

CITY OF VINELAND, NJ

ORDINANCE NO. 2024- 75

ORDINANCE DENYING AN AMENDMENT TO 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 CONSISTENT WITH RESOLUTION 6665 OF THE PLANNING BOARD FOR BLOCK 4004 LOT 10.

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 812 East Elmer Street, Block 4004, Lot 10 (“Property”) located in the Civic Professional Office Redevelopment Zone, previously requested and was granted an amendment to Ordinance 2004-25 so as to allow the first floor to have a living room for upstairs apartment in addition to a one bedroom apartment and for the second floor to have a 2 bedroom apartment as set forth in Ordinance 2020-63; and

WHEREAS, the owner now requests a further amendment to Ordinance 2004-25, as amended and Ordinance 2020-63 to have a two bedroom apartment on the first floor with the living room on the first floor for the upstairs apartment; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the Proposed Redevelopment Plan Amendment; and

WHEREAS, on November 13, 2024, the Planning Board of the City of Vineland took testimony from Kathleen Hicks, P.P. as well as reviewed the Redevelopment Plan Amendment Report dated August 31, 2024; and

WHEREAS, the Planning Board adopted Resolution No. 6665, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council deny the Redevelopment Plan Amendment to have a two bedroom apartment on the first floor with the living room on the first floor for the upstairs apartment; 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. 6665 regarding the Plan Amendment; and

WHEREAS, City Council finds it in the best interest of the City to deny an amendment to the Redevelopment Plan and Ordinance 2020-63 consistent with Resolution 6665.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the requested amendment to Ordinance 2004-25, as amended, and Ordinance 2020-63 be and are hereby denied in accordance with Planning Board Resolution 6665.

Passed first reading: December 10, 2024

Passed final reading: December 23, 2024

President of Council eaa

Approved by the Mayor:

Mayor arf

ATTEST:

City Clerk kp

MEMORANDUM

TO: Bob Dickenson, Business Administrator
FROM: Yasmin Perez, Planning Board Secretary *Y.P.*
DATE: November 14, 2024
RE: 812 E. Elmer Street
Block 4004 Lot 10

Enclosed is a signed copy of Resolution #6665 of the Planning Board giving comments regarding the above referenced property.

YP/KH

Encl.

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



REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2024-9

APPLICANT: Elizabeth Vasquez

PROPERTY: 812 E. Elmer Street (Block 4004/Lot 10)

REQUEST: Previously approved by Ordinance No. 2020-63
1st floor – living room for upstairs apartment/1-bedroom apartment
2nd floor – 4 room apartment (2 bedrooms, ‘backroom’, kitchen & bath)

Request 2-bedroom apartment on 1st floor - half wall was already extended to ceiling to create 2nd bedroom

STAFF REVIEW: Kathleen Hicks, Richard Tonetta, Matteo Rabbai, Macleod Carre & Patrick Finley

DATE: August 31, 2024

Staff members met on October 30, 2024 regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff is that the request should be denied.

The reason for this recommendation is that the lot is grossly undersized. It is only 5,000 square feet (0.11 acres) when the lot required for a single-family in a nearby R –Residential Redevelopment District is 9,750 square feet. The lot is therefore only slightly more than half the size that is required for a single-family home. When the project was previously approved the thought was to limit the number of bedrooms so there would be fewer adult drivers needing parking on this grossly undersized lot.



CITY OF
VINELAND
WHERE IT'S ALWAYS GROWING SEASON

REDEVELOPMENT PROPOSAL 2024-7

NAME OF APPLICANT

Marcial Lopez
37 Roxeter Road
New Castle, DE 19720
(856)685-7888

REPRESENTED BY

Jose Silva, Esq.

