

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 17, 726 EAST WOOD STREET, CONSISTENT WITH RESOLUTION 6634 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 726 East Wood Street, Block 3016, Lot 17 (“Property”), located in the CPO Civic and Professional Office District, proposes to utilize the existing building as a restaurant and grocery store which are not permitted in said District and has requested City Council consider amending the Redevelopment Plan so as to permit the use of the building as a restaurant and grocery store; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow a restaurant and grocery store on the Property and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6634, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council amend the Redevelopment Plan so as to allow a restaurant and grocery store at 726 East Wood Street, Block 3016 Lot 17 subject to site plan approval to address the condition of the parking lot, lack of line striping for parking stalls and absence of trash enclosure and obtaining all necessary zoning and construction permits and be Health Code compliant; 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. 6634 regarding the Plan Amendment allowing a restaurant and grocery store on Block 3016 Lot 17; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6634 regarding the amendments to the Redevelopment Plan subject to the conditions set forth therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended relating to Block 3016, Lot 17, known as 726 East Wood Street, to allow a restaurant and grocery store consistent with Resolution 6634 of the Planning Board of the City of Vineland subject to and conditioned upon the following:

CITY OF VINELAND

1. Site plan approval shall be required to address the condition of the parking lot, lack of line striping for parking stalls and absence of trash enclosure.
2. Owner must obtain all construction and building permits, zoning permits and comply with all Health Code requirements.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO.6634

**RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD**

WHEREAS, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Center City Redevelopment Plan, submitted by Juan Ramos, Jr., Esmirna Johnson, Elizabeth Ramos and Joshua Ramos, and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on January 23, 2024; 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 developed by City staff, made the following factual findings:

1. The application proposes that a Mexican restaurant and grocery store be permitted at 726 E. Wood Street (Block 3016/Lot 17).
2. The property is located in the CPO Civic and Professional Office Redevelopment District where such uses are not permitted.
3. In the City of Vineland Master Plan, the property is designated 'commercial'. The proposed use is therefore deemed consistent with the Master Plan.
4. City staff recommended approval of the request, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland recommends that City Council give positive consideration to the proposed amendment to the Center City Redevelopment Plan to allow for a Mexican restaurant and grocery store at 726 E. Wood Street (Block 3016/Lot 17), conditioned upon the following:

1. Site plan approval will be required to address the condition of the parking lot, lack of line striping for parking stalls and absence of trash enclosure.
2. The developer must obtain a Zoning permit and be UCC (construction permits) and Health Code compliant prior to occupancy.

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 14, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 2/14/24

Attest:


YASMIN PEREZ, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND


MICHAEL PANTALIONE, Vice Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

JOHN CASADIA
THOMAS TOBOLSKI
SANDY VELEZ
NILSA ROSARIO
ROBERT ODORIZZI
MICHAEL PANTALIONE

ABSTAINING

NONE

ABSENT

DAVID CATALANA
DOUG MENZ
DAVID ACOSTA
DAVID MANDERS

OPPOSED

NONE