



REDEVELOPMENT PLAN AMENDMENT REQUEST

APPLICANT: Wendy E. Dagostino

PROPERTY: 633 E. Almond St. (Block 4107/Lot 6)
South side of Almond St. between 5th St. & 6th St.

REQUEST: Allow a single chair hair salon as an accessory use to a single-family home

STAFF REVIEW: Kathleen Hicks, Kenneth Heather, Patrick Finley, Sharon Paterno, Dale Jones (Written comments from Robert Aussenberg & Brian Myers)

DATE: February 12, 2016

Staff members preliminarily reviewed the above-referenced Redevelopment Plan Amendment Request and were supportive of allowing a single chair hair salon as an accessory use to a single-family home. The R-Residential District does allow home based businesses, but the proposed use doesn't meet the strict definition of a home based business. Because of the minimal nature of the proposed use (i.e., no employees, only 2 customers per day), the staff was also supportive of relying on street parking to maintain the residential appearance of the property.

The applicant should be advised, however, that one hour rated assemblies for floors, ceilings and walls separating the 'B' use (beauty business) from the 'R' use (residential living quarters) will be required, necessitating building, fire, electrical and plumbing permits.

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REDEVELOPMENT PROPOSAL 2016-1

NAME OF APPLICANT

Wendy E. Dagostino
633 E. Almond Street
Vineland, New Jersey 08360
856-899-9549

NAME OF CURRENT PROPERTY OWNER

Same

DATE OF APPLICATION

February 12, 2016

BLOCK & LOT NUMBERS

Block 4107/Lot 6

ADDRESS

Same

EXISTING USE

Single-family home
75' x 150' lot
Driveway parking

PROPOSED USE

Home-based business accessory to single-family home (single chair hair salon)

REDEVELOPMENT DISTRICT

R - Residential

UNDERLYING ZONING DISTRICT

R-1 - Residential

PLAN AMENDMENT REQUIRED (YES/NO)

Yes

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 633 E. Almond Street Block 4107 Lot 6

Property owner: Wendy E. Dagostino

Owner's address: 633 E. Almond Street

Vineland NJ 08360

Phone: 856-899-9549

Applicant is also the owner of the property in question.

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.

Not applicable.

Current or most recent use of the property: The applicant acquired the property while it was under an enforcement action by the City of Vineland. The dwelling was converted to a two-family dwelling without approvals while under prior ownership. Applicant has taken steps to abate the illegal conversion and has restored the structure to a single-family dwelling as the principal use. Therefore the current use of the property is a single family dwelling.

Proposed use of the property: Applicant/owner, who also is the resident in the single-family dwelling on the property in question, desires to conduct a "home-based business" at the premises as an accessory use within the principal single-family dwelling. The proposed nature of the accessory use is a single-chair hair salon. Home-based businesses are permitted as accessory uses in the Residential District as called out in the District Land Use Standards in the Center City Redevelopment Plan. Permitted home-based businesses are defined in the appendix of the Center City

Redevelopment Plan and according to the definition are exempt from approval by the Planning Board if certain standards are satisfied. A total of ten standards are listed in Appendix 1, and of the ten standards eight are fully satisfied by the home-based business and one standard is satisfied in part. The applicant/owner both owns (standard a) and resides (standard b) in the dwelling in which the home-based business is conducted and there are no non-resident employees working on the premises (standard c). There will be no external evidence of the home-based business (standard d). There are no retail sales conducted on the premises (standard e1). Based on the nature of the proposed home-based business, listed standards e2 "no direct customer services conducted on the site" and standard f "no clients will visit the site" are not met. These are the only provisions listed in the appendix that will not be met. There will be no sign identifying the business (standard g). No delivery vehicles are associated with the home-based business (standard h). The home-based business will be clearly incidental and subordinate to the principle single-family dwelling and the area devoted to the use will be well less than 25% of the total floor where located and well less than 400 square feet (standard i). No noise, glare, fumes, odors and other items listed in standard j will be created by the proposed home-based business. Please also note that home occupations are permitted as accessory uses in several of the City's other residential districts and such uses are permitted to have direct customer services and clients can visit such sites.

The Center City Redevelopment Plan lists a variety of "Plan Goals" under multiple headings. Two of the goals are met by the actions taken so far by the applicant. The applicant obtained ownership to an illegally converted duplex and has taken steps to convert the structure to an owner occupied single family dwelling. Therefore stated plan goals to "Enforce the City's building and zoning ordinances to diminish overcrowding and illegal conversions" and to "Encourage home ownership to balance trend toward extensive rentals" have been met.