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

September 20, 2024

BLOCK & LOT NUMBERS

Block 4108/Lot 10

ADDRESS

412 S. Sixth Street

EXISTING USE

1st floor – restaurant (Google street view shows laundromat?)
2nd floor - apartment

PROPERTY DIMENSIONS

50' of frontage on S. Sixth Street
90' of depth
4,500 square feet (0.10 acres) – a single family requires 9,750 square feet (0.22 acres)
No parking
Additional 10' easement on south side of property

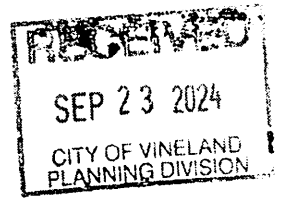
PROPOSED USE

1st floor apartment – 4 BR, 2 1/2 baths, kitchen, dining room & living/family room
2nd floor - (2) 2 BR apartments

REDEVELOPMENT DISTRICT
R – Residential District

UNDERLYING ZONING DISTRICT
R-B Residential-Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)
Yes – under-sized lot/no allowance for triplex/no parking



CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 812 E Elmer St Block 4004 Lot 10

Property owner: Elizabeth Vasquez

Owner's address: 1170 Sharp Rd Vineland, NJ 08360

Phone: 609 501-2998

Applicant is: [checked] owner [] other

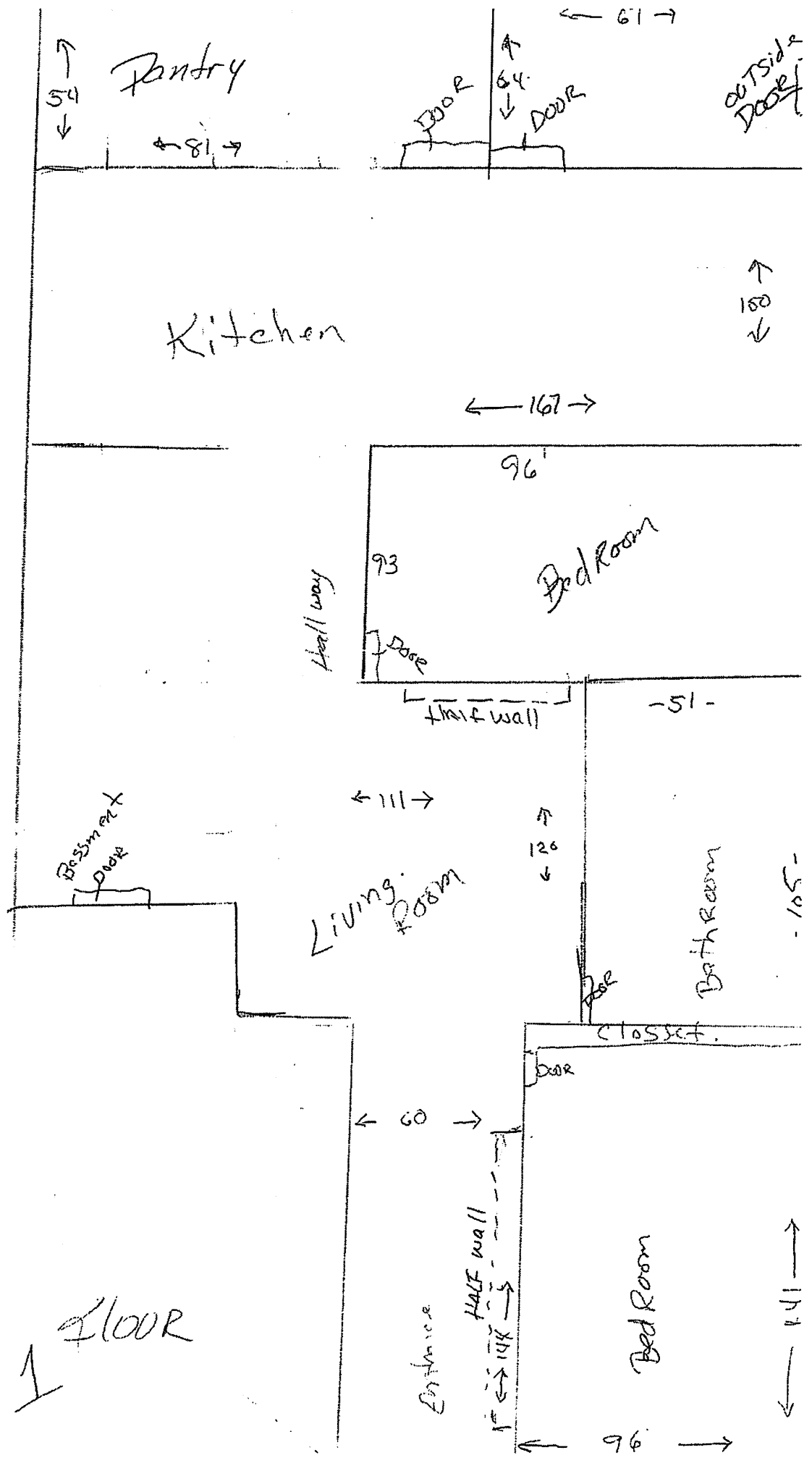
If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

[Empty lines for applicant information]

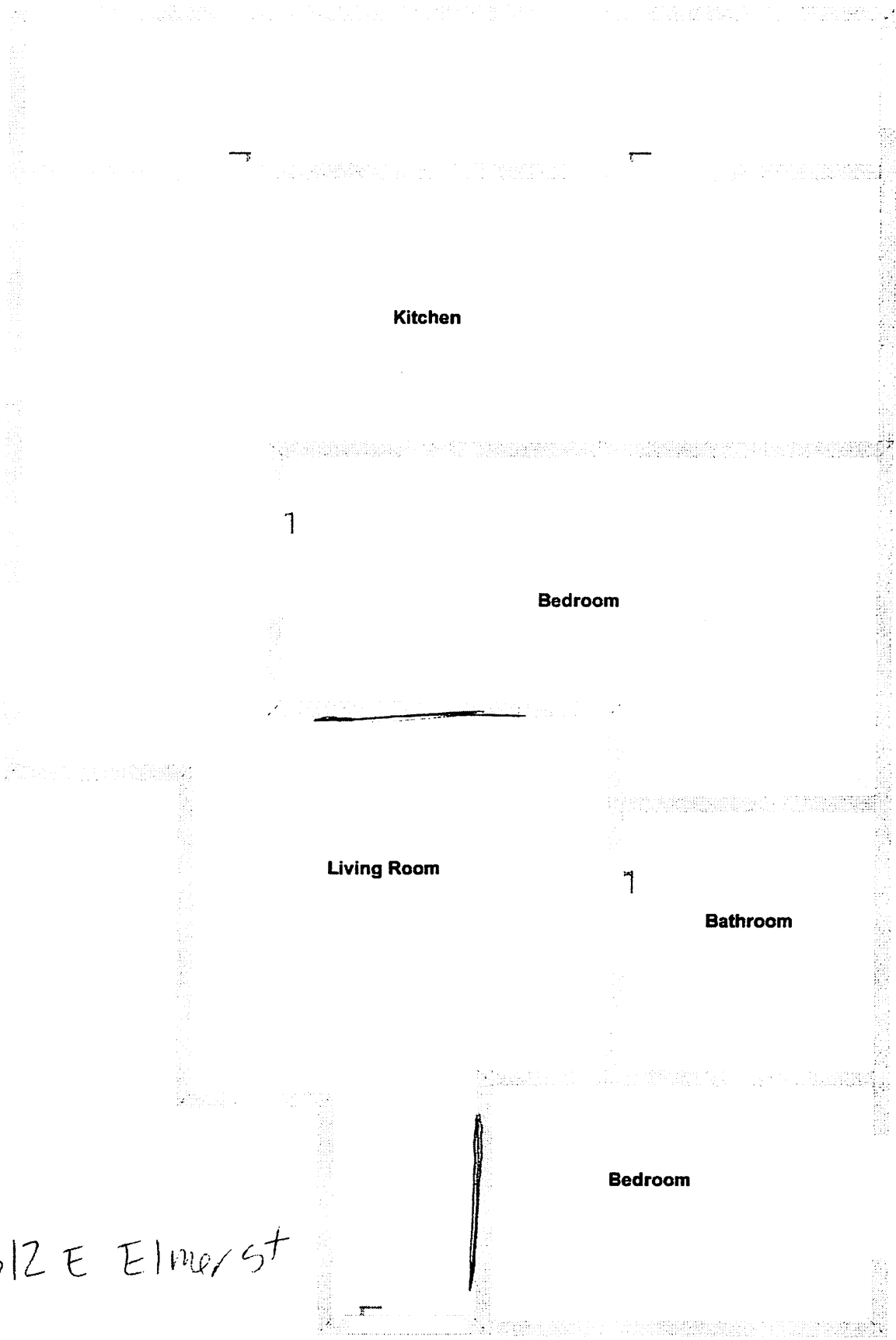
Current or most recent use of the property: Apartment

Proposed use of the property: 2 bedroom Apartment

Owner's Signature Elizabeth Vasquez Date 9/23/24



1st FLOOR



812 E Elmer St

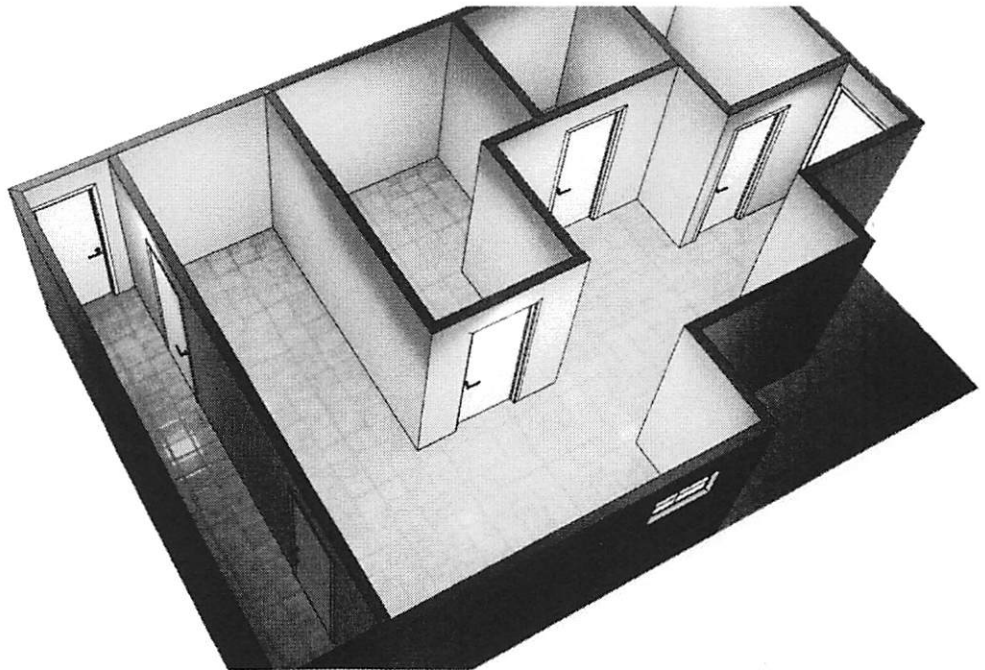
All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 9/26/2024
Printed: 9/26/2024

