

## City of Vineland Community Development Program

# Memo

**To:** City Council members  
**CC:** Keith Petrosky, Richard Tonetta, William Lutz, applicant  
**From:** Alex Curio  
**Date:** January 28, 2014  
**Re:** Redevelopment Plan amendment request



I have received and City staff has reviewed an application to amend the Center City Redevelopment Plan.

The request is for 701 E. Cherry St. (block 4114, lot 1). The property is in the Residential District. It consists of 3 separate but adjoining buildings that currently house a 2-story, 5-bedroom apartment, a restaurant and a 2<sup>nd</sup>-floor apartment. The building with the 2<sup>nd</sup>-floor apartment currently has vacant commercial space on the 1<sup>st</sup> floor. The request is to allow an apartment in that vacant 1<sup>st</sup>-floor space. While residential is the permitted use here, the number of units on one lot exceeds the permitted amount, which is why a plan amendment is needed for another unit.

Staff input for this request is enclosed.

**By way of a copy of this memo, I am advising the applicant that City Council will take up this request at the Feb. 4, 2014 work session (starting time of 5:30 p.m.).**

Please advise if that date needs to be changed so that I can inform the applicant.

Thank you.

## Staff review of Redevelopment Plan amendment request

Property address: 701 E. Cherry St. (block 4114, lot 1)

Review date: 1/23/14 & 1/27/14

Attendees: Steve Hawk (Planning) (1/27 only), Sandy Forosisky (Redevelopment) (1/27 only), Pat Finley (Zoning), Brian Myers (Engineering) (1/23 only), Dave Maillet (Engineering) (1/27 only), Kathie Hicks (Planning), Robert Adams (Code Enforcement), Mark Monaco (Construction Code) (1/27 only), Alex Curio (Redevelopment)

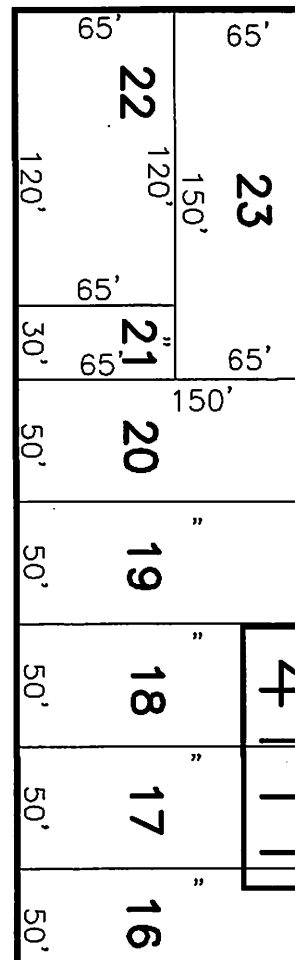
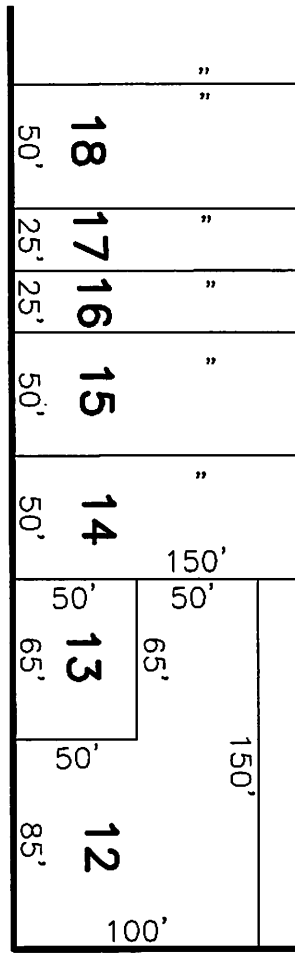
Additional written comment received from: \_\_\_\_\_

**Request:** To permit the conversion of currently vacant 1<sup>st</sup>-floor commercial space into a 2-bedroom apartment. This property contains 3 adjoining buildings with a 2-story, 5-bedroom apartment, a restaurant and a 2-bedroom apartment above the space in question. The property is in the Residential District but an amendment is needed because of the number of units.

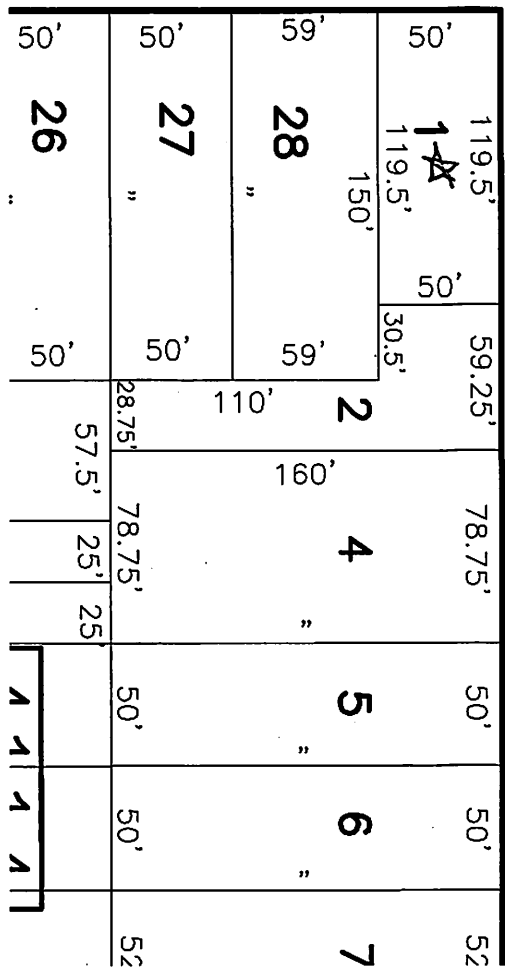
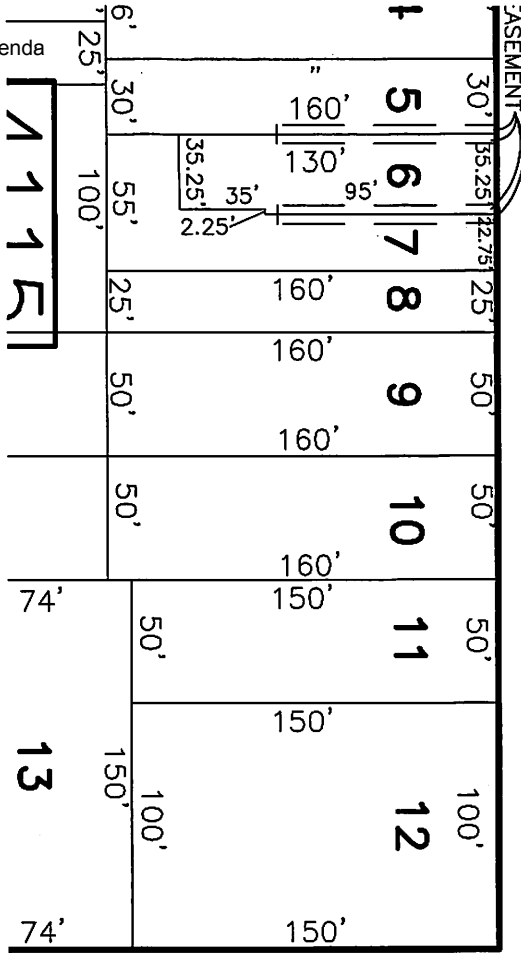
**Consensus:** Staff recommendation is for the unit to be a 1-bedroom apartment since one of the planned bedrooms is 8 feet x 10 feet. While that size is technically permissible, it is not desirable. Staff also recommends that when the property goes to the Planning Board for review, that site improvements be required, including removing existing paving and curb cuts, both of which encourage parking in the city right of way. There are also issues with fire protection between the upstairs unit and downstairs unit, between the restaurant and the residential units and with exterior walls because the building is within a few feet of 2 property lines. Permits and code compliance would, of course, be required.

The density on this property is already more than ideal, but the choice at this point is:

- 1) allow the requested use with the conditions noted above;
- 2) the continued existence of empty commercial space;
- 3) require that the upstairs and downstairs be combined into 1 unit, which the staff did not see as a better alternative.



# E. CHERRY ST



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