To further illustrate the proposed low intensity of the proposed accessory use the applicant offers the following: There will be no walk-ins and no unscheduled visits. The majority of appointments will have a half hour or more time before the subsequent appointment is scheduled to avoid any overlap of clients. The majority of days will involve two appointments as the applicant typically performs full hair color applications that each take several hours. Appointments will be strictly scheduled and arranged so that the use of the property will appear to be that of a only a single-family dwelling .

The frontage of the property, at 75 feet, provides ample space for a vehicle to park along the curb line of Almond Street. During the day time hours, when the majority of all appointments will be made, it has been observed that adequate space is consistently available along the street in front of the property in question. The front walk through a historic brick wall and wrought iron fence will provide access to the dwelling at the front door.

In summary the applicant will conduct a home-based business that will virtually go unnoticed in the existing neighborhood. The neighborhood and especially the immediate vicinity of the 600 block of Almond Street has a clothing factory and a public school. Both uses have on-site parking and do not presently have any spill over into the 600 block of Almond Street . An adjacent property (at 625 E. Almond Street immediately to the west) actually once housed a barber shop for many years within the dwelling. Two businesses also exist at the nearby intersection of 7th and Almond Streets. The applicant maintains that this plan amendment advances stated goals of the Center City Redevelopment Plan and also fits the character of the neighborhood. A first floor plan layout is attached along with a plot plan for the property, a neighborhood plan and photos of the front entrance area. The applicant will apply for and secure applicable permits once the amendment is granted.

(Office use only)

Application received (including fee) _____

Application complete _____

Processing check list (office use only)

Redevelopment district: _____

Reason plan amendment is required:

_____ Change to non-conforming use

_____ Expansion of non-conforming use

_____ Other _____

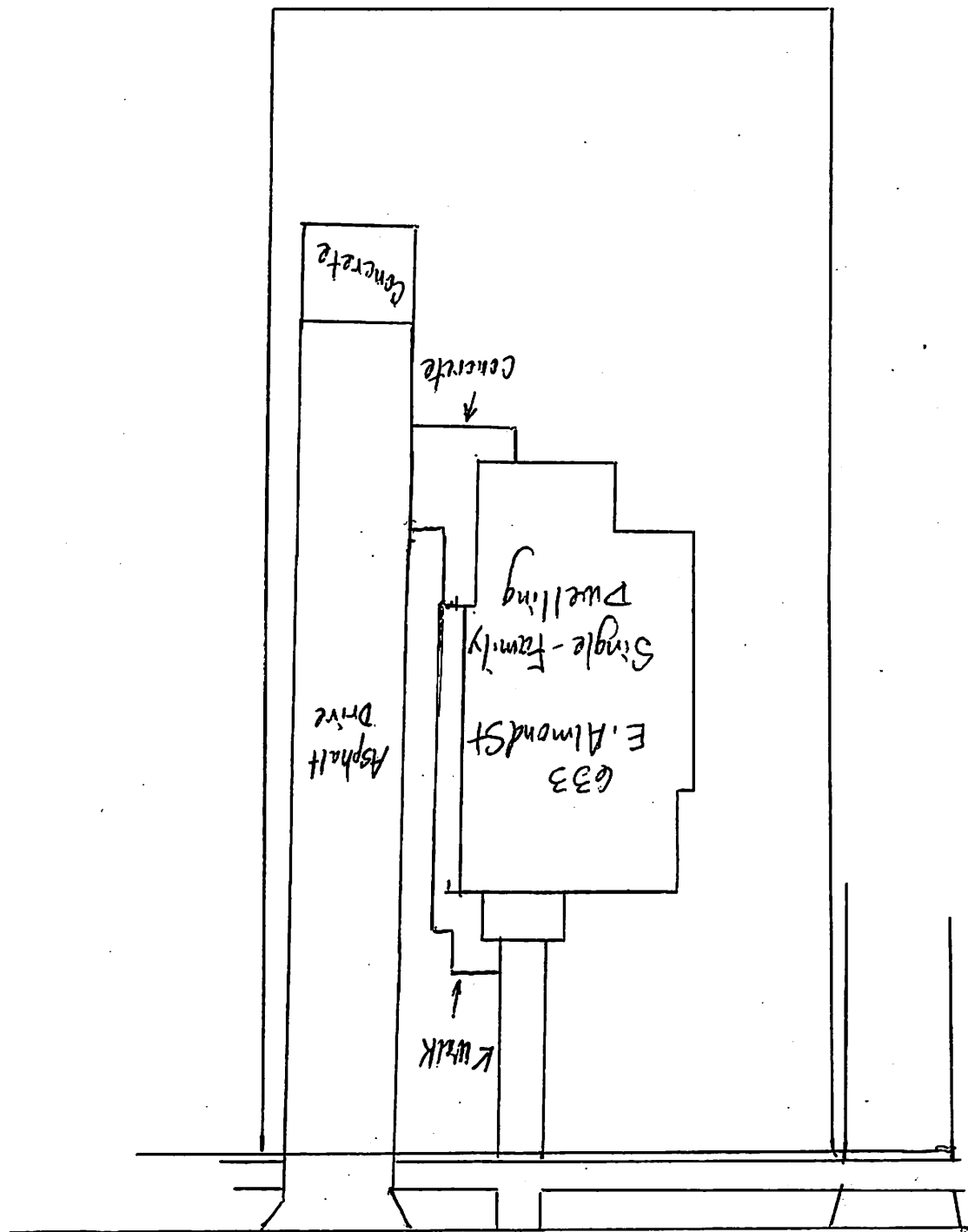
Current legal use per Zoning (attach written statement from Zoning) _____

