



REDEVELOPMENT PLAN AMENDMENT REQUEST

APPLICANT: Hector Acevedo

PROPERTY: 102 S. East Ave. (Block 4005/Lot 7)
SW corner of East Ave. & Elmer St.

REQUEST: Allow duplex in Civic Professional Office Redevelopment District (convert doctor's office with 2-BR apartment upstairs to 3-BR apartment downstairs & 2-BR apartment upstairs)

STAFF REVIEW: Kathleen Hicks, Brian Myers, Stephen Hawk, Kenneth Heather, Richard Tonetta, Sandra Forosisky, Robert Aussenberg, Patrick Finley, Matt Crowell, & Sharon Paterno

DATE: July 7, 2015

Staff members preliminarily reviewed the above-referenced Redevelopment Plan Amendment Request and were generally supportive of conversion of the property to a duplex, but only if additional conditions are met to insure that the property will be an enhancement to the Redevelopment District, particularly in light of its proximity to Landis and East.

Staff suggests the following:

1. A site plan submission, including building elevations, should be required to insure that parking, aesthetics (enhanced landscaping & facades) and trash disposal are addressed.
2. The proposed downstairs apartment should be a 2-BR unit rather than a 3-BR unit.
3. The use of the room at the north end of the building needs to be identified. Examining photos, it appears to be an enclosed porch. If so, it needs to be restricted to such use.
4. The front porch is open. It needs to be restricted to remain so.
5. The sink needs to be removed from the one proposed bedroom.
6. Closets need to be constructed in all proposed bedrooms.

Should you have any questions, please feel free to contact any of the staff involved.

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 1025 East Ave Block 4005 Lot 7

Property owner: Hector Acevedo

Owner's address: 618 E Cheney St

Phone: 609-501-6114 Jackie manilosvideo@gmail.com

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 details]

Current or most recent use of the property: Previously a doctor's office

Proposed use of the property (Provide as much detail as possible. Additional pages may be attached): Seeking to convert a 1st floor vacant Commercial space into a 3 bedroom apartment. The building consist of a 2nd floor apartment.

(Office use only)

Application received (including fee) _____

Application complete _____

April 27, 2015

HECTOR ACEVEDO
618 E CHERRY ST
VINELAND, NJ
08360

NOTICE OF DENIAL OF ZONING PERMIT

RE: 102 S EAST AVE
04005-0000-00007-0000

Permit No. ZP-15-00327	Zone:
Date Application Received: 04/16/2015	Date of Denial: 4/20/15
Proposed Work/Use: CONVERT COMMERCIAL USE TO RESIDENTIAL USE	
Type Variance Required:	

Dear HECTOR ACEVEDO :

This form will serve as an Official Notice of a Denial of a Zoning Permit for the above referenced property. Please note the reason(s) for denial indicated below.

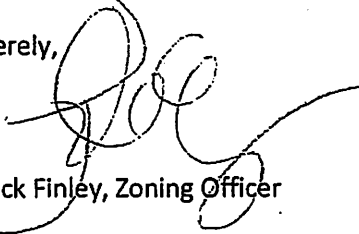
APPLICATION HAS BEEN DEEMED INCOMPLETE.

Upon receipt of the following, your application will be reviewed for compliance with the Land Use Ordinance.

A SUREVEY OF THE PROPERTY IS REQUIRED. PRIOR APPROVAL FROM THE ZONING BOARD MAY BE REQUIRED. ARCHITECT SEALED PLANS REQUIRES FOR THE RENOVATION.

I remain available to assist you or to answer any questions that you may have.

Sincerely,



Patrick Finley, Zoning Officer



BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING (BUILDING DISTANCES ARE MEASURED OUTSIDE AND ARE +/-) & DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE ARE USED FOR ANY OTHER PURPOSE

