

CITY OF VINELAND, NJ

ORDINANCE NO. 2024- 24

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 7, 834 EAST ELMER STREET, CONSISTENT WITH RESOLUTION 6637 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 834 East Elmer Street, Block 4004, Lot 7 (“Property”) located in the LMS Landis Avenue Main Street District has proposed to convert an existing duplex consisting of one 2 bedroom, 2 bath and enclosed porch apartment on the first floor and one 5 bedroom and 3 baths on the second floor to a triplex consisting of one apartment on the first floor with 2 bedrooms, 2 baths a complete kitchen and an enclosed porch and a second apartment on the first floor with 2 bedrooms, 2 baths and a complete kitchen and on the second floor a 3 bedroom apartment, one bath and a full kitchen; 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 an existing duplex consisting of one 2 bedroom, 2 bath and enclosed porch apartment on the first floor and one 5 bedroom and 3 baths on the second floor to a triplex consisting of one apartment on the first floor with 2 bedrooms, 2 baths a full kitchen and an enclosed porch; and a second apartment on the first floor with 2 bedrooms, 2 baths and a complete kitchen and on the second floor a 3 bedroom apartment, one bath and a full kitchen; and

WHEREAS, on March 13, 2024 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 an existing duplex (one apartment on the 1st floor with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch and a second apartment, which has space on both the 1st and 2nd floors, with 5 bedrooms, 3 baths, a kitchen and an incomplete kitchen) be converted to a triplex (one apartment on the 1st floor with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch; another 1st floor apartment with 2 bedrooms, 2 baths and a complete kitchen; and a 2nd floor apartment with 3 bedrooms, 1 bath and a kitchen) at 834 E. Elmer Street (Block 4004/Lot 7).
2. The property is located in the LMS Landis Avenue Mainstreet Redevelopment District where code compliant residential is only permitted on upper floors.
3. In the City of Vineland Master Plan, the property is designated ‘downtown commercial’, which incorporates the same restriction that residential is only permitted on upper floors. The proposed use is therefore inconsistent with the Master Plan.
4. City staff recommended approval of the request, subject to conditions, one of which is making the 2nd floor apartment a 2 bedroom unit rather than a 3 bedroom unit.

; and

WHEREAS, on March 13, 2024 the Planning Board adopted Resolution 6637. a Resolution of Findings and Conclusions and Decision of the Vineland Planning Board which set forth therein the findings as set forth herein above; 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. 6637 subject to the following conditions:

1. The 2nd floor apartment shall be a 3 bedroom unit

CITY OF VINELAND, NJ

2. An exterior door at the northeast corner of the building that accesses a bedroom shall be eliminated, as this could also be subject to abuse as another rental space.
 3. A plot plan shall be submitted to and approved by the Planning Division that addresses the following issues:
 - On-site parking at the rear of the lot labelled for each unit.
 - Retention of greenspace in the backyard.
 - Repair of the landscaping wall at the front of the structure.
 - Repair of on-site sidewalk and curbing.
 - Foundation landscaping along the front of the structure.
 4. The structure and soffits shall be painted. Siding is recommended.
 5. The developer must obtain a Zoning permit, all necessary UCC construction permits and register the unit as a triplex with Licenses and Inspections prior to occupancy.
- ; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6637 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 duplex structure located at 834 East Elmer Street, Block 4004 Lot 7 be converted to a triplex with one apartment on the first floor with 2 bedrooms, 2 baths a full kitchen and an enclosed porch; and a second apartment on the first floor with 2 bedrooms, 2 baths and a complete kitchen and on the second floor a 3 bedroom apartment, one bath and a full kitchen subject to the following conditions:

1. The 2nd floor apartment shall be a 3 bedroom unit
2. An exterior door at the northeast corner of the building that accesses a bedroom shall be eliminated, as this could also be subject to abuse as another rental space.
3. A plot plan shall be submitted to and approved by the Planning Division that addresses the following issues:
 - On-site parking at the rear of the lot labelled for each unit.
 - Retention of greenspace in the backyard.
 - Repair of the landscaping wall at the front of the structure.
 - Repair of on-site sidewalk and curbing.
 - Foundation landscaping along the front of the structure.
4. The structure and soffits shall be painted. Siding is recommended.
5. The developer must obtain a Zoning permit, all necessary UCC construction permits and register the unit as a triplex with Licenses and Inspections prior to occupancy.
6. The developer being appointed as redeveloper and subject further to the execution of a Redeveloper Agreement containing the terms herein.

Passed first reading:

Passed final reading:

Approved by the Mayor:

President of Council

Mayor

ATTEST:

City Clerk

MEMORANDUM

TO: Bob Dickenson, Business Administrator
FROM: Yasmin Perez, Planning Board Secretary *Y.P.*
DATE: March 14, 2024
RE: 834 E. Elmer Street
Block 4004 Lot 7

Enclosed is a signed copy of Resolution #6637 of the Planning Board giving comments and recommendations regarding the above referenced property.

YP/KH

Encl.

xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor

RESOLUTION NO. 6637

**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 Seth Mackannan, and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on February 13, 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 Plan Amendment Report developed by City staff and testimony given by Mr. Mackannan, made the following factual findings:

1. The application proposes that an existing duplex (one apartment on the 1st floor with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch and a second apartment, which has space on both the 1st and 2nd floors, with 5 bedrooms, 3 baths, a kitchen and an incomplete kitchen) be converted to a triplex (one apartment on the 1st floor with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch; another 1st floor apartment with 2 bedrooms, 2 baths and a complete kitchen; and a 2nd floor apartment with 3 bedrooms, 1 bath and a kitchen) at 834 E. Elmer Street (Block 4004/Lot 7).
2. The property is located in the LMS Landis Avenue Mainstreet Redevelopment District where code compliant residential is only permitted on upper floors.
3. In the City of Vineland Master Plan, the property is designated 'downtown commercial', which incorporates the same restriction that residential is only permitted on upper floors. The proposed use is therefore inconsistent with the Master Plan.
4. City staff recommended approval of the request, subject to conditions, one of which is making the 2nd floor apartment a 2 bedroom unit rather than a 3 bedroom unit.

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 conversion of a duplex to a triplex at 834 E. Elmer Street (Block 4004/Lot 7), conditioned upon the following:

1. The 2nd floor apartment shall be a 3 bedroom unit. (The Board felt that elimination of the third bedroom and making the space available for another purpose, such as a den or an office, would be too subject to abuse by tenants.)
2. An exterior door at the northeast corner of the building that accesses a bedroom shall be eliminated, as this could also be subject to abuse as another rental space.
3. A plot plan shall be submitted to and approved by the Planning Division that addresses the following issues:
 - On-site parking at the rear of the lot labelled for each unit.
 - Retention of greenspace in the backyard.
 - Repair of the landscaping wall at the front of the structure.
 - Repair of on-site sidewalk and curbing.
 - Foundation landscaping along the front of the structure.
4. The structure and soffits shall be painted. Siding is recommended, but not required.
5. The developer must obtain a Zoning permit and all necessary UCC construction permits prior to occupancy.

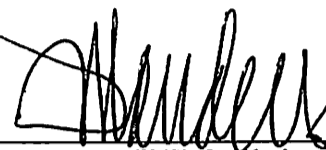
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on March 13, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 3/13/24

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


YASMIN PEREZ, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID CATALANA
JOHN CASADIA
DOUG MENZ
MICHAEL PANTALIONE
THOMAS TOBOLSKI
NILSA ROSARIO
ROBERT ODORIZZI
DAVID MANDERS

ABSTAINING

NONE

ABSENT

SANDY VELEZ
DAVID ACOSTA

OPPOSED

NONE



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-1

APPLICANT: Seth Mackannan

PROPERTY: 834 E. Elmer Street (Block 4004/Lot 7)

REQUEST: Convert duplex into triplex

STAFF REVIEW: Richard Tonetta, David Maillet, Kathleen Hicks, Ryan Headley, Elizabeth Jambor, Aaron Melnick, Macleod Carre, Mateo Rabbai & Patrick Finley

DATE: March 7, 2024

Staff members met on February 6, 2024, February 27, 2024 and March 6, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. Additionally, Patrick Finley and Aaron Melnick did an on-site inspection on March 4, 2024 to supply the staff with additional information.

The existing structure is a duplex. One apartment on the 1st floor has 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch. The second apartment, which has space on both the 1st and 2nd floors, has 5 bedrooms, 3 baths, a kitchen and an incomplete kitchen. The applicant wants to split the second apartment into an upstairs unit and a downstairs unit. The end result would be a 1st floor apartment with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch; another 1st floor apartment with 2 bedrooms, 2 baths and a complete kitchen; and a 2nd floor apartment with 3 bedrooms, 1 bath and a kitchen.

The consensus of the staff is that the request should be approved subject to the following conditions:

1. The 2nd floor apartment shall be reduced from a 3 bedroom to a 2 bedroom unit. The area that had been proposed as a third bedroom shall be available for another purpose, such as a den or an office.
2. An exterior door at the northeast corner of the building that accesses a bedroom shall be eliminated, as this could be subject to abuse as another rental space.

3. A plot plan shall be approved by the Planning Division that addresses the following issues:

- On-site parking at the rear of the lot labelled for each unit.**
- Retention of greenspace in the backyard.**
- Repair of the landscaping wall at the front of the structure.**
- Repair of on-site sidewalk and curbing.**
- Foundation landscaping along the front of the structure.**

4. The structure and soffits shall be painted. Siding is recommended, but not required.

5. The developer must obtain a Zoning permit and all necessary UCC construction permits prior to occupancy.



REDEVELOPMENT PROPOSAL 2024-1

NAME OF APPLICANT

Seth Mackannan
261 Willow Grove Road
Elmer, New Jersey 08318
(609)309-1581 (cell)
Seth1581@gmail

REPRESENTED BY

N.A.

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

January 24, 2024

BLOCK & LOT NUMBERS

Block 4004/Lot 7

ADDRESS

834 E. Elmer Street

EXISTING USE

Duplex

1st floor apartment - 2 BR, 2 baths, complete kitchen & enclosed porch

1st & 2nd floor apartment – 5 BR, 3 bath, kitchen & incomplete kitchen

PROPERTY DIMENSIONS

80' of frontage on Elmer Street

150' of depth

12,000 square feet (0.28 acres)

PROPOSED USE

Triplex

1st floor apartment – 2 BR, 2 baths, complete kitchen & enclosed porch

1st floor apartment -2 BR, 2 baths & complete kitchen
2nd floor apartment – 3 BR, 1 bath & kitchen

REDEVELOPMENT DISTRICT

LMS – Landis Avenue Mainstreet District

UNDERLYING ZONING DISTRICT

R-B Residential-Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – Code compliant residential only permitted on upper floors in LMS District

Hicks Kathie

From: Lopez Regina
Sent: Tuesday, February 20, 2024 10:02 AM
To: Tonetta Richard; Hicks Kathie
Cc: Forosisky Sandra; DiGiorgio Frank; Rabbai Matteo; Leary Derek; Maillet David; Finley Pat; Melnick Aaron
Subject: Planning Board Motion
Attachments: Feb 13 Motion.pdf

At their meeting on February 13, 2024, the City Council passed the following motion:

MOTION TO REFER TO THE PLANNING BOARD A REQUEST TO CONVERT AN EXISTING DUPLEX LOCATED AT 834 EAST ELMER STREET, BLOCK 4004 LOT 7, INTO A TRIPLEX AND PROVIDE FINDINGS OF FACT AND RECOMMENDATIONS THERETO.

Please present the request to the Planning Board for consideration.

Regina Lopez
Business Administration
640 E. Wood Street, PO Box 1508
Vineland, NJ 08362-1508
Tele: 856-794-4000 x4141
Fax: 856-405-4601



CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 834 E Elmer St Block 4004 Lot 7

Property owner: Seth Mackannan

Owner's address: 834 E Elmer St

Phone: 609 309 1581

seth1581@gmail

Applicant is: owner other

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

Current or most recent use of the property: Residential duplex

Proposed use of the property: Three family dwelling / Duplex converted to triplex

Owner's Signature Seth Mackannan Date 1-23-24



Petition & Notice of Hearing

Transforming 834 E Elmer St from Duplex to Triplex

- **Converting the current duplex to a triplex will only require a small patch to cover the entry way between the downstairs living room and the staircase leading to the second floor.**
- **The downstairs unit is a 2 bed, 2 bath unit with a complete kitchen and enclosed porch. The upstairs unit has 3 beds, 1 bath with an incomplete kitchen but currently has all electrical outlets/gas pipes and is ready for appliances to be installed.**
- **The tenant who would occupy the bottom floor would have entry through the back of the house (kitchen entrance) and would also have parking in the back of the house. The tenant who would occupy the top floor would enter through the front entrance of the house, up the staircase to their unit and would have access to street parking. The added patch would separate the two units and allow privacy between tenants/families.**
- **If converted into a triplex, each unit (downstairs and upstairs) will have its own utilities so that each tenant is responsible for their own payment. This increases revenue for the City of Vineland by adding extra utility payments at the end of the month I.E. water, trash, electric.**
- **The unit currently stands with 5 beds, 3 baths, 2 kitchens, 1 enclosed porch. To reduce potential overcrowding or large parties from the future tenant, separating the two units would make the property much more manageable which in turn would reduce damage to the property and keep the neighborhood quiet.**
- **834 E Elmer Street is blocks away from downtown Vineland. Landis Avenue is home to many restaurants and shops which would benefit from having an extra family in Vineland spending money and enjoying their time out. The more activity these businesses have, the more appealing Vineland becomes.**



VINELAND, NEW JERSEY 08360 • TELEPHONE: (609) 794-4000

July 2, 1991

Jetendra & Manju Shah
834 Elmer St.
Vineland, N. J.

Re: Appeal of Jetendra & Mabhy Shah
Heard: May 15, 1991

Dear Mr. & Mrs. Shah:

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Vineland in the matter of the application of Jetendra & Manju Shah who own Block 572, Lot 8 on the Tax Map of the City of Vineland being a rectangular lot having a frontage of 80' and depth of 150'. The premises in a B-1 Zone containing a residence which is formerly the office of Dr. Sugar. Applicant occupies one side of that residence and wishes a variance to be able to permit a residence on the other side of the structure in connection with another small office which they hope to rent to a person who would occupy the other structure as a residence and use the office at the same time.

The Board finds that there exists in the area, substantial number of structures which are similar to the one in question, have cooking facilities on the first floor, and finds that no violence will be done to the zone plan or the zoning ordinance by the granting of this variance. Application will be amended to show that the frontage is 80' and not the 60' as set forth in the petition. In view of the changing nature of Elmer Street and the existence of non conforming structures the Board finds that the Medici standards are not required to be met in this case. City site plan approval is waived.

A building permit must be obtained prior to November 20, 1991.

Sincerely,
ZONING BOARD OF ADJUSTMENT

A handwritten signature in cursive script that reads "Stanley Panco, S.A.".

Stanley Panco, Secretary

SP/ta

CITY OF VINELAND

VINELAND, NEW JERSEY 08360

Jetendra & Manju Shah

Page 2

May 15, 1991

cc; Clarence Boorman - Construction Official
Joseph Perella - Tax Assessor
Anatol Vasiliev, City Engineer
Diane Fagerlund, Planning Board
Paul Van Embden, Solicitor

Voting:

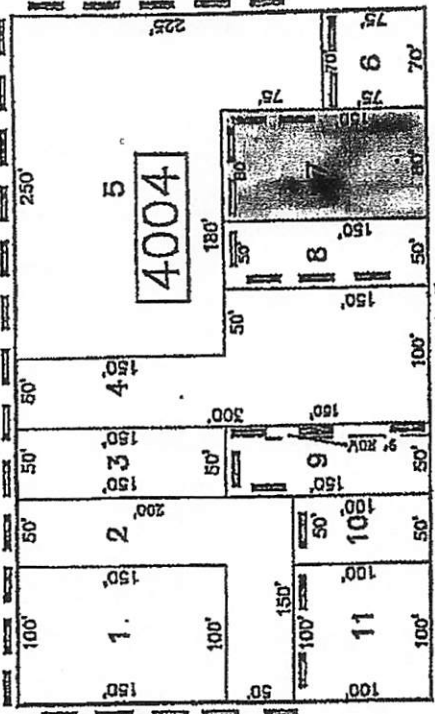
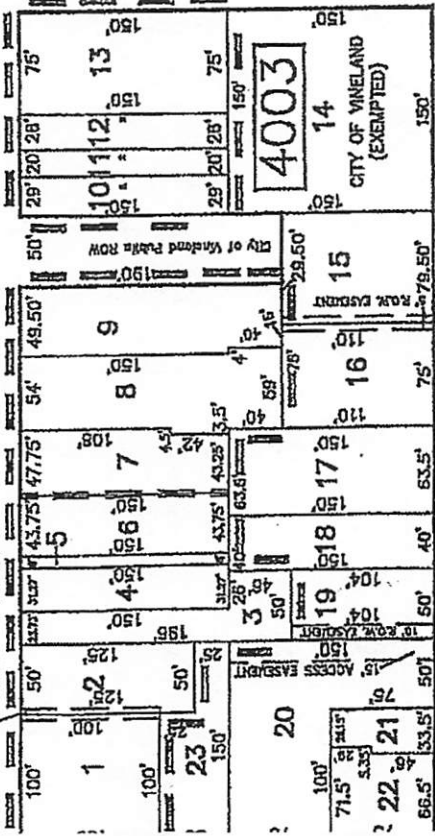
Mr. Fixler - Approved
Mr. Bracall - Approved
Mrs. Noto - Approved
Mr. Rizzo - Approved
Mr. Trivellini - Approved
Mr. Freidman - Approved
Mr. Goldblatt - Approved

N. EAST

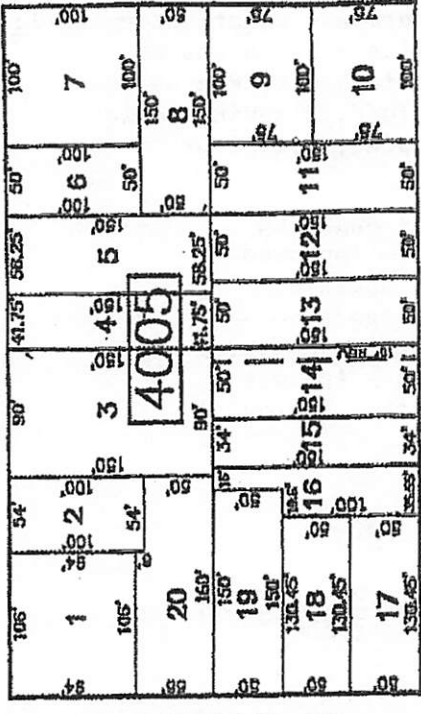
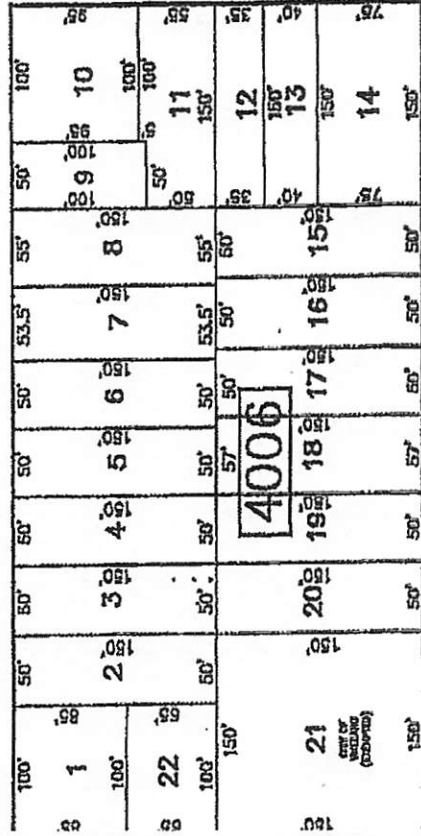
ST. 8th N.

AVE

8' R.O.W. EASEMENT

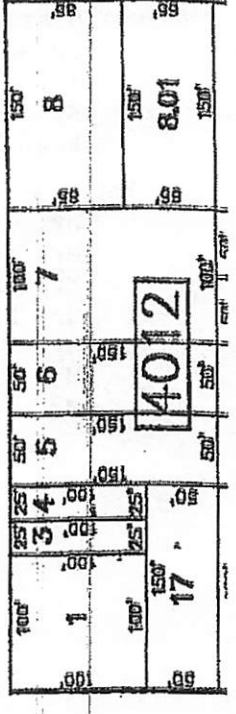
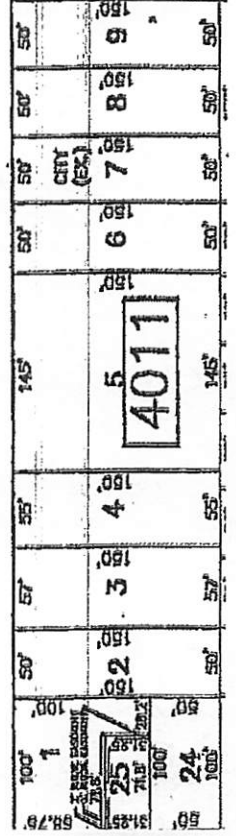


ST



S. EAST AVE

ST

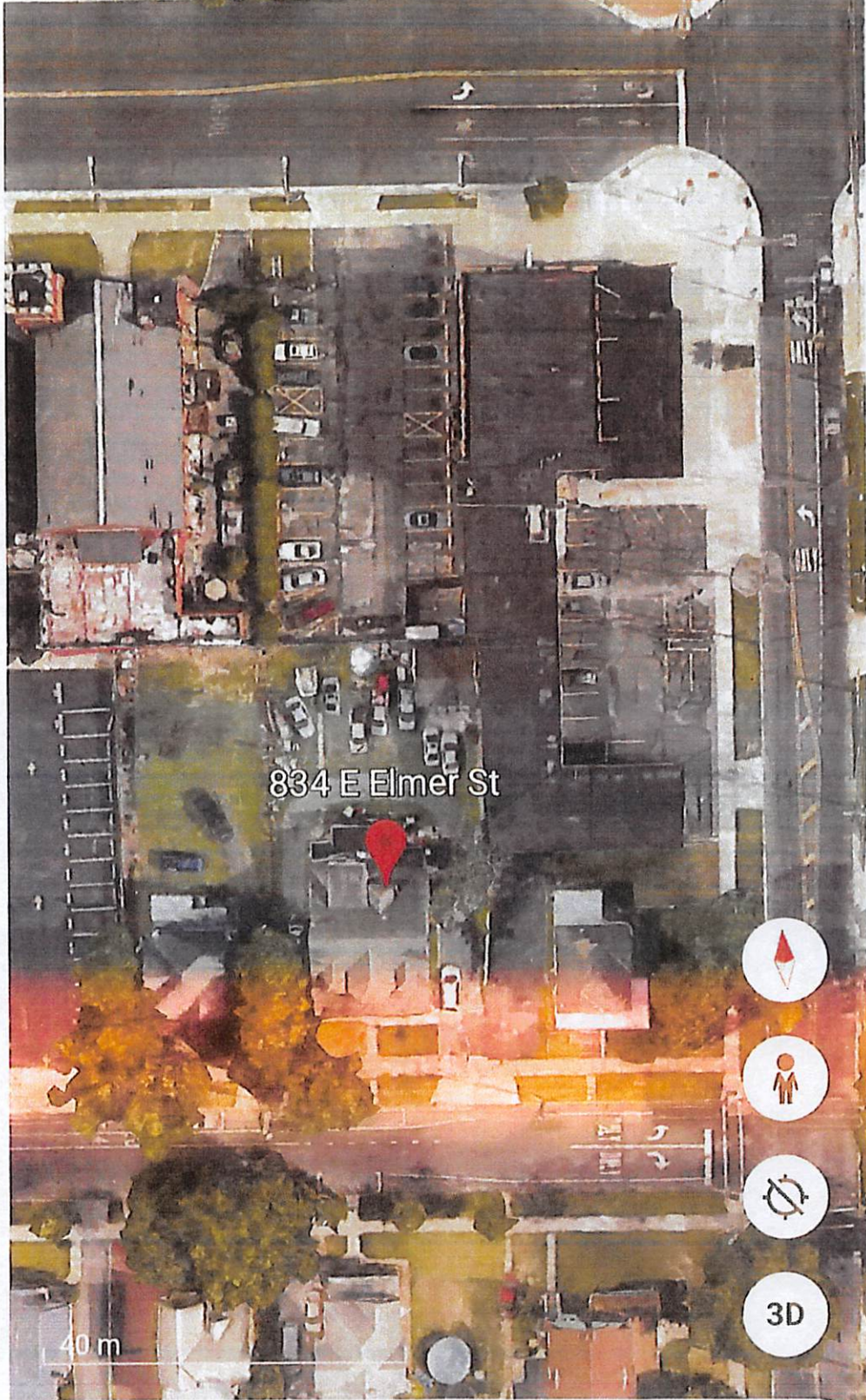


6:56

Commercial 54%

834 East Elmer Street, Vinel.

S



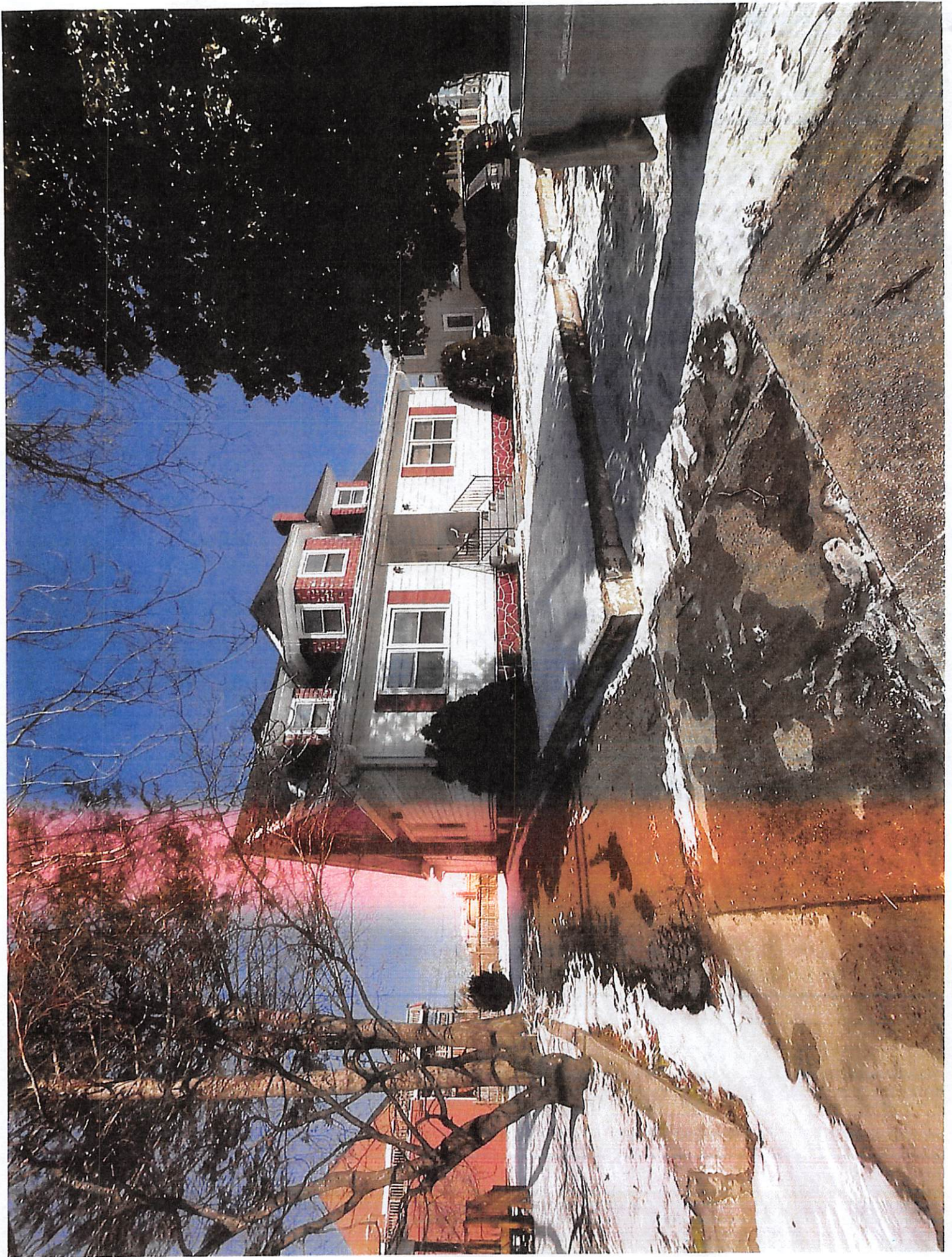
834 E Elmer St

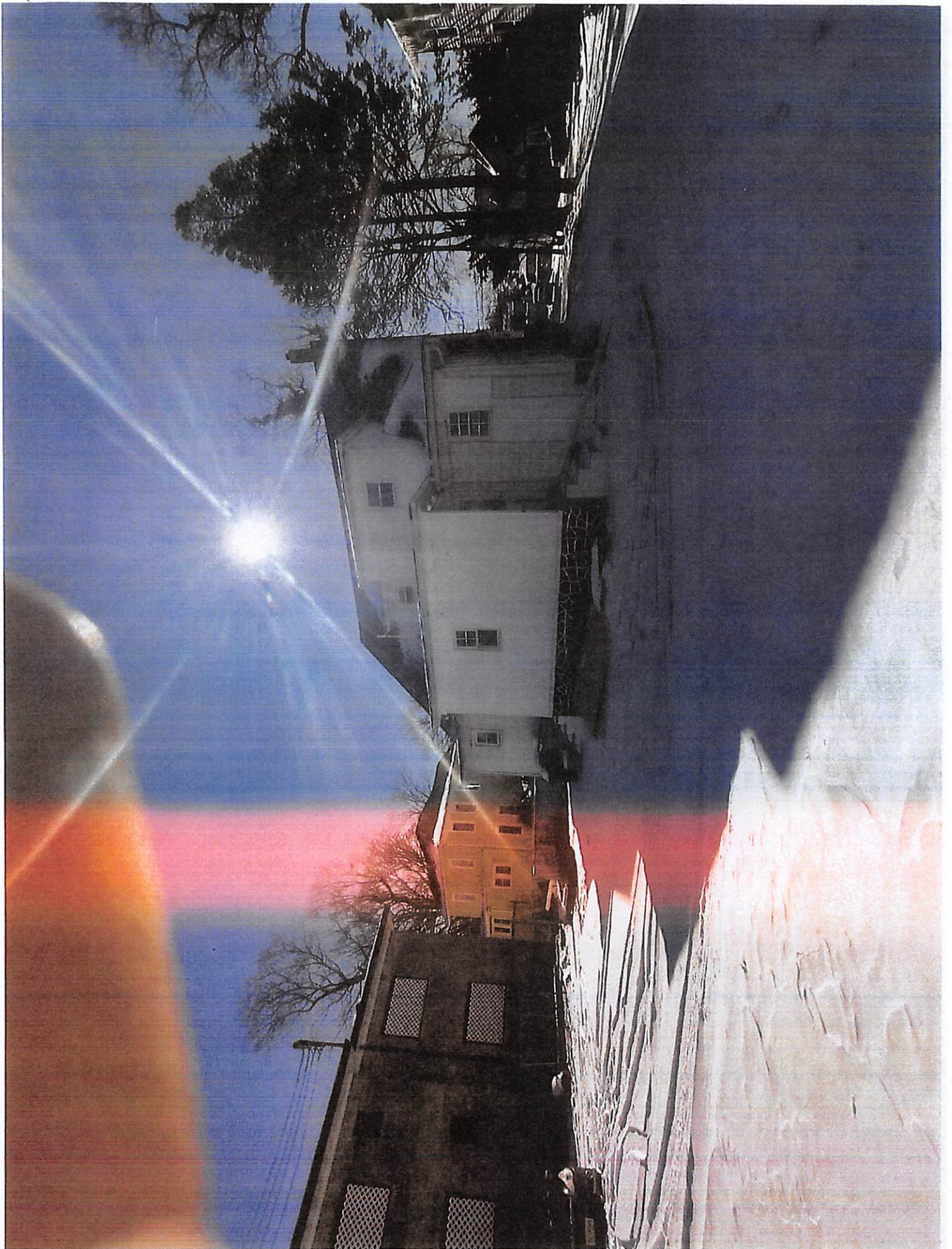


3D

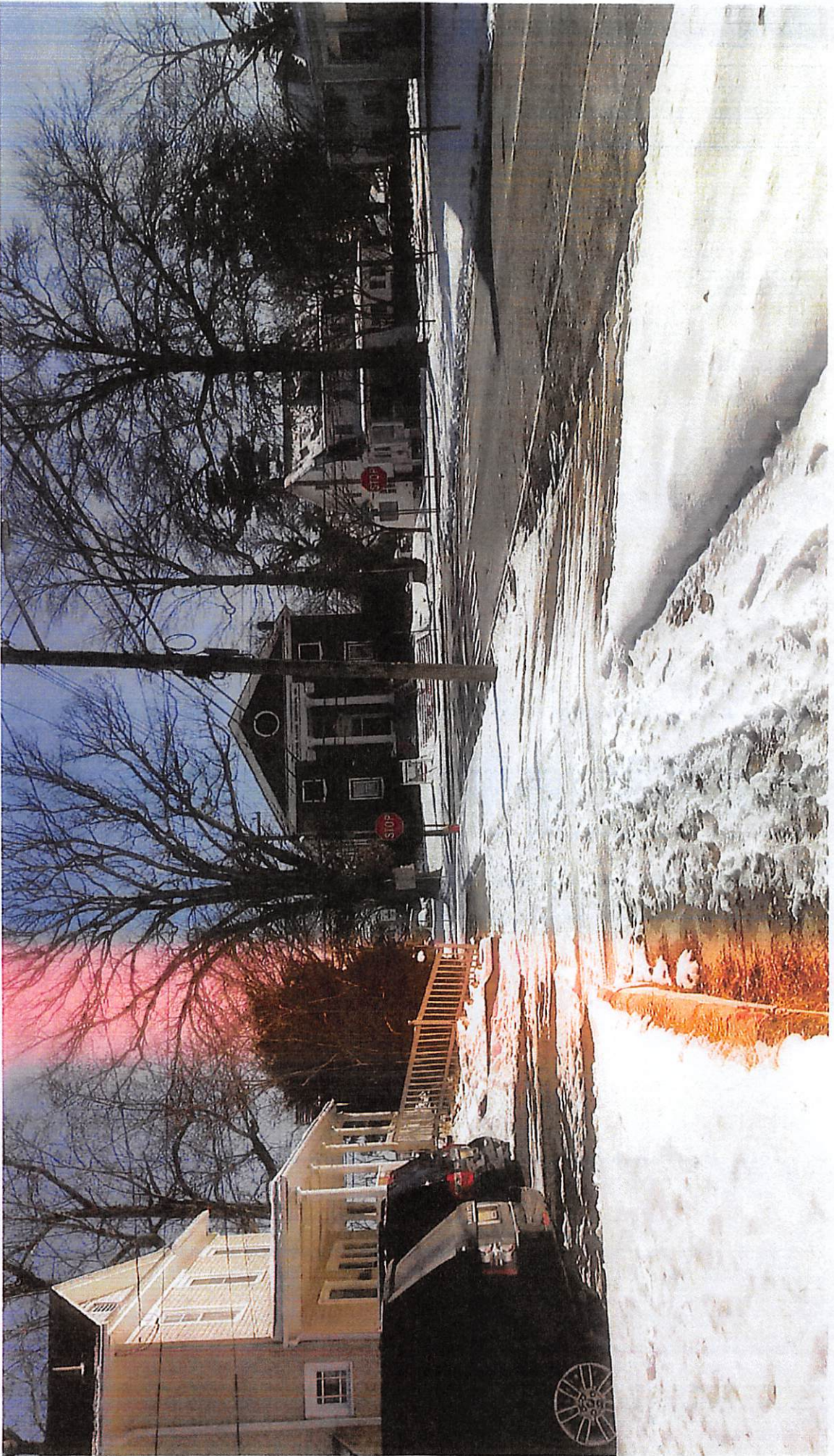
40 m







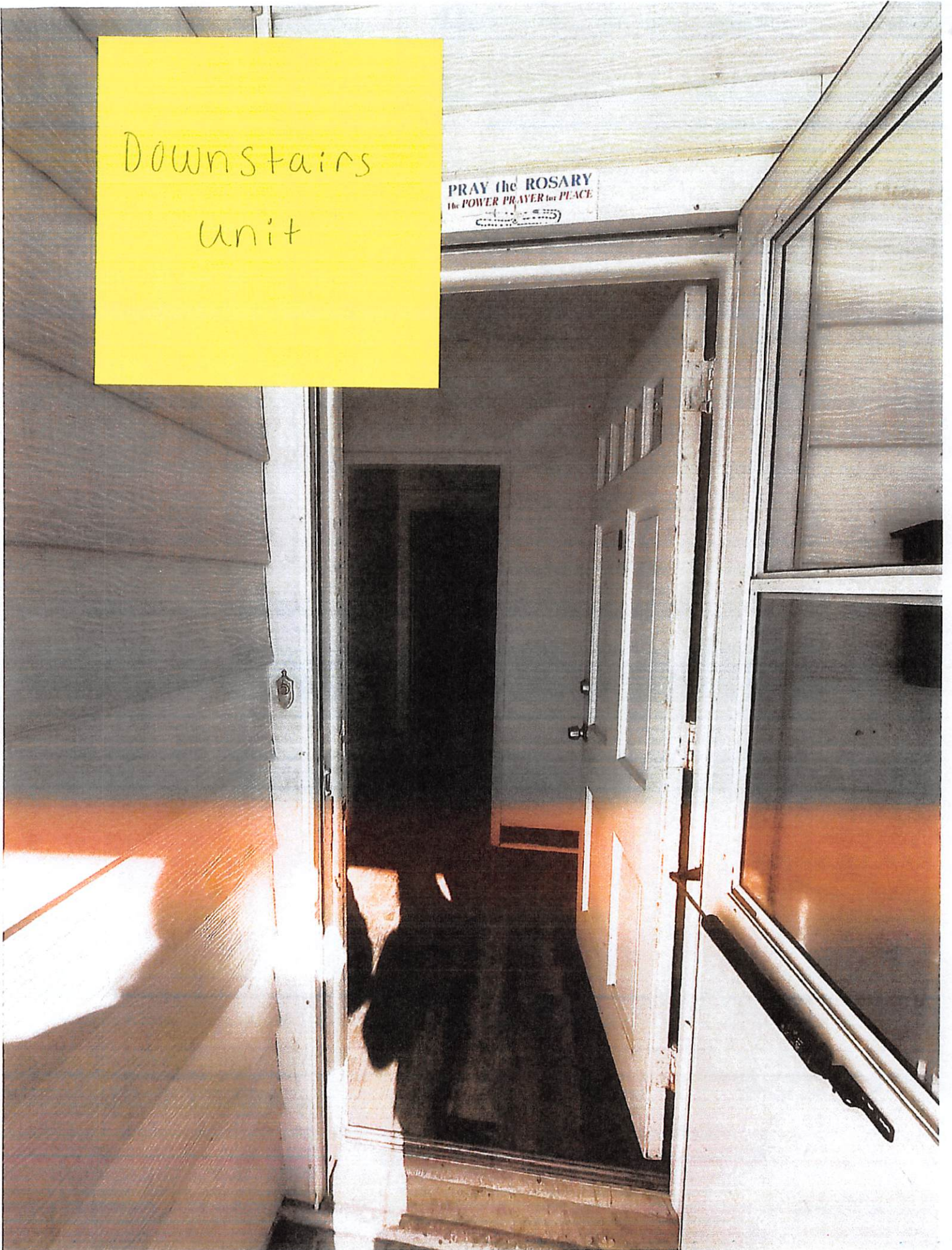




Downstairs

unit

PRAY the ROSARY
the POWER PRAYER for PEACE



Patch doorway
to separate units

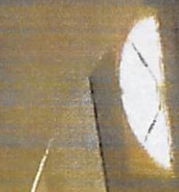


Entry point for proposed unit

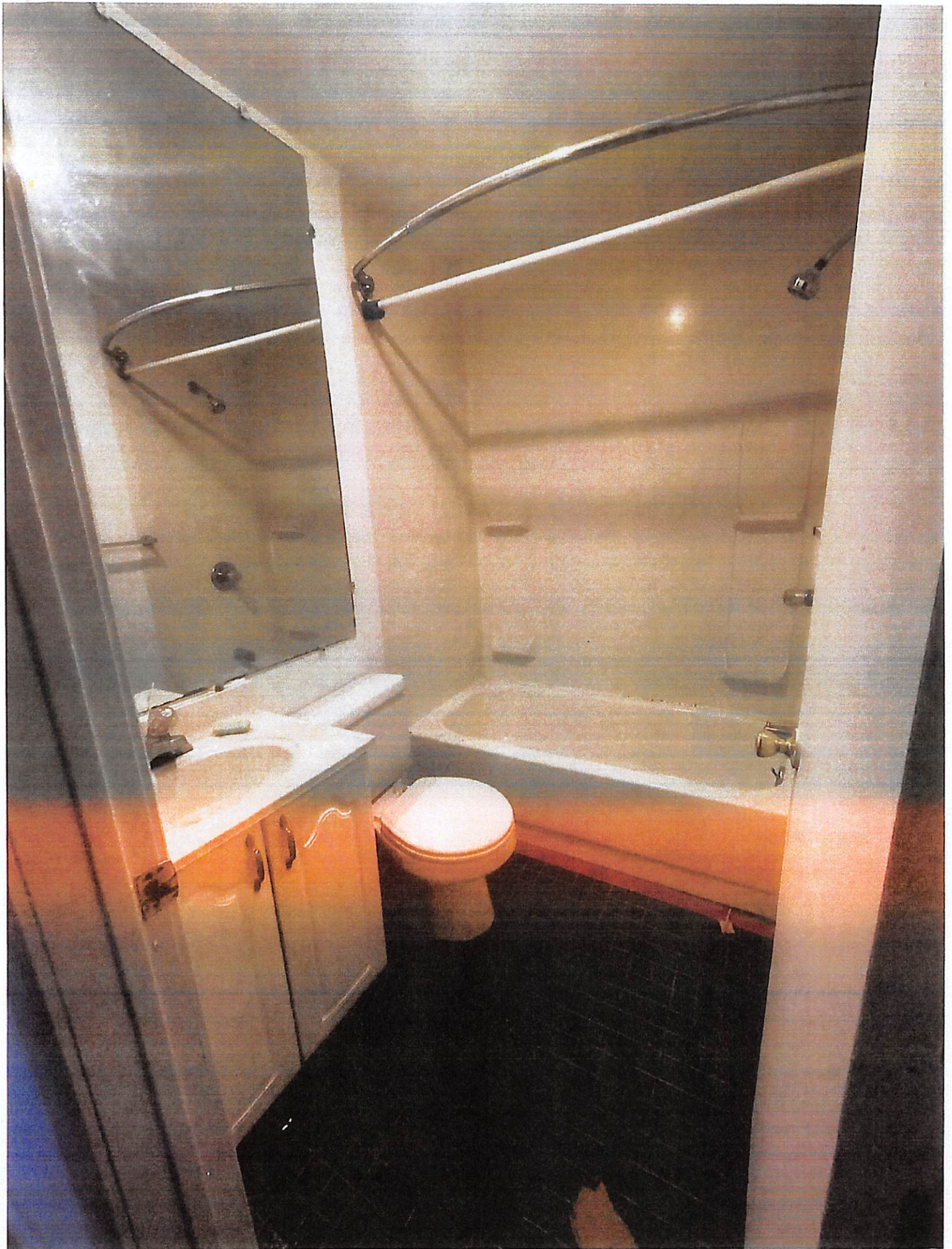
Front door

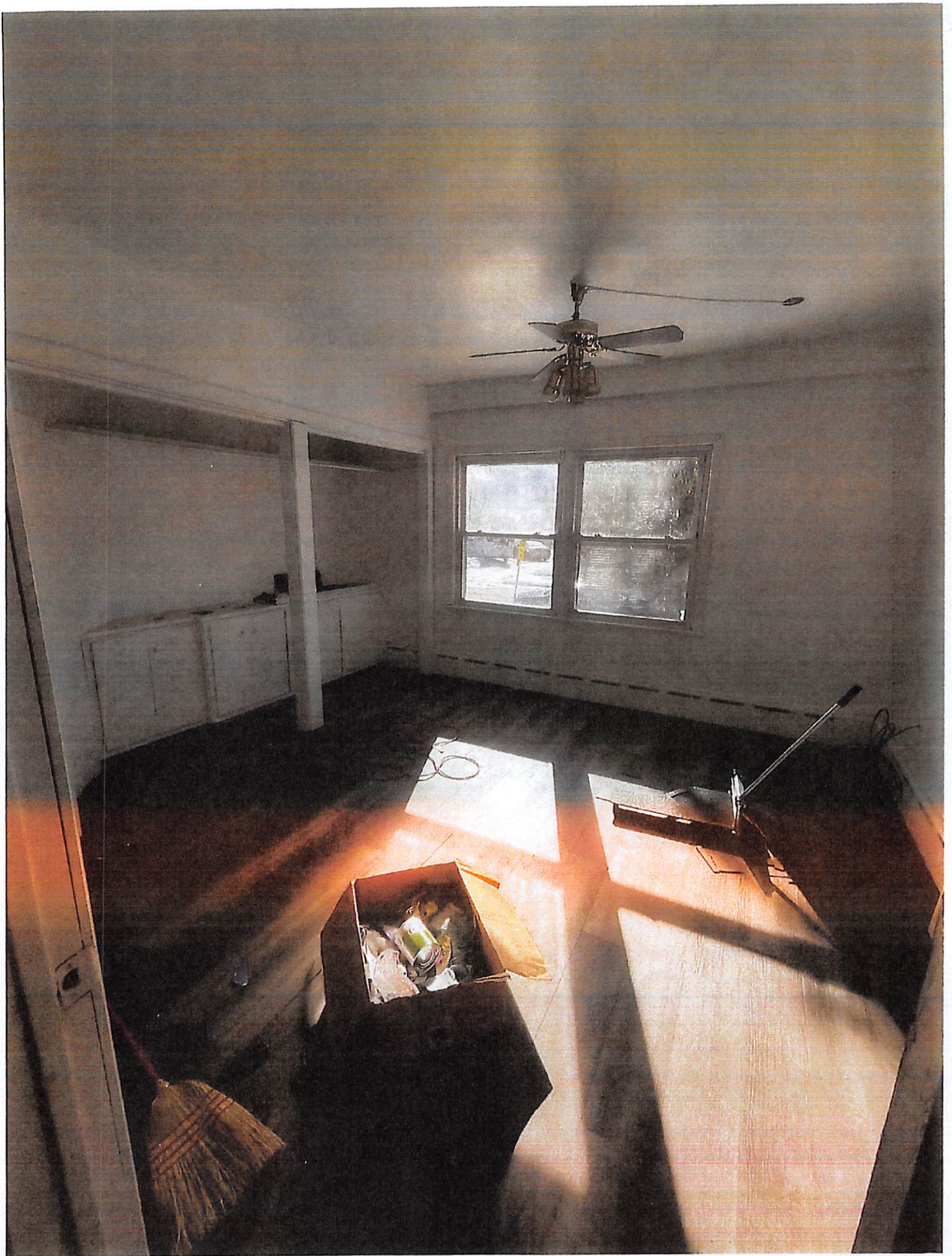


Entry point downstairs
exit

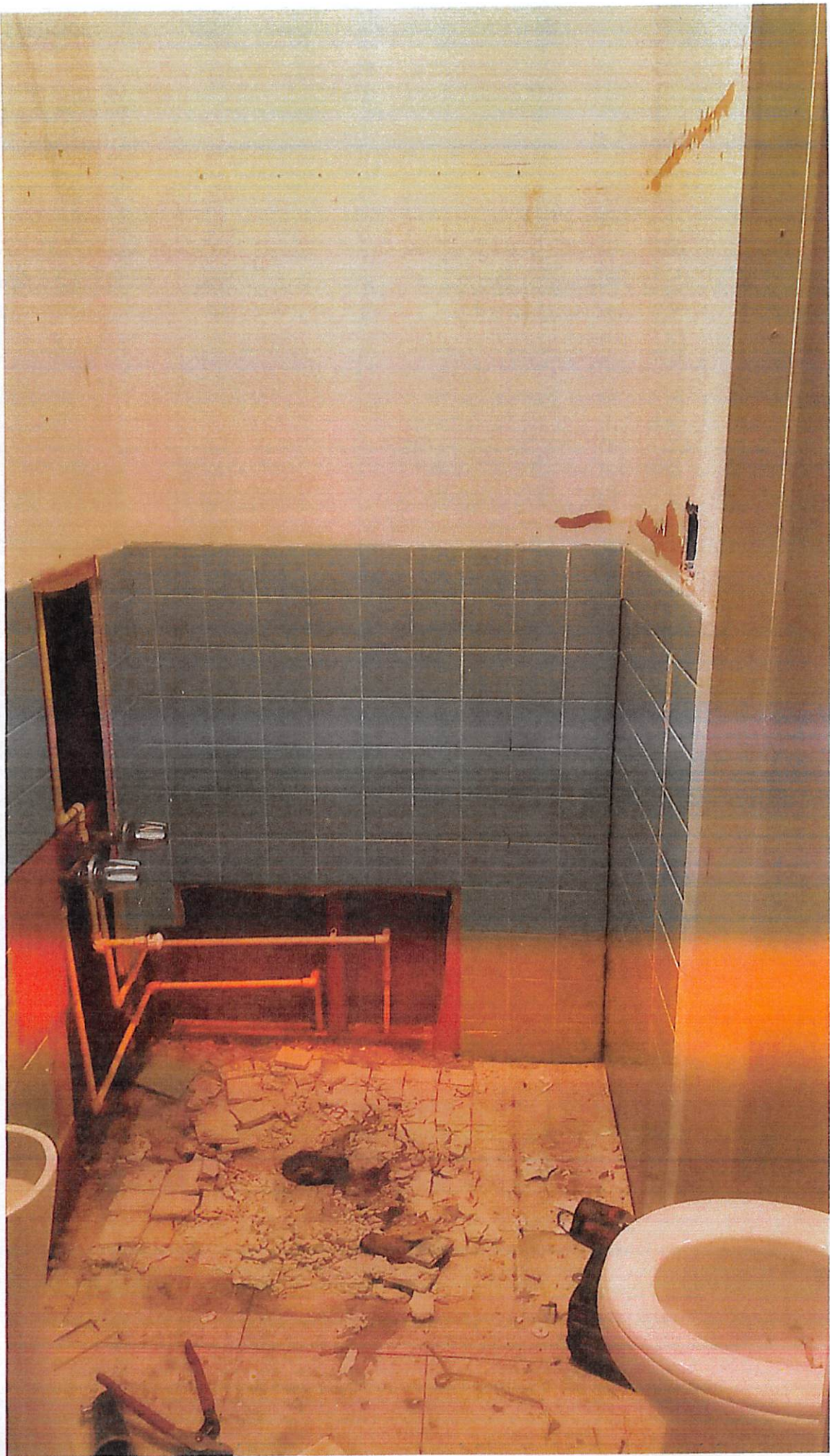


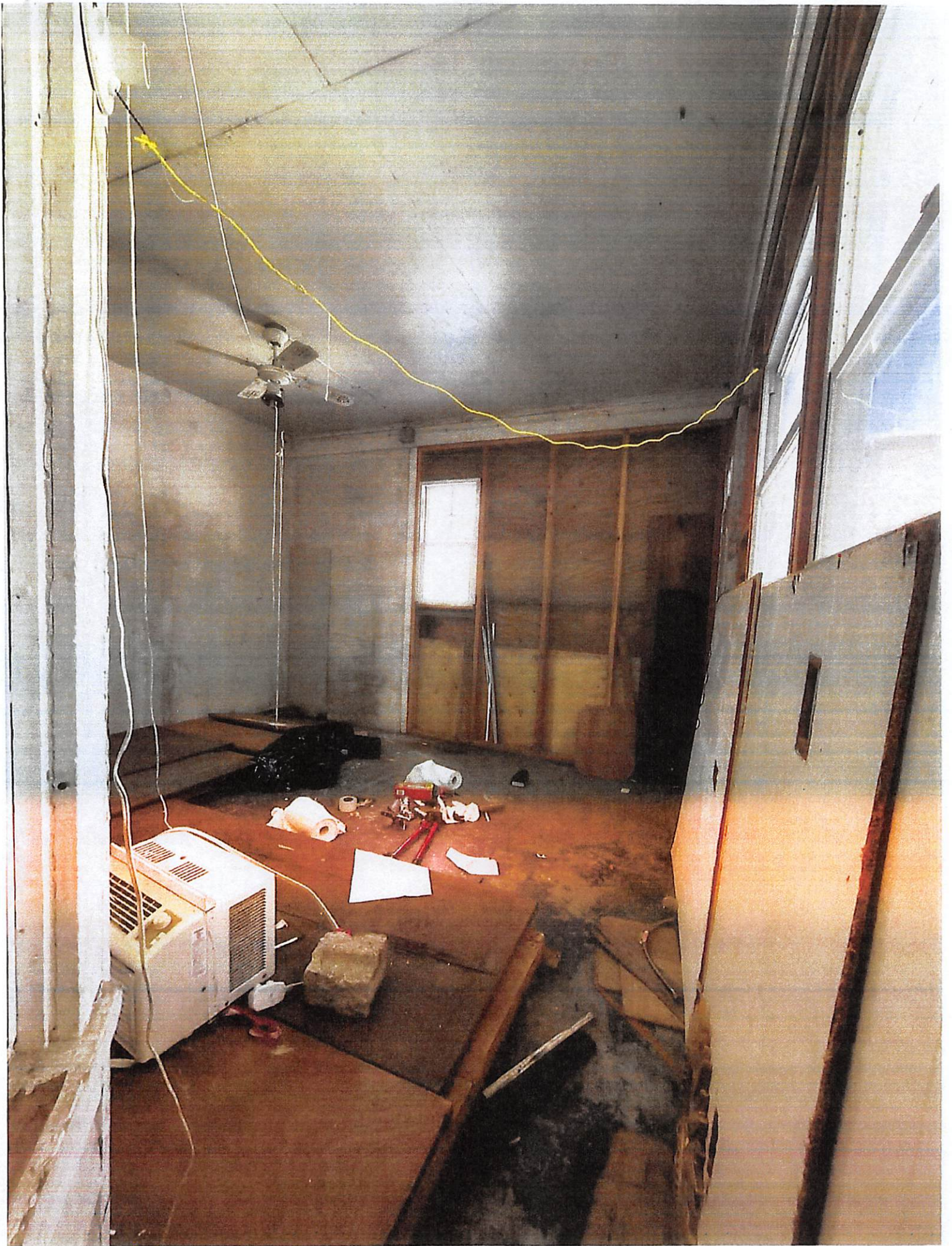




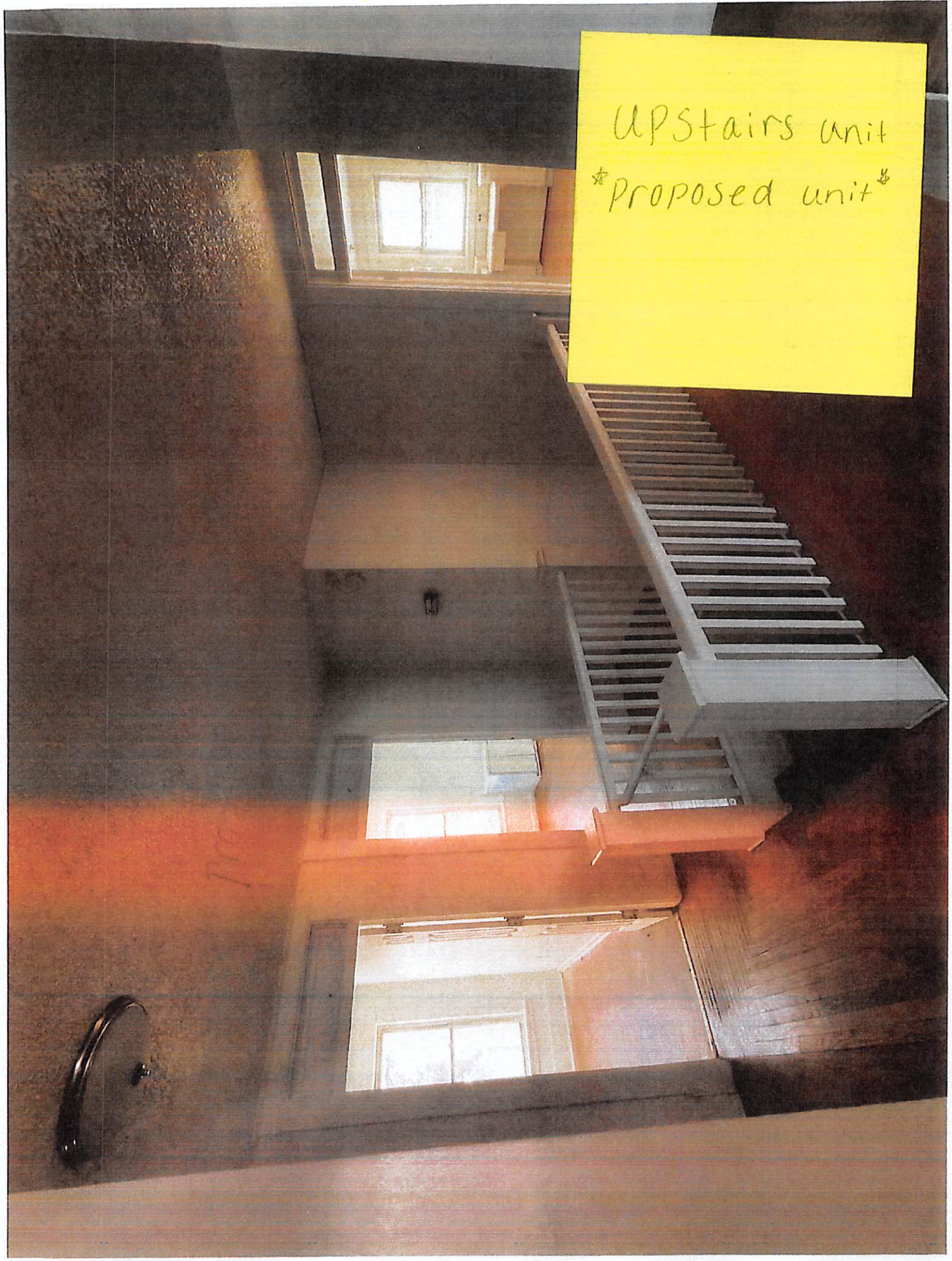






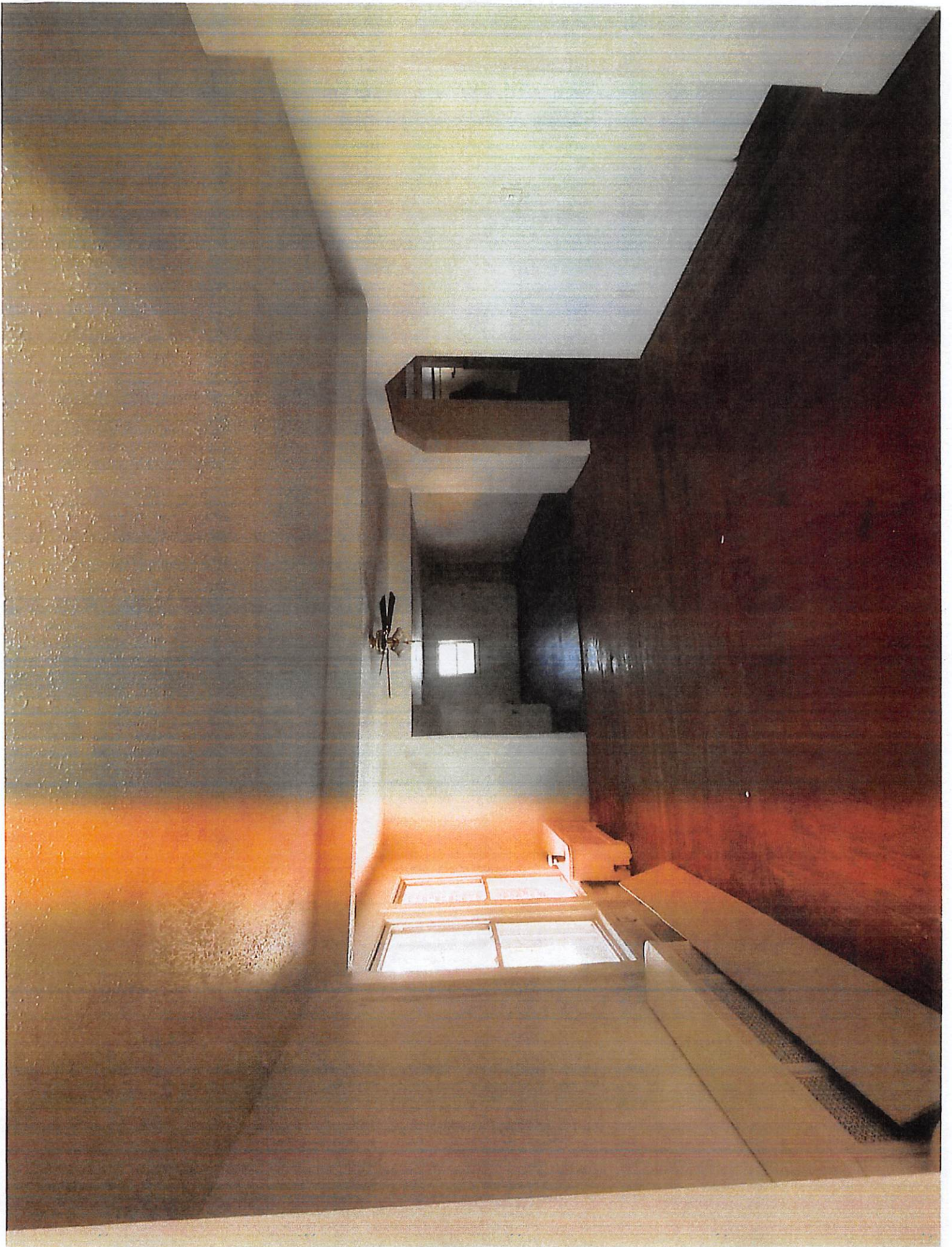


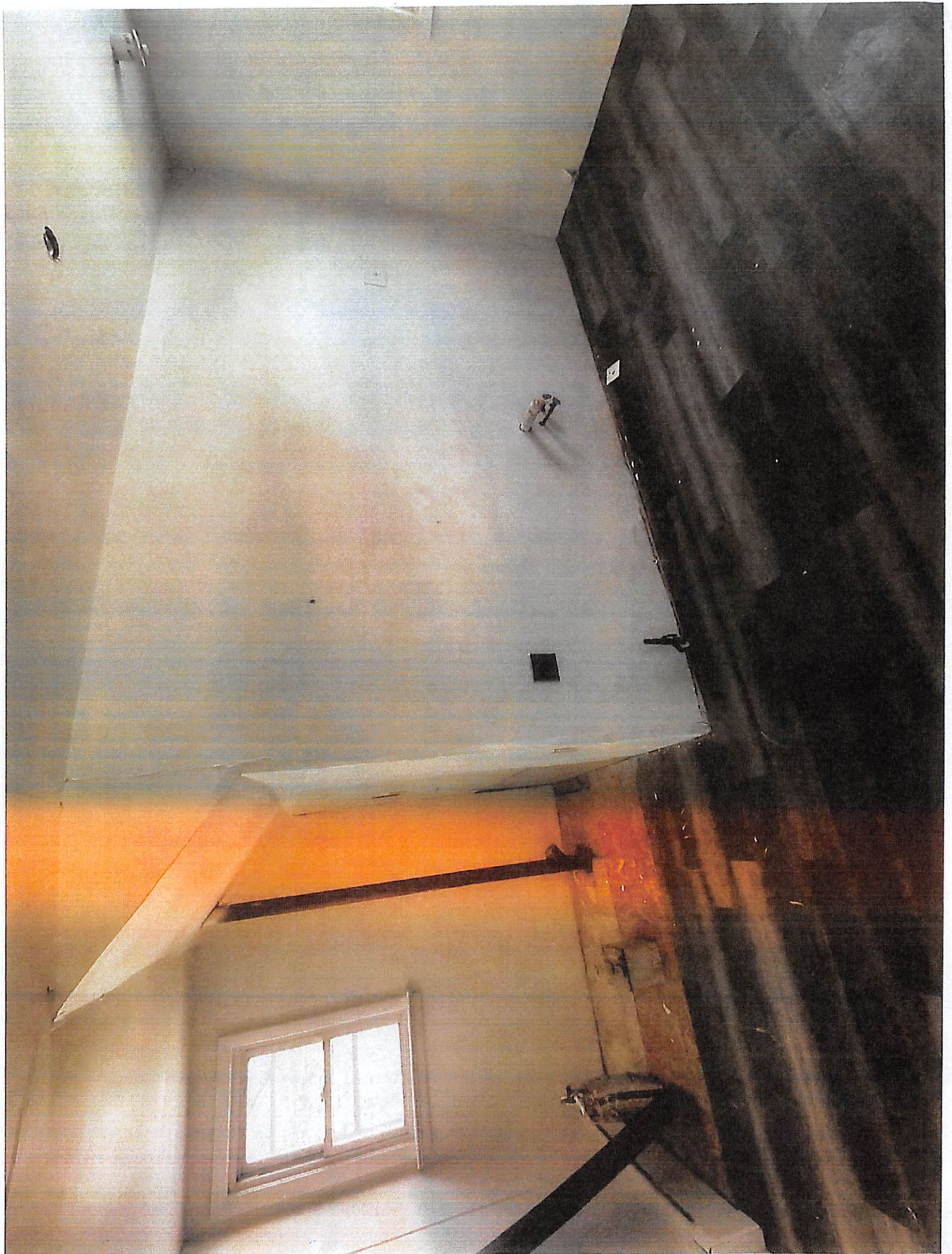