Block 4107 Lot 6

Plan Amendment Request
Wendy E. Dageshino

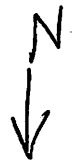
Plot Plan - 633 E. Almond St.

Feb. 2016



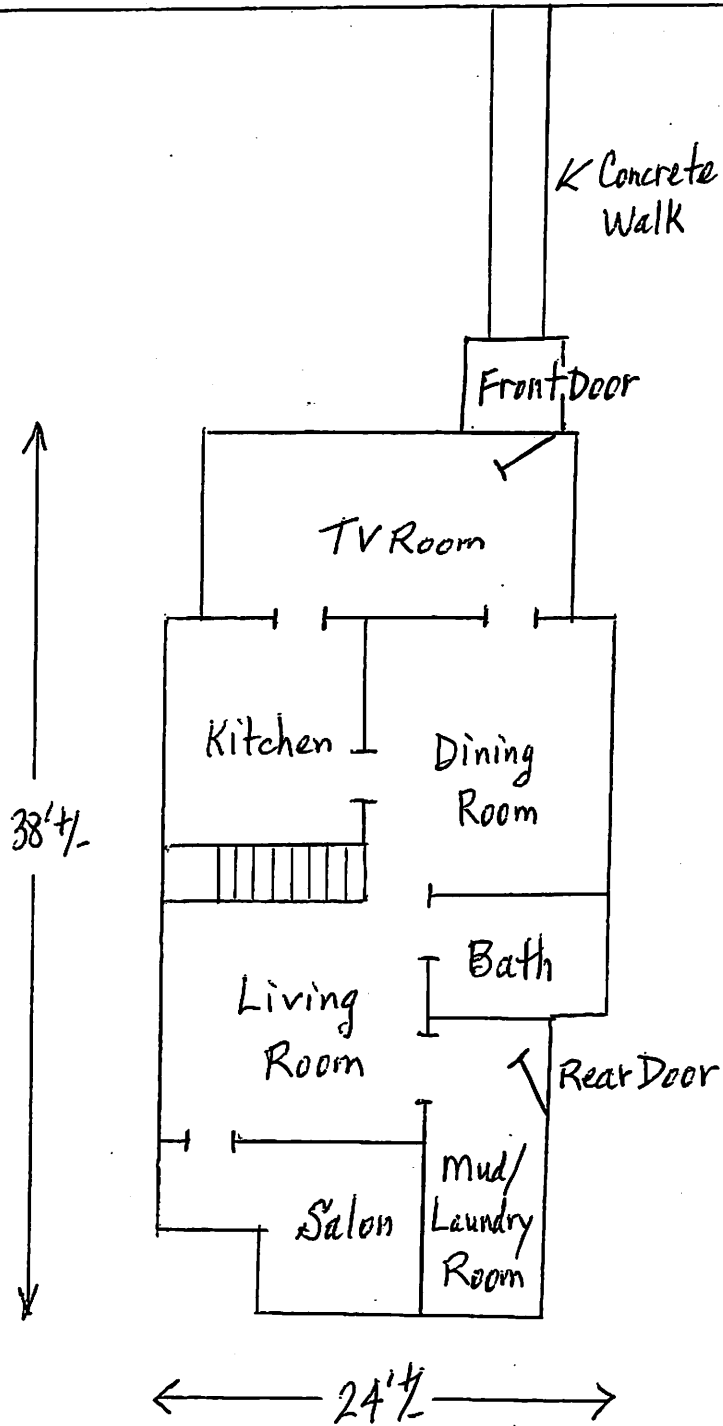
150' to westerly row of 7th St.