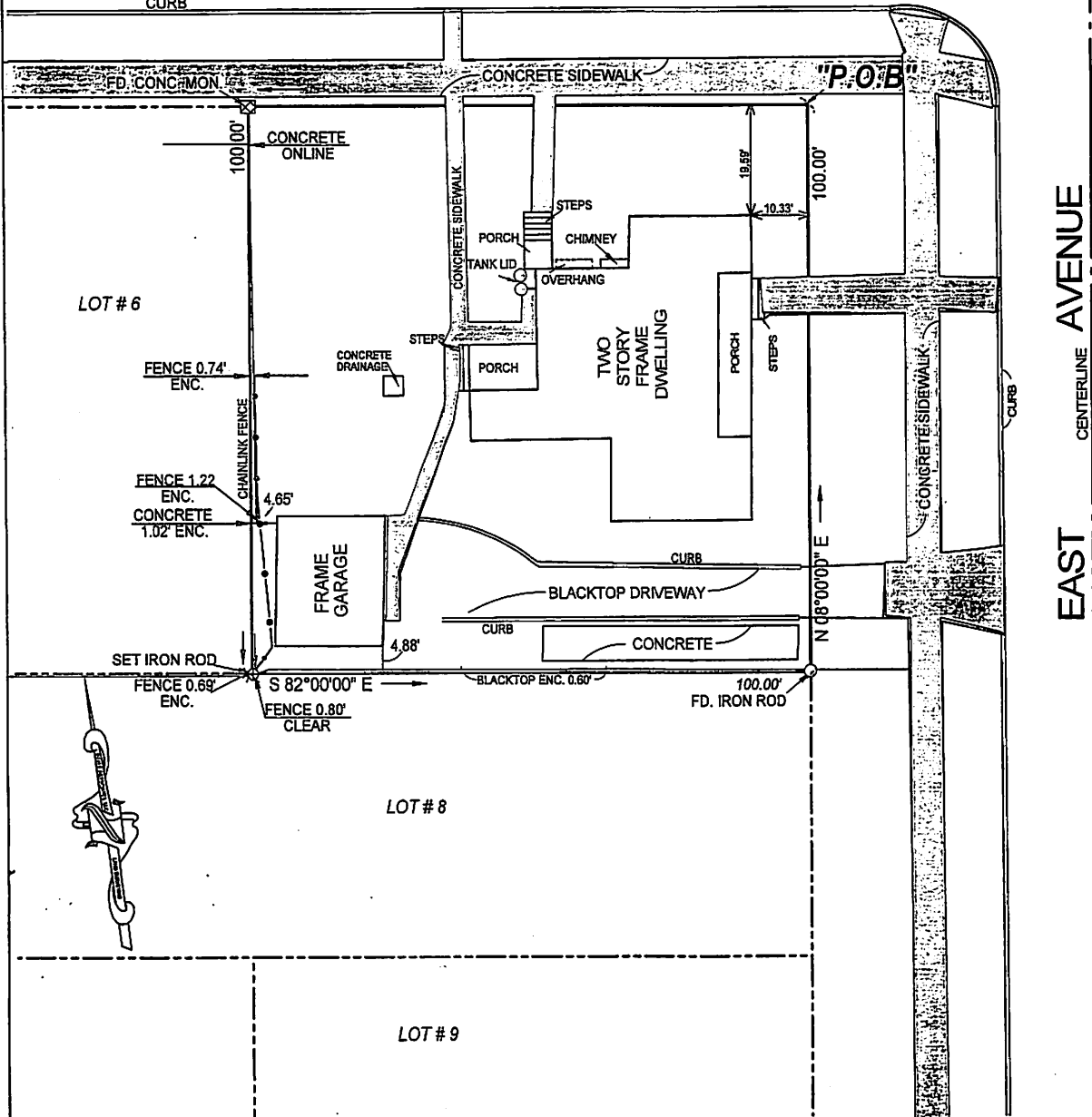
"P.I.Q." IS LOT No.
7, BLOCK 4005 "
TAX MAP "
0.23 ACRES
10,000.00 SQ. FT.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

ELMER STREET

CENTERLINE
(66.00' R.O.W.)

CURB



EAST AVENUE
CENTERLINE
(100.00' R.O.W.)

STATE of NEW JERSEY,
COUNTY of CUMBERLAND

ss:

HECTOR ACEVEDO

ANY INSUROR OF TITLE RELYING HEREON and ANY OTHER PARTY IN INTEREST: IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE AS AN INDICEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN

William B. Reale
WILLIAM B. REALE, PROFESSIONAL
LAND SURVEYOR, LIC. 17433

REALE ASSOCIATES, L.L.C.
LAND SURVEYING

CERTIFICATE OF AUTHORIZATION #24GA28092100
1068 E. LANDIS AVENUE, SUITE C, PO Box 607, VINELAND, NEW JERSEY 08362-0607

SURVEY OF PREMISES

FOR
HECTOR ACEVEDO
102 SOUTH EAST AVENUE
CITY OF VINELAND
COUNTY OF CUMBERLAND, STATE OF NEW JERSEY

DATE: 05/07/15

SCALE: 1"=20'

DWG: K.B.R.

FILE: 001363S

Block 4005/Lot 7



June 30, 2015

1:845

Block Numbers (Labels)

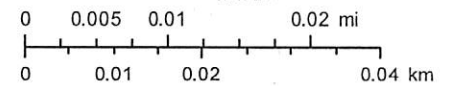
Street Names (Label)

Parcel Outline

Lot Numbers (Labels)

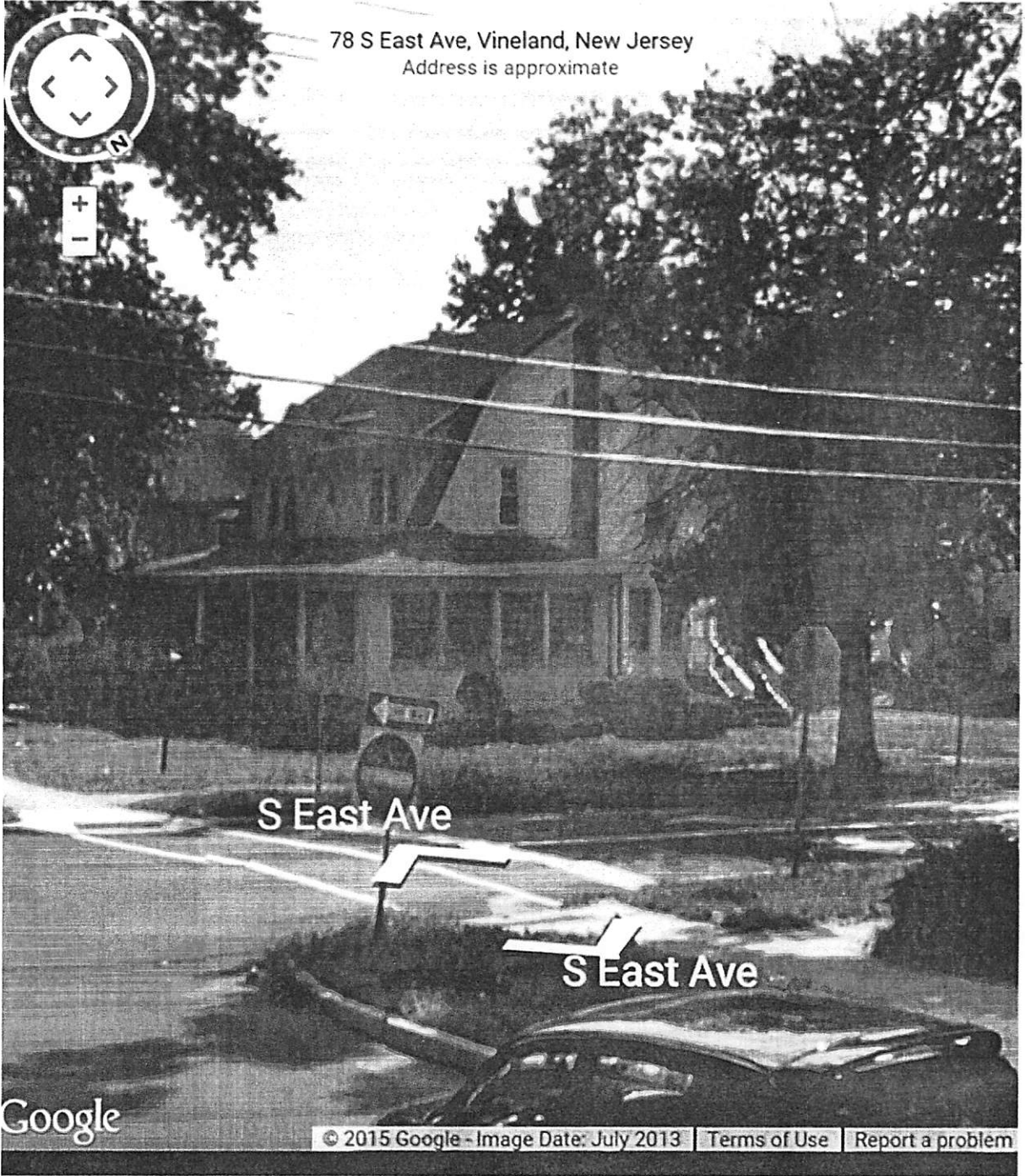
Building Footprints

Streams (DEP)





78 S East Ave, Vineland, New Jersey
Address is approximate



Google

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