UPstairs unit
proposed unit

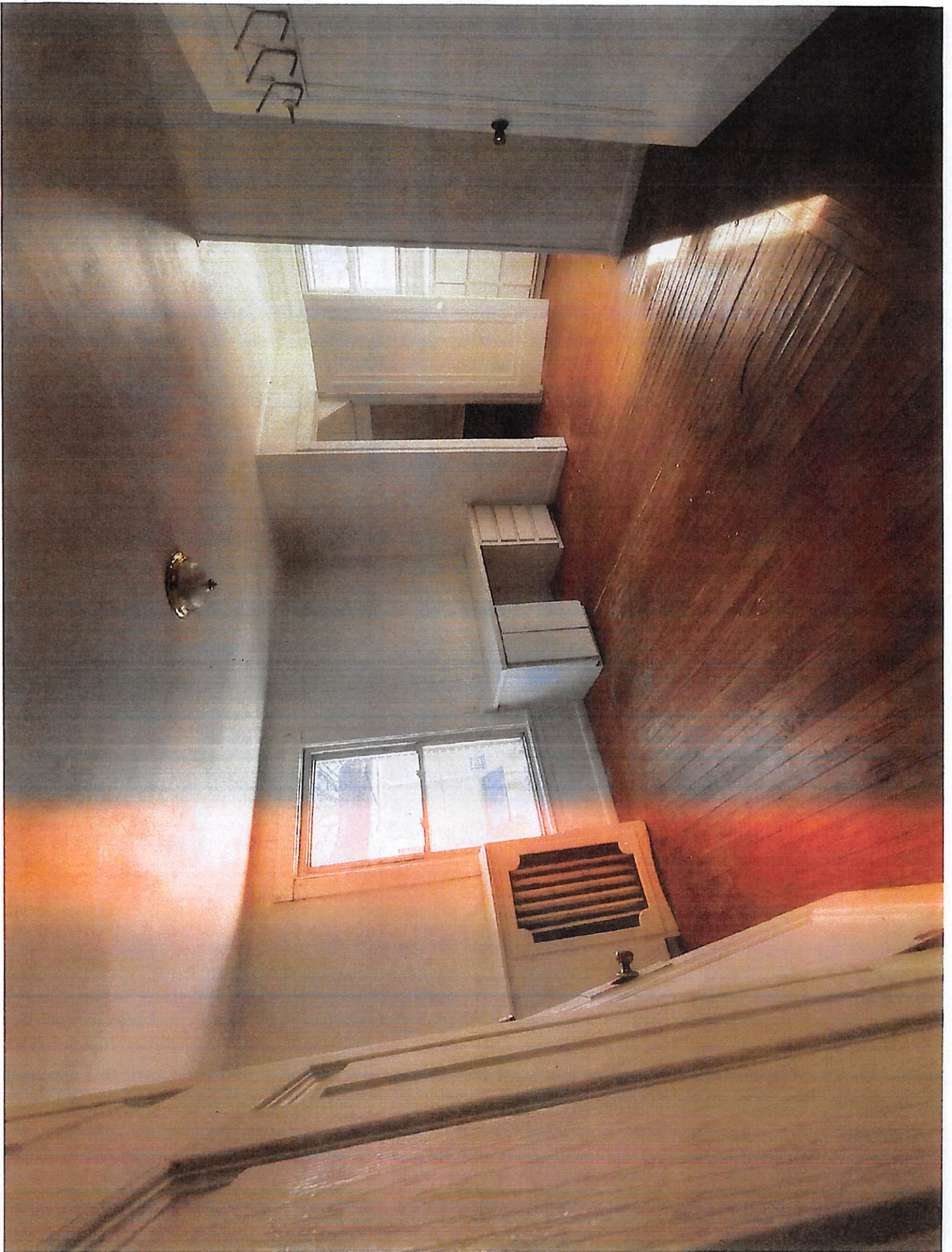


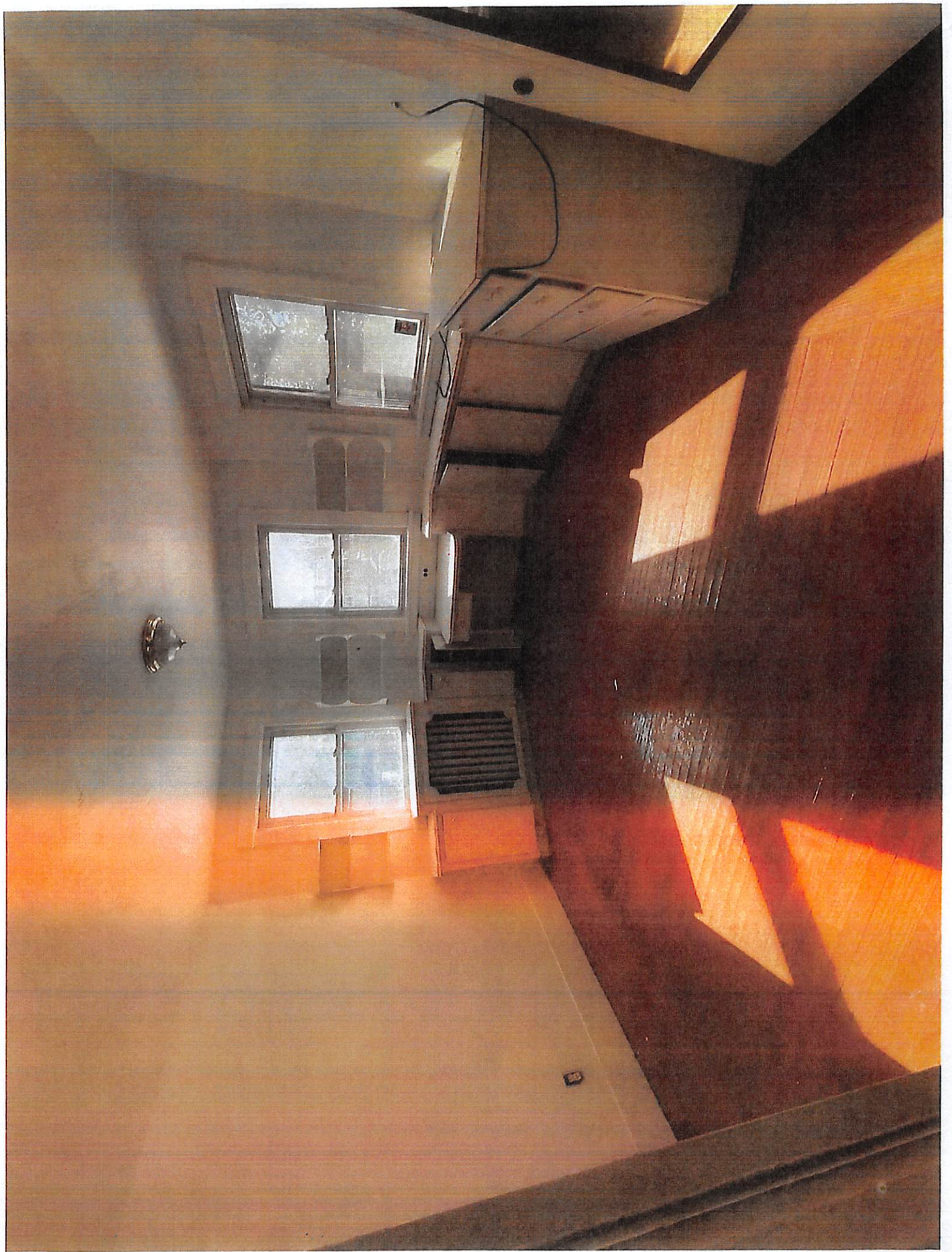


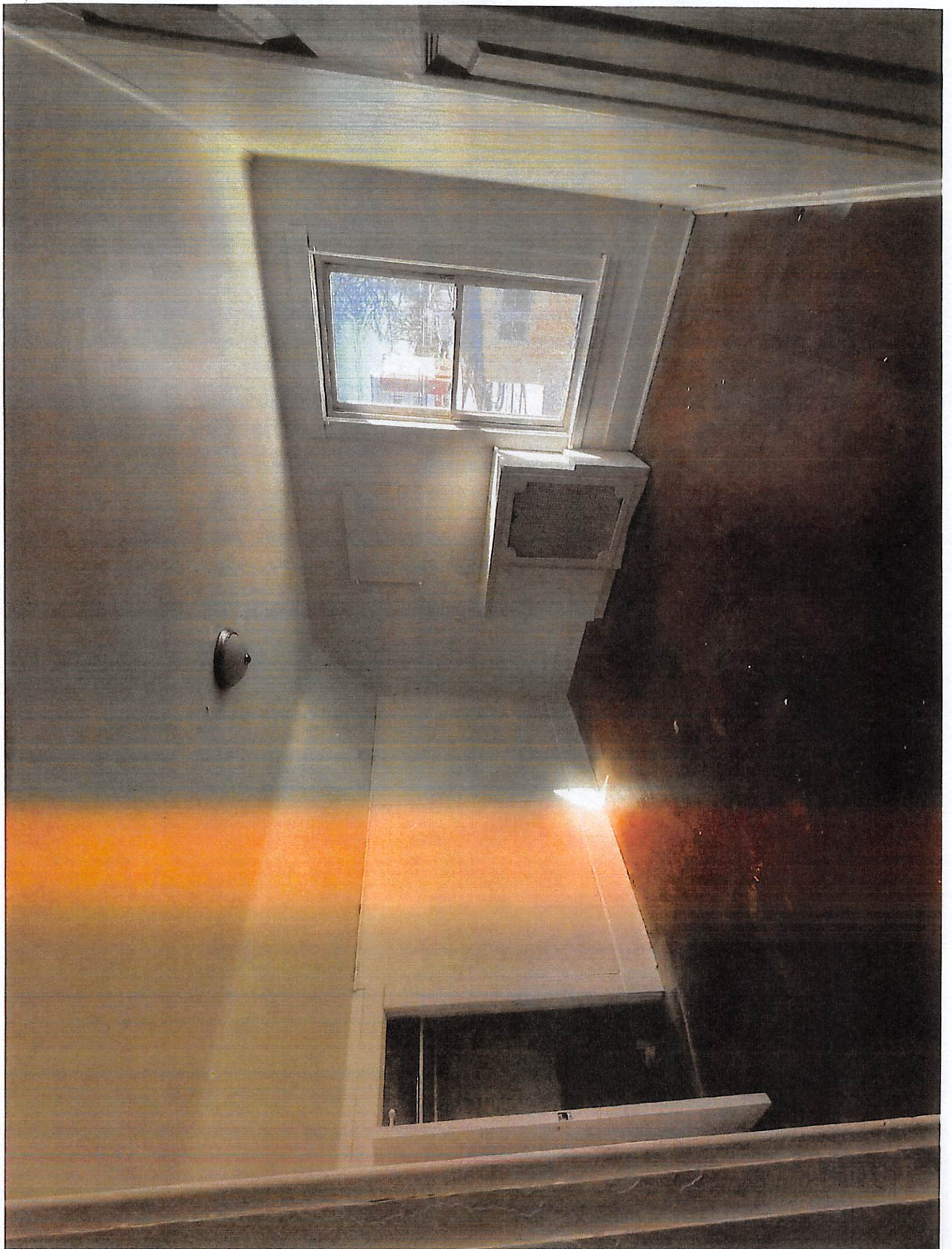


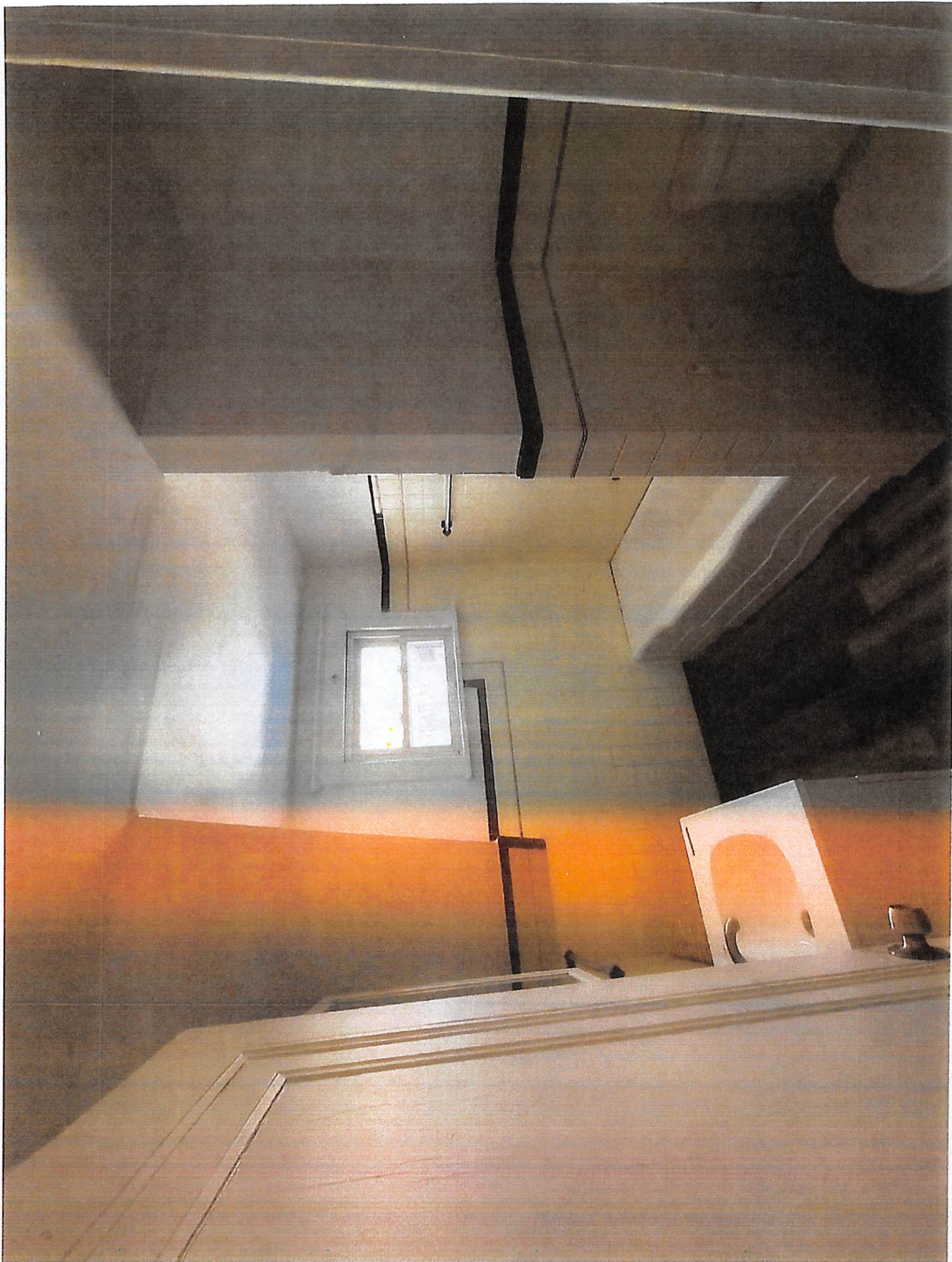








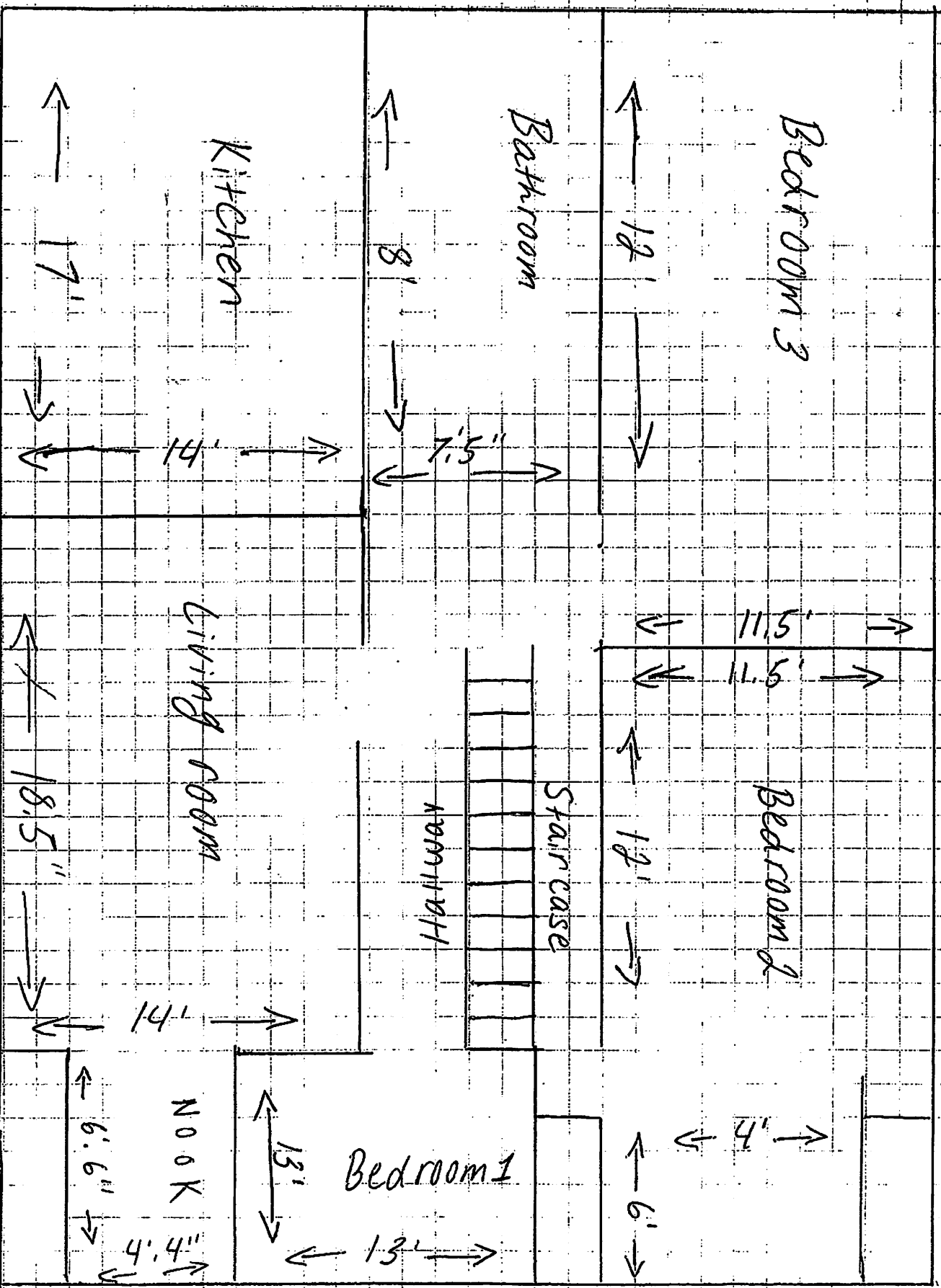




SECOND FLOOR Proposed Unit Apartment C

East Avenue

N



East Elmer Street
Street Frontage

0.1 mi
528 ft

Staircase to Kitchen

N

Entry for apartment

Enclosed Porch

147"

100"

63"

62" Bathroom #2

213"

Bedroom #2

Entrance

Kitchen

127"

278"

147"

FIRST FLOOR APARTMENT A

STAIRCASE

Living Room

178"

202"

