

CITY OF VINELAND

ORDINANCE NO. 2014- 19

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 6082 OF THE PLANNING BOARD OF THE CITY OF VINELAND REGARDING BLOCK 4114, LOT 1.

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 701 E. Cherry Street, Block 4114, Lot 1 (“Property”) located in the Residential District has requested City Council consider amending the Redevelopment Plan so as to permit the conversion of commercial space on the first floor below the two-bedroom apartment into a residential unit; and

WHEREAS, on February 11, 2014, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment for the property located at 701 E. Cherry Street (Block 4114, Lot 1), and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6082, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board; 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. 6082; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6082.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland as follows:

1. The Center City Redevelopment Plan shall be amended relating to Block 4114, Lot 1, known as 701 E. Cherry Street, to allow the conversion of the first floor commercial space to be utilized as a residential unit consistent with Resolution 6082 of the Planning Board of the City of Vineland.

Passed first reading:

Passed final reading:

\_\_\_\_\_  
President of Council

Approved by the Mayor:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

MEMORANDUM



TO: William Lutz, Business Administrator  
FROM: Yasmin Ricketts, Planning Board Secretary *Y.R.*  
DATE: March 14, 2014  
RE: Amendment to Center City Redevelopment Plan  
701 E. Cherry Street  
Block 4114 Lot 1

Enclosed is a signed copy of Resolution #6082 of the Planning Board giving comments on an amendment to the Center City Redevelopment Plan concerning the above referenced property.

YR/  
Encl.  
xc: Keith Petrosky, City Clerk  
Richard Tonetta, City Solicitor  
Alex Curio

**RESOLUTION NO. 6082**  
**RESOLUTION OF FINDINGS AND CONCLUSIONS AND**  
**DECISION OF THE VINELAND PLANNING BOARD**

**WHEREAS**, the City Council of the City of Vineland, has requested that the Planning Board of the City of Vineland review a proposed change to the Center City Redevelopment Plan and provide comments regarding the consistency of the proposed amendment with the Master Plan of the City of Vineland; and

**WHEREAS**, City Council requested the Planning Board provide comment regarding a proposed amendment to the Center City Redevelopment Plan relating to redevelopment of 701 E. Cherry Street, being known as Block 4114, Lot 1; and

**WHEREAS**, having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland; having reviewed the memo to City Council from Alex Curio dated January 28, 2014 and having considered the staff review of the Redevelopment Plan Amendment request, made the following factual findings:

1. The property in question is located within the residential district of the Center City Redevelopment Plan.
2. The building on site appears to be two (2) homes that were connected by a one-story structure many years ago.
3. The lot is only 50' wide.
4. The property consists of a two (2) story, five (5) bedroom, apartment; a restaurant in the center; a two (2) bedroom apartment above an empty commercial space.
5. The applicant is seeking to convert the commercial space on the first floor below the 2 bedroom apartment into a residential unit.
6. The plan is in conformance with the Master Plan as the uses are residential within the residential district.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Vineland, that it has reviewed the proposed amendment to the Center City Redevelopment Plan and has determined that the proposed amendment should be adopted by City Council.

The Planning Board finds that the proposed amendment to convert the first floor commercial space into a residential apartment is consistent with the City's Master Plan.

The Planning Board recommends that the number of bedrooms in the proposed residential unit be subject to building code requirements.


The Planning Board recommends that City Council adopt the recommendations of the staff review which is attached hereto and incorporated into this resolution by reference.

The foregoing is a true copy of the Resolution and decision adopted by the Planning Board of the City of Vineland at its meeting held on February 12, 2014, as reflected in the recorded minutes of the said meeting.

ADOPTED DATE: 3-12-14

  
YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE  
CITY OF VINELAND

  
DAVID MANDERS, Chairperson

**ROLL CALL VOTE**

**VOTING IN FAVOR**

STEVEN PLEVINS  
MARIA PEREZ  
RYAN HEADLEY  
DAVID MANDERS  
MICHAEL PANTALIONE  
JOHN CASADIA  
DAVID MAZUR

**ABSTAINING**

ANGELA CALAKOS

**ABSENT**

TERI DILLON  
SANDY VELEZ

**OPPOSED**

NONE