

CITY OF VINELAND

ORDINANCE NO. 2016- 13

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED "THE CENTER CITY REDEVELOPMENT PLAN" AS AMENDED CONSISTENT WITH RESOLUTION 6155 OF THE PLANNING BOARD OF THE CITY OF VINELAND REGARDING BLOCK 4107 LOT 6

WHEREAS, on March 23, 2004 , the City Council of the City of Vineland adopted Ordinance 2004-25, as amended, 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 blighted areas; and

WHEREAS, the owner of Block 4107 Lot 6 (Property) located in the R-Residential District has requested City Council consider amending the Redevelopment Plan so as to permit a single chair hair salon as an accessory use to a single family home, being owner operated and with no employees, which is presently not permitted in the R-Residential District (Redevelopment Plan Amendment); and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment for the Property and requested comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6155, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board recommending City Council approve the requested Redevelopment Plan Amendment; 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. 6155 inclusive of the staff reports and recommendations of the Planning Division; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6155 of the Planning Board.

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 to permit a single chair hair salon as an accessory use to a single family home, being owner operated and with no employees for property known as Block 4107 Lot 6 consistent with Resolution 6155 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: Robert Dickenson, Business Administrator



FROM: Yasmin Ricketts, Planning Board Secretary



DATE: April 14, 2016

RE: Amendment to Redevelopment Plan
633 E. Almond Street
Block 4107 Lot 6

Enclosed is a signed copy of Resolution #6155 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
Kenneth Heather, CDP

RESOLUTION NO. 6155
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, 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 consistency of the proposed amendment with the Master Plan of the City of Vineland;

WHEREAS, City Council requested that the Planning Board provide comments regarding a proposed amendment to the Center City Redevelopment Plan relating to 633 E. Almond Street, being known as Block 4107, Lot 6; and

WHEREAS, the Planning Board having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland; having considered the request from City Council; having requested the application by Wendy E. Dagostino, property owner; having reviewed the reports of City staff, made the following factual findings:

1. The property in question is located at 633 Almond Street and is located on the south side of Almond Street between 5th Street and 6th Street.
2. The applicant is requesting a single chair hair salon as an accessory use to a single family home.
3. The R-Residential District does not permit home based businesses as requested by the applicant.
4. The request indicated there would be no employees other than the owner/operator, Wendy E. Dagostino and only two (2) customers per day.
5. Due to the modest nature of the business the staff committee had no objection.
6. The staff committee and Kathleen Hicks noted that the applicant will be required to pay for all applicable building permits and/or operation permits as required.
7. The master plan does not permit home based businesses in this zone therefore the proposal would not be in accordance with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that a proposed amendment to the Center City Redevelopment Plan so as to permit a single chair hair salon as an accessory use to a single family home, being owner operated and with no employees, should be adopted by City Council.

The Planning Board considered the following:

- a) The report of the staff committee, the application by the applicant and the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland.

The Planning Board recommends that City Council approve the amendment to permit a single chair hair salon accessory to the single family home.

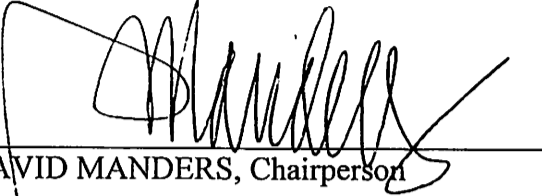
The Planning Board finds that the proposed change is not consistent with the City's Master Plan.

The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on March 9, 2016 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 4-13-16


YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
MARIA PEREZ
GARY STANKER
SANDY VELEZ
STEPHEN PLEVINS

ABSTAINING

ANGELA CALAKOS

ABSENT

CHRISTINE SCARPA
JOHN CASADIA
RYAN HEADLEY

OPPOSED

NONE