Bathroom #1

Bedroom #1

Entrance

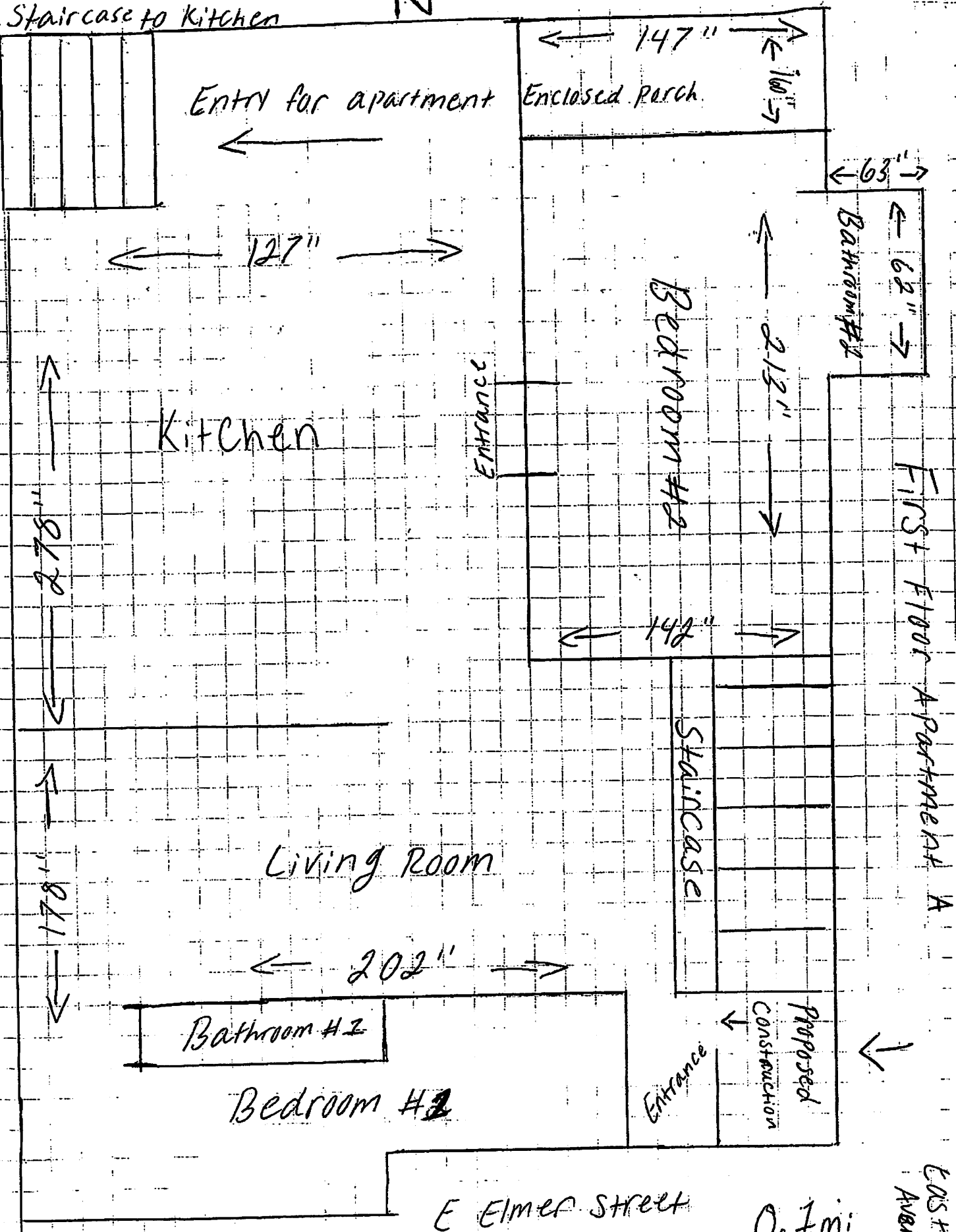
Proposed Construction

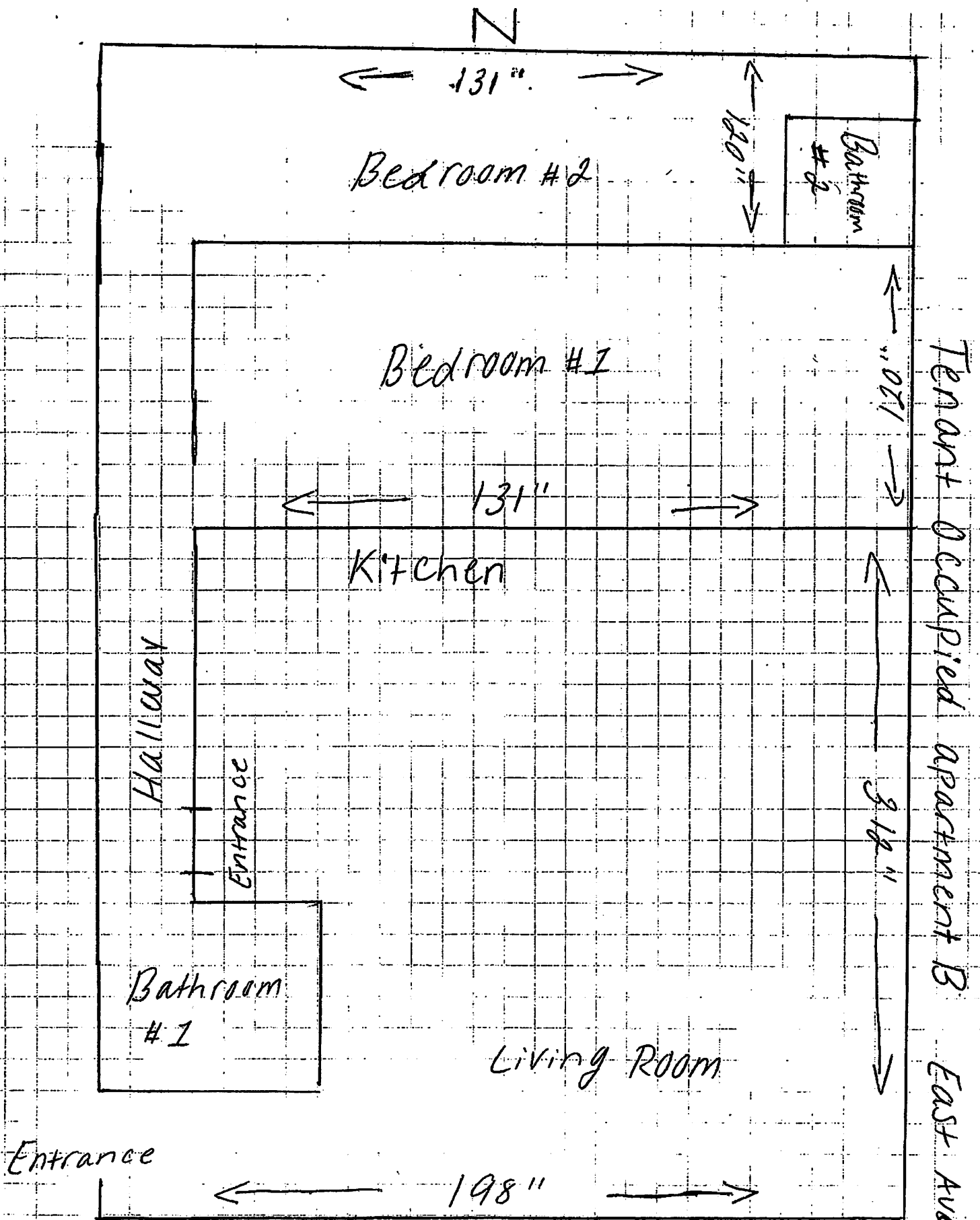
E Elmer Street

100 ft Frontage

0.1 mi
528 ft

EAST
Avenue





Street Frontage
 East Finner Street

0.1 mi
 528 ft

Hicks Kathie

From: seth mackannan <seth1581@gmail.com>
Sent: Thursday, February 22, 2024 8:29 AM
To: Hicks Kathie
Subject: Revised floor plans
Attachments: Blueprint_240222_082733.pdf

Please let me know if these appear better than the previous plans and if you need me to provide anything else.
Thanks



Staircase outside to kitchen

Entry Staircase to apartment

Enclosed Porch

Kitchen

Bathroom #2

Bedroom #2

Staircase #1

Living Room

Bathroom #1

Bedroom #1

First Floor Apartment (A)

1,234 sq ft (Suff)

Proposed Construction *Wall*

Entrance

E Elmer St Frontage

0.1 mi. to EAST AVENUE 528th

HALL - 2.6' x 6'

HALL

15'

23.2'

10.6'

12.6'

13.6'

5.6'

5.6'

18'

12'

17'

5'

7.6'

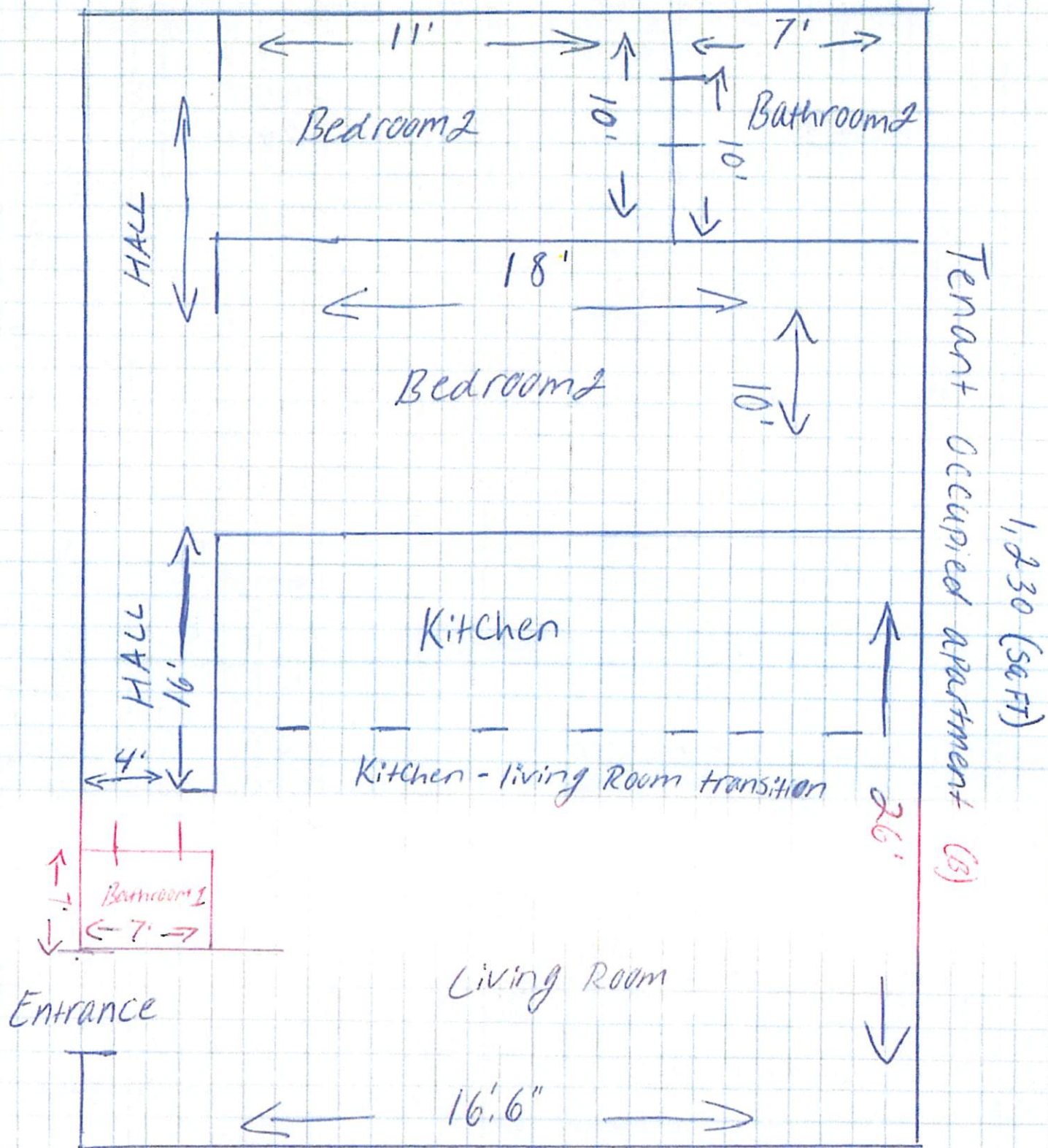
14'

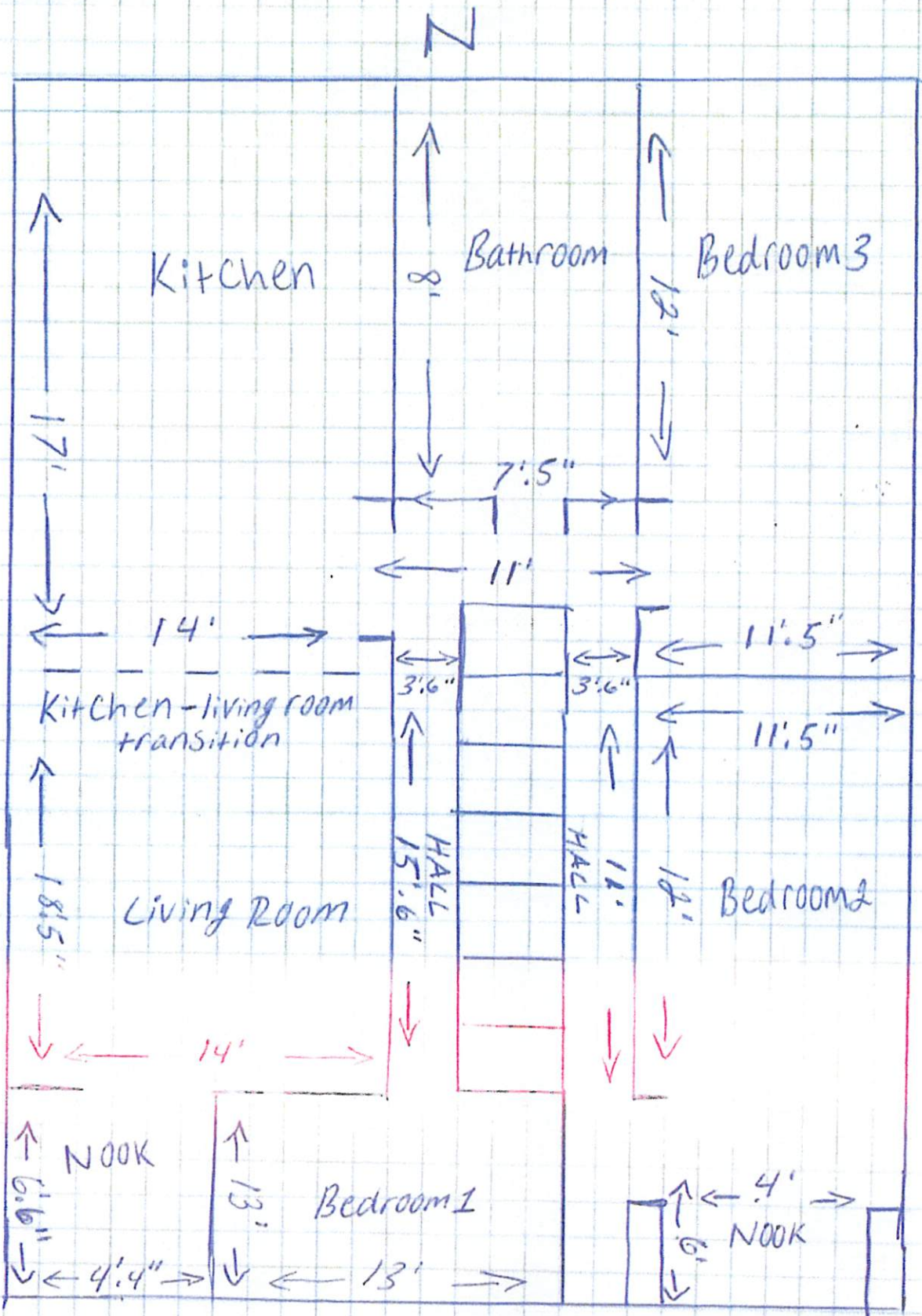
13'

5'

6'

11'





Proposed third unit
 Second Floor unit (c)
 1,209.72 (50 FT)

E Elmer St Frontage

0.1 mi. From East Avenue
528 FT.