 East Landis Avenue, Block 3020 Lot 18 be converted to a social event space for small events such as baby showers, children’s events and birthdays, in addition to an event planner’s business subject to the following conditions:

1. There should be daily commerce at the business so there isn’t a locked up storefront, only open when there are events. The event planner should establish regular office hours.
2. There should be no allowance for alcohol, even ‘bring your own bottle’.
3. The business should close at 10:00 PM, rather than 1:00 AM.
4. All construction, health and fire codes need to be met. Health codes apply even when food isn’t being prepared on site.
5. There should be no 3rd party rentals.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk