

## **REDEVELOPMENT PROPOSAL 2017-2**

**NAME OF APPLICANT**

JAV LLC (Joseph A. Racanelli)  
42 Brook Drive South  
P.O. Box 608  
New Vernon, New Jersey 07976  
973-432-6110

**NAME OF CURRENT PROPERTY OWNER**

Same

**DATE OF APPLICATION**

December 21, 2016

**BLOCK & LOT NUMBERS**

Block 4104/Lot 10

**ADDRESS**

320 S. East Avenue

**EXISTING USE**

Partially demolished dry cleaners  
150' x 250' lot  
0.86 acres

**PROPOSED USE**

2-story (35')  
Lower level – 6,950 sq. ft. for retail  
Upper level – 6,950 sq. ft. for (4) 2-bedroom apartments  
42 parking stalls

**REDEVELOPMENT DISTRICT**

R - Residential

**UNDERLYING ZONING DISTRICT**

R-1 - Residential

**PLAN AMENDMENT REQUIRED (YES/NO)**

Yes



## **REDEVELOPMENT PLAN AMENDMENT REPORT**

**APPLICANT:** JAV LLC (Joseph A. Racanelli)

**PROPERTY:** 320 S. East Ave. (Block 4104/Lot 10)  
Northwest corner of East Ave. & Almond St.

**REQUEST:** 6,950 sq. ft. of retail space on lower level, (4) 2-bedroom apartments on upper level & 42 space parking lot.

**STAFF REVIEW:** Kathleen Hicks, Stephen Hawk, Sandy Forsosky, Dale Jones, Richard Tonetta, Kenneth Heather, Patrick Finley, Joy DeMaio

**DATE:** January 4, 2017

Staff members preliminarily reviewed the above-referenced Redevelopment Plan Amendment Request and were supportive of the proposed project. Staff recommended the following:

1. The allowable uses on the lower level should be broadened to allow those uses permitted in the Main Street Redevelopment District, in addition to professional offices and laundromats. This would allow for greater flexibility leasing tenant space.
2. The project would be subject to site plan approval. Drainage design would be addressed at that time. Staff suggest that there be discussion regarding the buffer along the northern property line as the project will abut a residential use.
3. Approval of an amendment to the Redevelopment Plan should set a time limitation for demolition.

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 320-50 EAST AVE Block 4104 Lot 10

Property owner: JAV LLC

Owner's address: JOSEPH A. RABANELLI

42-BROOK DR. SO. P.O. BOX 608

NEW VERNON NJ 07976

Phone: 973-432-6110

Applicant is: [X] 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: VACANT

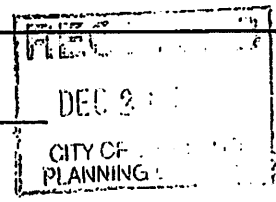
[Empty lines for current use]

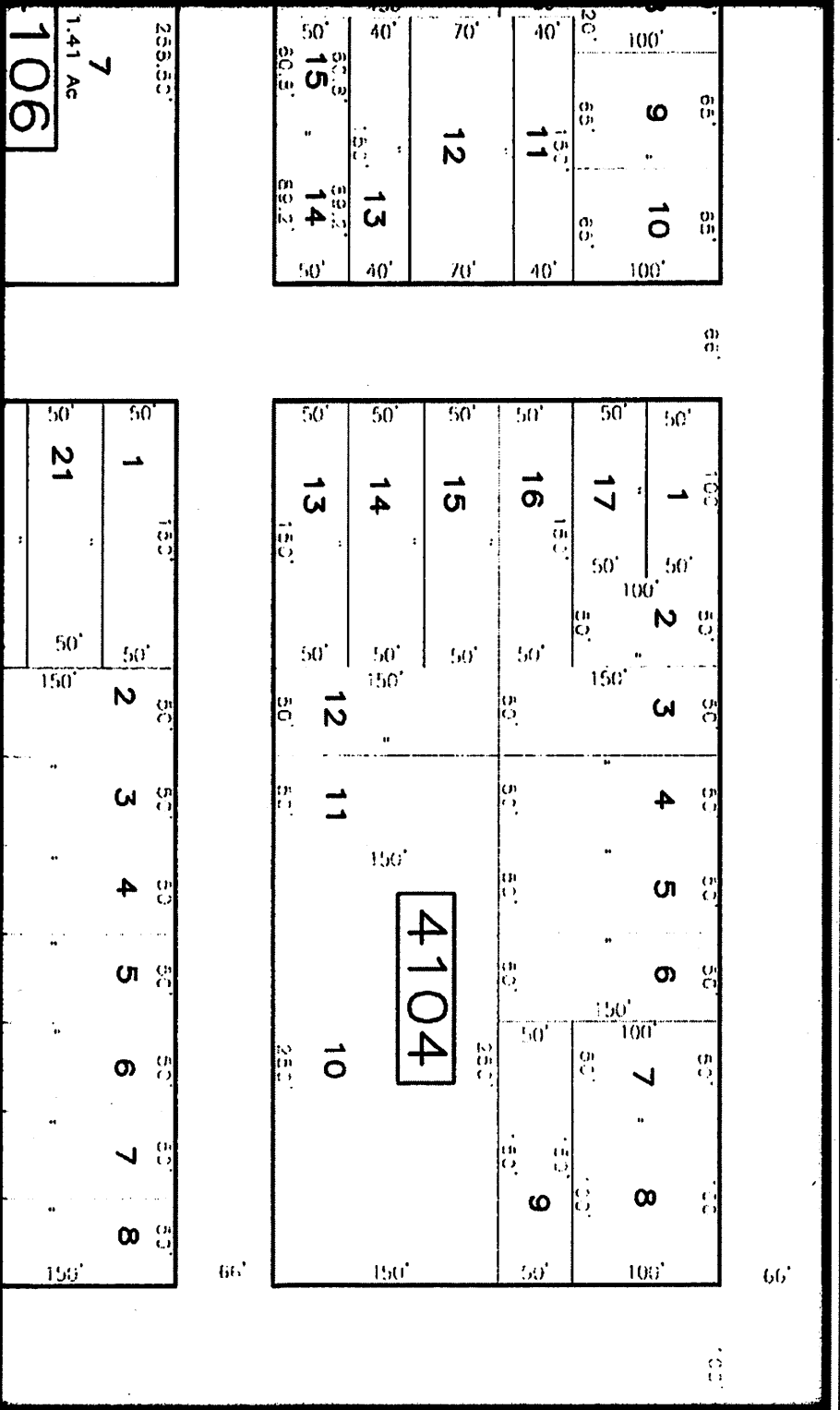
Proposed use of the property (Provide as much detail as possible. Additional pages may be attached): RETAIL SPACE 4 2BEDROOM APARTMENTS 2ND LEVEL PLANS ATTACHED

