



## REDEVELOPMENT PLAN AMENDMENT REQUEST

APPLICANT: Sharon Riggins (Littlest Angel)

PROPERTY: 112 S. East Ave. (Block 4005/Lot 9)  
West side of S. East Ave. between Elmer St. & Grape St.

REQUEST: Allow conversion of a doctor's office with upstairs apartment to a retail store (Littlest Angel) with upstairs apartment in a Residential Redevelopment District.

STAFF REVIEW: Kathleen Hicks, Stephen Hawk, Brian Myers, Kenneth Heather, Sandra Forosisky & Robert Aussenberg (written comments from Patrick Finley)

DATE: April 20, 2016

Staff members met today to preliminarily review the above-referenced Redevelopment Plan Amendment Request. Staff members initially had questions about the proposed use and the partial utilization of the building.

Staff members were supportive of conversion of the property to retail (Littlest Angel) with upstairs apartment.

Staff suggests the following:

1. The linestriping in the parking lot needs to be freshened.
2. Landscaping needs to be replaced in an existing bed in the front.
3. A maximum sign face area of 12 square feet should be established now so a variance isn't required for installation of a sign. A residential style sign is recommended.
4. The driveway is deficient in width for a retail property. Due to the anticipated low intensity use, staff feels this is acceptable, but only for Littlest Angel. There should be no allowance for a different type of commercial, such as a neighborhood market.
5. Aesthetic improvements to the exterior of the building are recommended, such as power washing or painting the stucco.
6. The project will have to be code compliant. For example, if there isn't a fire separation for the upstairs apartment, this will need to be addressed. Permits will be required for any downstairs renovations.

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

A handwritten signature in black ink, appearing to be "Bn", enclosed in a circular scribble.

**CITY OF VINELAND**

**Application for Center City Redevelopment Plan Amendment**

Application fee of \$200.00 must be submitted with application

Property address: 112 East Ave, Vineland, NJ 08360 Block 4005 Lot 9

Property owner: Arthur Ferrari, MD

Owner's address: 22105 So. Main Rd.

Vineland, NJ 08360

Phone: 856-364-1614

Applicant is:        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.**

Applicant: Sharon Riggins, 1 Ewan Terrace, Vineland, NJ 08360  
609-364-9420 or 856-691-9588

Wish to purchase property to relocate retail store.  
Current retail store is being demolished because of redevelopment.

Current or most recent use of the property: Doctors Office

Proposed use of the property: Retail Store

(Office use only)

Application received (including fee) \_\_\_\_\_

Application complete \_\_\_\_\_

To whom it may concern,

I am in negotiations with the Riggins family for the sale of my property at 112 S East Avenue.

At this time I give my permission to them to seek revised zoning with regards to the use of the property.

Sincerely,

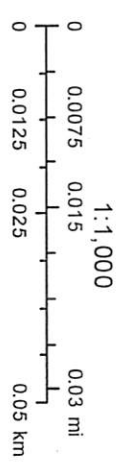
A J Ferrari MD

# BLOCK 4005/LOT 9



April 14, 2016

- Block Numbers (Labels)
- Street Names (Label)
- Parcel Outline
- Lot Numbers (Labels)
- Building Footprints
- Streams (DEP)



BLOCK 4005/LOT 9

