

ORDINANCE DENYING A REQUEST TO AMEND ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN SO AS TO AMEND BLOCK 4108 LOT 10, 412 SOUTH SIXTH STREET, AS RECOMMENDED BY THE PLANNING BOARD, RESOLUTION 6651.

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 412 South Sixth Street, Block 4108, Lot 10 (“Property”) located in the R-Residential Redevelopment District have proposed the conversion of the existing structure consisting of a 1st floor restaurant and a 2nd floor apartment to a 1st floor 4 bedroom apartment and a 2nd floor rooming house with 4 rooms and 7 occupants; and

WHEREAS, on May 14, 2024 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 structure consisting of a 1st floor restaurant and a 2nd floor apartment to a 1st floor 4 bedroom apartment and a 2nd floor rooming house with 4 rooms and 7 occupants; 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 property is located in an R-Residential Redevelopment District where the proposed use as a Boarding House is not permitted and encourages development of single-family dwellings at a maximum density of 4.4 units/acre and duplexes at a maximum density of 5.8 units/acre whereas this is an undersized lot and would reflect 10 units/acre if only one dwelling unit and therefore inconsistent with the Master Plan
2. The property has no on-site parking and has a 10 foot wide easement on the lot to the south and only two public parking spaces along Sixth Street.
3. In the City of Vineland Master Plan, the proposed use is inconsistent with the Master Plan.
4. City staff recommended denial of the request to amend the Center City Redevelopment Plan to allow the requested use.

WHEREAS, on July 10, 2024 the Planning Board adopted Resolution 6651, 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 recommended City Council deny the application; 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. 6651; and

CITY OF VINELAND, NJ

WHEREAS, City Council finds it in the best interest of the City to deny the request to amend the Redevelopment Plan consistent with Resolution 6651 of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the request to amend the Center City Redevelopment Plan to allow the conversion of the existing structure located at 412 South Sixth Street, Block 4108, Lot 10, consisting of a 1st floor restaurant and a 2nd floor apartment to a 1st floor 4 bedroom apartment and a 2nd floor rooming house with 4 rooms and 7 occupants is hereby denied in accordance with Resolution 6651 of the Planning Board.

Passed first reading: August 13, 2024

Passed final reading: August 27, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

Deputy City Clerk rgf

MEMORANDUM

TO: Bob Dickenson, Business Administrator

FROM: Yasmin Perez, Planning Board SecretaryOff.

DATE: July 11, 2024
412 S. Sixth Street Block
4108 Lot 10

Enclosed is a signed copy of Resolution #6651 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

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

RESOLUTION NO. 6651

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 for 412 S. Sixth Street (Block 4108/Lot 10), submitted by Marcial Lopez, who is represented by Jose Silva, Esq., and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on May 14, 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, made the following factual findings:

1. An existing structure with a 1st floor restaurant and a 2nd floor apartment is proposed to be converted into a structure with a 1st floor apartment (4 BR, 2 h baths, kitchen, dining room & living/family room) and a 2nd floor rooming house (4 rooms with 7 occupants, 1 bath, eat-in kitchen & living room).
2. The property is located in an R-Residential Redevelopment District where the proposed use isn't permitted.
3. In the City of Vineland Master Plan, the property is designated 'medium density residential'. In and around the historic City center, the Plan encourages the development of single-family dwellings at a maximum density of 4.4 units/acre and duplexes at a maximum density of 5.8 units/acre. For comparison purposes, if this property had only 1 dwelling unit, the density would be 10 units/acre because of the under-sized lot. The proposed use is therefore inconsistent with the Master Plan.
4. The property has no delineated on-site parking, which is a major concern. With the exterior steps, the building takes up the whole width of the lot. There is a 10' wide easement on the lot to the south. This would necessitate stacking of cars.

Additionally, there is only room for 2 public parking spaces along Sixth Street in front of the property.
5. City staff recommended denial of the request.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland recommends that City Council give negative consideration to the proposed amendment to the Center City Redevelopment Plan to allow for conversion of an existing structure with a 1st floor restaurant and a 2nd floor apartment into a structure with a 1st floor apartment (4 BR, 2 h baths, kitchen, dining room & living/family room) and a 2nd floor rooming house (4 rooms with 7 occupants, 1 bath, eat-in kitchen & living room) at 412 S. Sixth Street (Block 4108/Lot 10).

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 June 12, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: July 10, 2024 PLANNING BOARD OF THE CITY OF VINELAND

Attest:


YASMIN PEREZ, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

ABSTAINING

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David Catalana
Douglas Menz
Michael Pantal
Thomas ~~töböl~~sC(
Sandi Velez
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ABSENT

OPPOSED