Almond St.



E. Almond St.

↑
North



Salon = 100 s.f. +/-

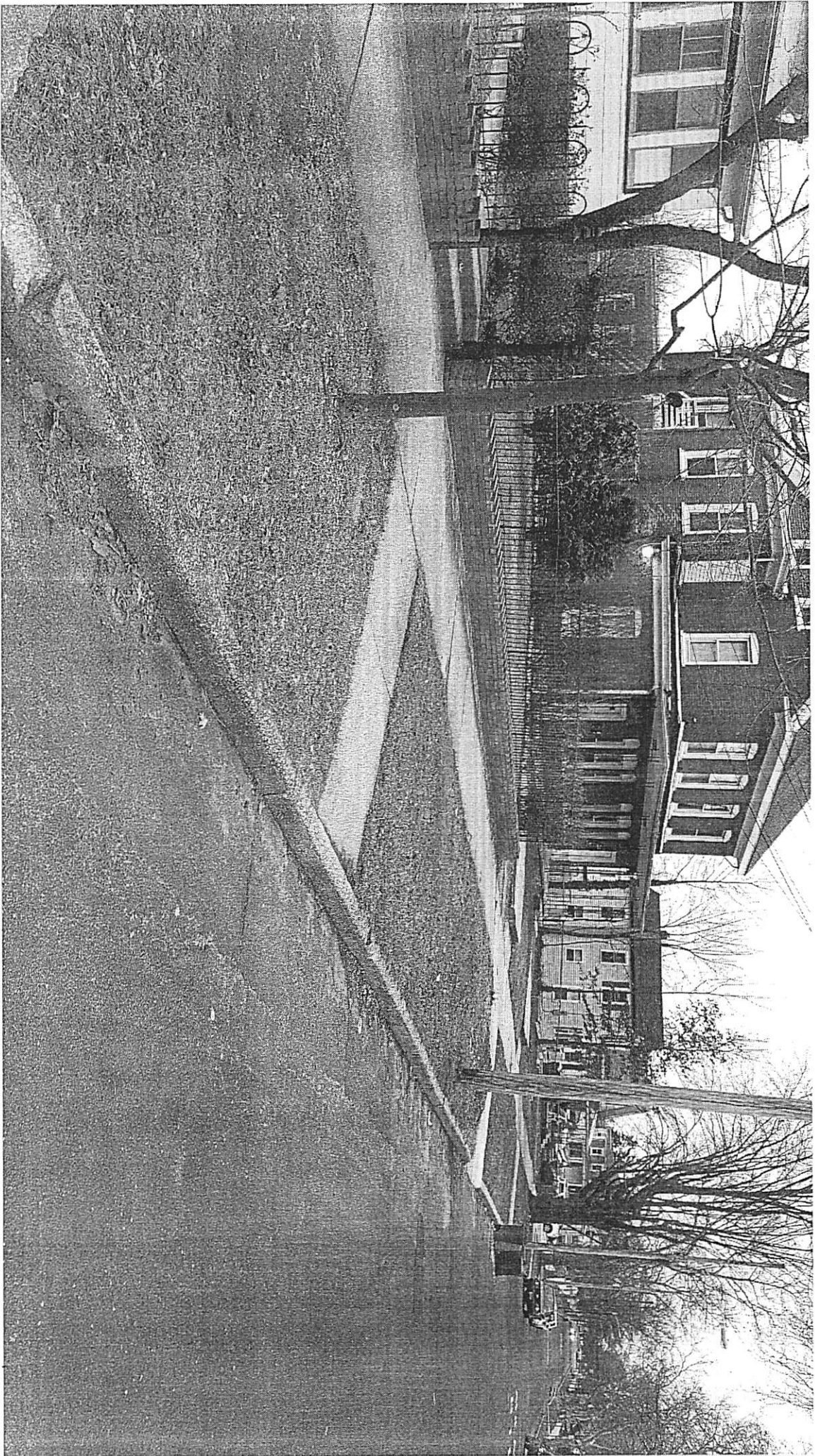
Total 1st Floor Area
= 822 s.f. +/-

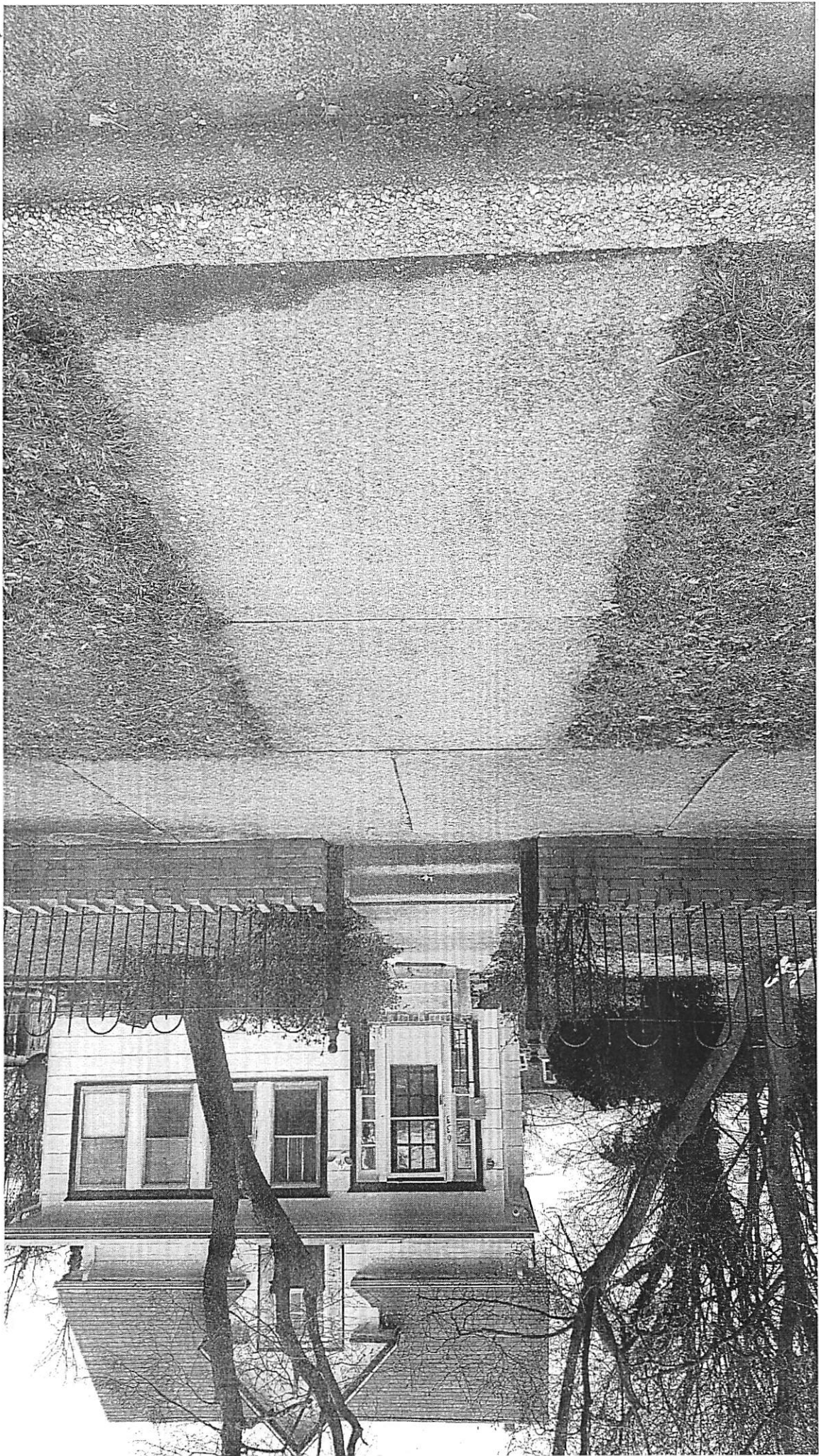
1st Floor Plan - 633 E. Almond St.
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More...





L. Home occupations. A home occupation shall be permitted in the specified zones only if the following standards are met:

- (1) A maximum of 25% of the total square footage of the residence shall be devoted to the home occupation.
- (2) No advertising display of any kind shall be permitted, except for an identification sign with a maximum sign face area of two square feet.
- (3) A minimum of two on-site parking spaces shall be provided for visitors in addition to the spaces required for the residential use. Additionally, parking facilities shall be located within side yards or rear yards and shall be completely screened from neighboring properties and any public street.
- (4) No goods, chattels, materials, supplies or items of any kind pertaining to the home occupation shall be delivered to or from the premises by articulated vehicles.
- (5) No retail sales or products shall be offered to the public.
- (6) The home occupation shall be free from objectionable odors, fumes, dirt, vibration and noise.

HOME OCCUPATION

**Permitted use in R-1 Zone prior to adoption of Center City
Redevelopment Plan**

Parking requirement: 2 extra spaces