

CITY OF VINELAND

ORDINANCE NO. 2016-26

AN ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 4005, LOT 9 CONSISTENT WITH RESOLUTION 6173 OF THE PLANNING BOARD.

WHEREAS, on March 23, 2004, the City Council of 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, Yarilee Miranda, the owner of 112 S. East Avenue, Block 4005, Lot 9, located in the R-Residential Zone has requested City Council consider amending the Redevelopment Plan so as to permit the conversion of a doctor's office on the first floor with a one bedroom upstairs apartment into a first floor 2 bedroom apartment with the one bedroom upstairs apartment; and

WHEREAS, the City Council passed a motion to refer the proposed Redevelopment Plan Amendment to the Planning Board and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution 6173, A Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein the Board made findings of facts and further made recommendations regarding the requested changes to Block 4005, Lot 9; and

WHEREAS, the Planning Board recommended that the owner of Block 4005, Lot 9, be permitted to convert a first floor doctor's office into a 2 bedroom apartment with the upstairs one bedroom apartment provided the owner comply with the Planning Board staff comments contained in the Planning Board Resolution 6173 at Paragraph 4 as well as the Planning staff recommendation that a formal site plan be required to insure the owner complies with the terms of the Planning Board Resolution; and

WHEREAS, City Council finds that the recommendations are acceptable; and

WHEREAS, the City Council finds it in the best interest of the City to amend the Redevelopment Plan for Block 4005, Lot 9 consistent with Planning Board Resolution 6173.

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

1. The City Council has reviewed the findings of facts and conclusions of the Planning Board contained in Resolution 6173 of the Planning Board, adopts the same as the findings of the City Council and incorporates them herein.

CITY OF VINELAND

2. The Center City Redevelopment Plan shall be amended so as to permit the conversion of the first floor doctor's office into a 2 bedroom apartment with a pre existing one bedroom upstairs apartment. The conversion shall be conditioned upon the owner complying with the recommendations of the Planning staff contained at paragraph 4 of Resolution 6173 and further, the owner be required to secure formal site plan approval to insure the applicant complies with the terms of this Ordinance and Resolution 6173 of the Planning Board

Passed first reading:

Passed final reading:

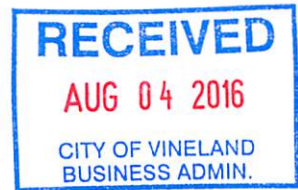
President of Council

Approved by the Mayor:


Mayor

ATTEST:

City Clerk



MEMORANDUM

TO: Bob Dickenson, Acting Business Administrator 

FROM: Kathleen Hicks, Supervising Planner

TOPIC: Yarilee Miranda Redevelopment Plan Amendment
112 S. East Avenue (Block 4005/Lot 9)

DATE: August 4, 2016

Attached is the Planning Board report to City Council regarding the above-referenced application. The resolution was passed in July, but will be memorialized August 10, 2016. I will provide the signed copy after the meeting.

Please place on Council's August 16, 2016 work session agenda.

Cc: Richard Tonetta
Wanda Reid

RESOLUTION NO. 6173
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; and

WHEREAS, City Council requested that the Planning Board provide comments regarding a proposed amendment to the Center City Redevelopment Plan requested by Yarilee Miranda relating to 112 South East Avenue, being known as Block 4005, Lot 9; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland, having considered the Redevelopment Amendment request dated June 10, 2106 and having considered the staff's report, made the following factual findings:

1. The property in question is located at 112 S. East Avenue. Currently the building has a one (1) bedroom residential apartment on the 2nd floor and a vacant doctor's office on the first floor.
2. The applicant is requesting to continue the use of the upstairs one (1) bedroom apartment and convert the former doctor's office into a two (2) bedroom apartment.
3. The R-Residential Zone requires a 15,000 square foot lot for the proposed duplex whereas the existing lot is 7,500 square feet.
4. The City Staff had no objection to the conversion of the doctor's office into a two (2) bedroom apartment however recommended the following:
 - a) The proposed one (1) bedroom and two (2) bedroom residential uses requires three (3) automobile parking spaces. There are approximately nine (9) parking spaces on site and a reduction of asphalt for three (3) spaces should be required.
 - b) Applicant should be required to plant a line of evergreen shrubs that reach a mature height of 36" to 48" along the sides of the closest parking space to the street. The intent is to obscure parked automobiles and enhance aesthetics along East Avenue.
 - c) Provide landscaping and plantings along the front side of the building.
 - d) Replace the existing landscaping in the bed in the front of the building.
 - e) Aesthetic improvements to the exterior of the building are recommended such as power washing or painting the stucco.
 - f) The project shall be code compliant and all required permits must be obtained by the applicant before any renovations are begun.
5. The Master Plan does permit residential uses in this area therefore the proposal would 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 first floor vacant doctor's office to be converted into a two (2) bedroom residential apartment should be adopted by City Council.

The Planning Board recommends that the applicant be required to comply with the comments of the City Staff as set forth in this resolution.

The Planning Board also recommends that a formal site plan be required to insure that the applicant complies with the terms of this resolution and any requirements of City Council.


The Planning Board finds that the proposed change is 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 July 13, 2016 as reflected in the recorded minutes of said meeting.

PLANNING BOARD OF THE
CITY OF VINELAND

ADOPTED DATE: 8-10-16


YASMIN RICKETTS, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
SANDY VELEZ
MICHAEL PANTALIONE
STEPHEN PLEVINS
JOHN CASADIA

ABSTAINING

NONE

ABSENT

GARY STANKER
RYAN HEADLEY
MARIA PEREZ
CHRISTINE SCARPA
ANGELA CALAKOS

OPPOSED

NONE