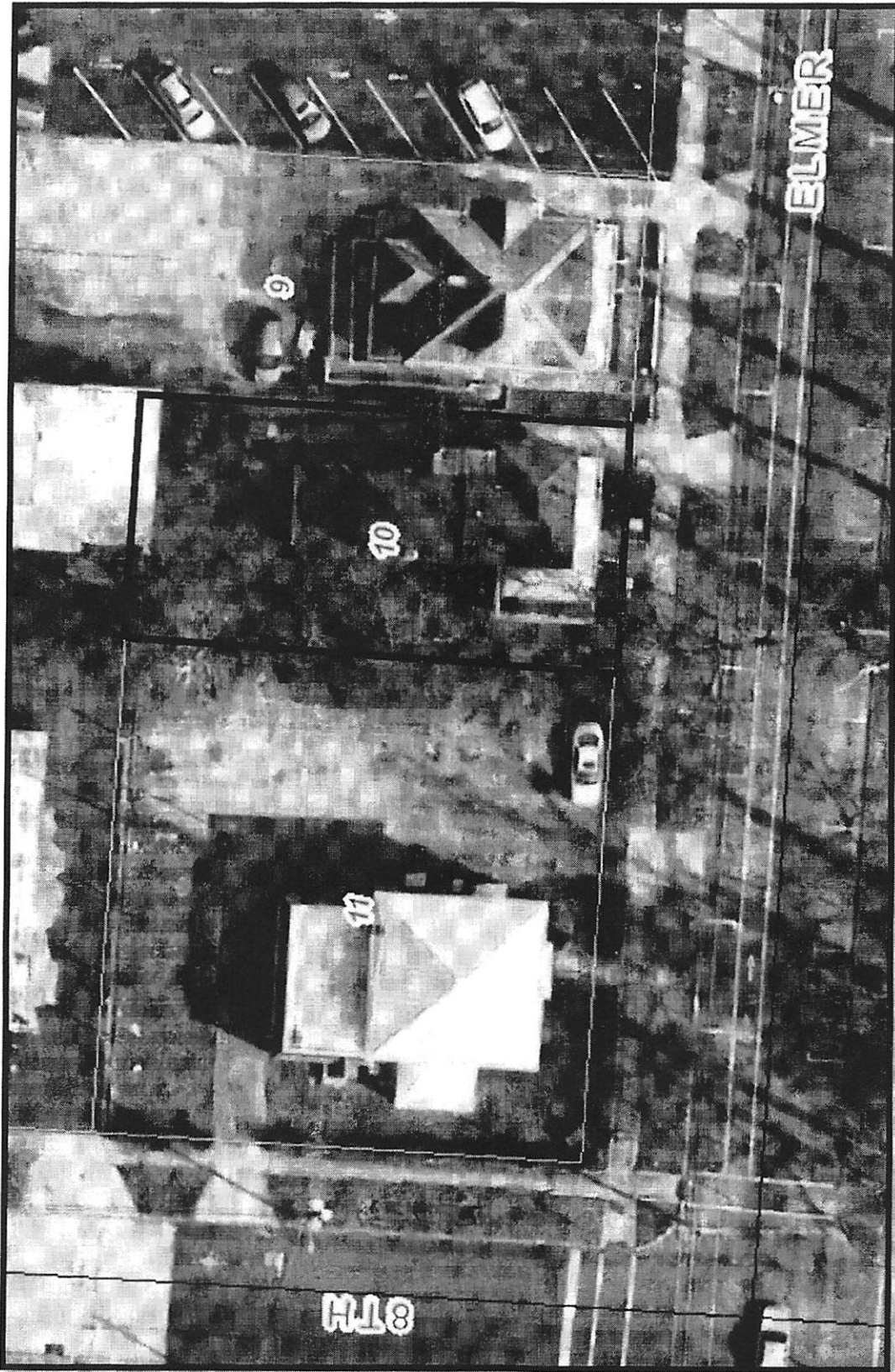
812 E Elmer St



Note: all drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 9/26/2024
Printed: 9/26/2024



AERIAL

RESOLUTION NO. 6665

**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 812 E. Elmer Street (Block 4004/Lot 10), submitted by Elizabeth Vasquez, and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on November 12, 2024; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, and the Redevelopment Plan Amendment Report developed by City staff, made the following factual findings:

1. The property-in-question was previously approved by Ordinance No. 2020-63 for the 1st floor to have a living room for upstairs apartment in addition to a 1-bedroom apartment and for the 2nd floor to have a 4 room apartment (2 bedrooms, 'backroom', kitchen & bath)
2. The applicant proposes a 2-bedroom apartment on the 1st floor as a half wall was already extended to the ceiling to create the additional bedroom.
3. Residential uses are not permitted on the 1st floor in the LMS – Landis Avenue Main Street Redevelopment District.
4. In the nearby R – Residential Zone, single-family and 2-family structures are permitted. A single-family requires a 9,750 square foot lot, while a 2-family requires a 15,000 square foot lot. The property that is the subject of this application is only 5,000 square feet, or 1/3 the size of what is required for a duplex.
5. Staff recommended that the application be denied because of the grossly undersized lot. When the project was previously approved the thought was to limit the number of bedrooms so there would be fewer adult drivers needing parking on this grossly undersized lot.
6. In the City of Vineland Master Plan, the property-in-question is designated 'commercial'. The residential use of this property is therefore inconsistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, based on the factual findings listed above, recommends that City Council deny the request to permit a 2 bedroom apartment on the 1st floor at 812 E. Elmer Street (Block 4004/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 November 13, 2024, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: November 13, 2024

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


YASMIN PEREZ, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

John Casadia
Douglas Menz
Michael Pantalone
Sandy Velez
Robert Odorizzi
David Manders

ABSTAINING

None

ABSENT

David Catalana
Thomas Tobolski
Nilsa Rosario

OPPOSED

None