[Empty line for proposed use]

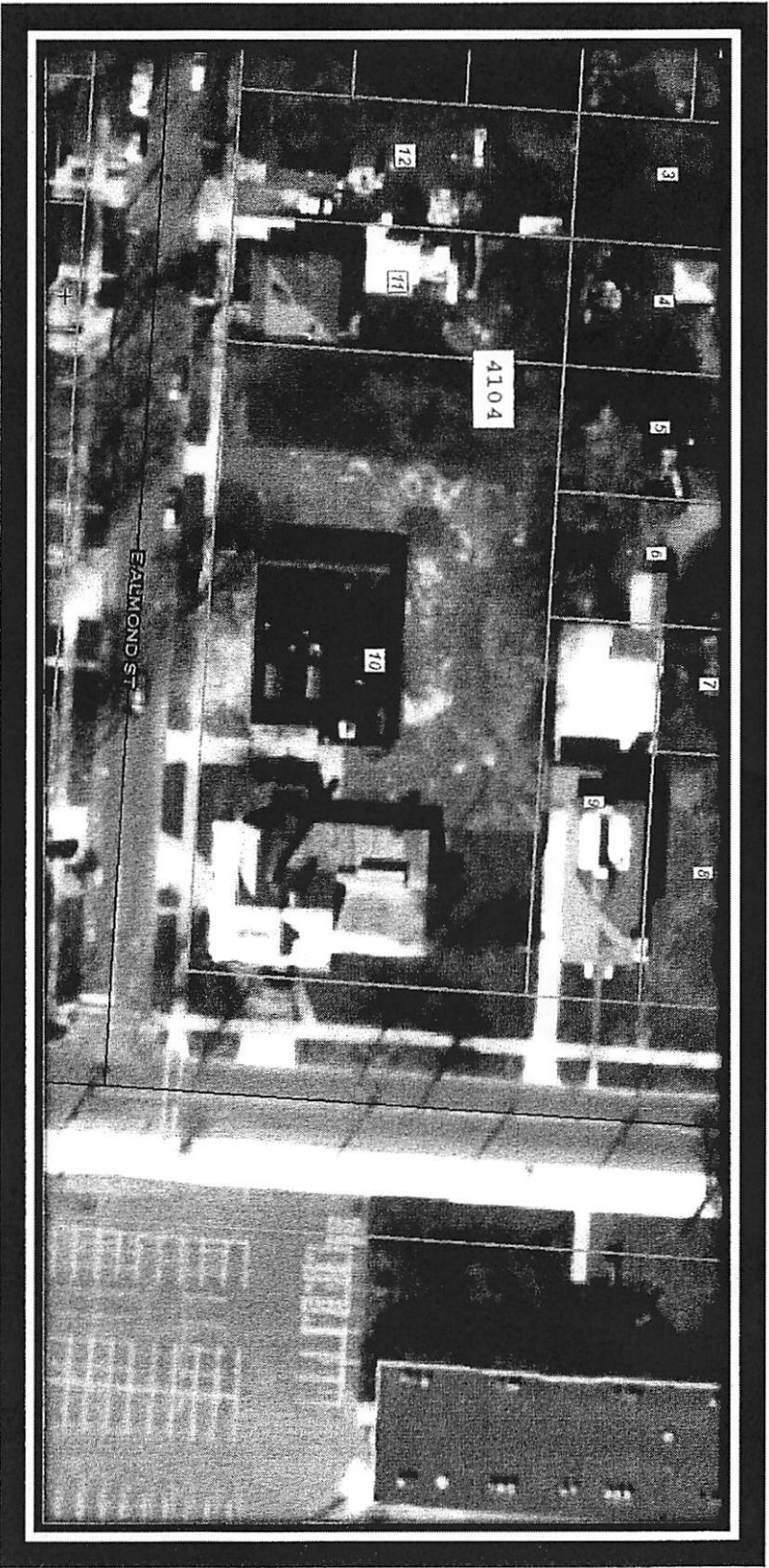
Application received (including fee)

(Office use only) Application complete

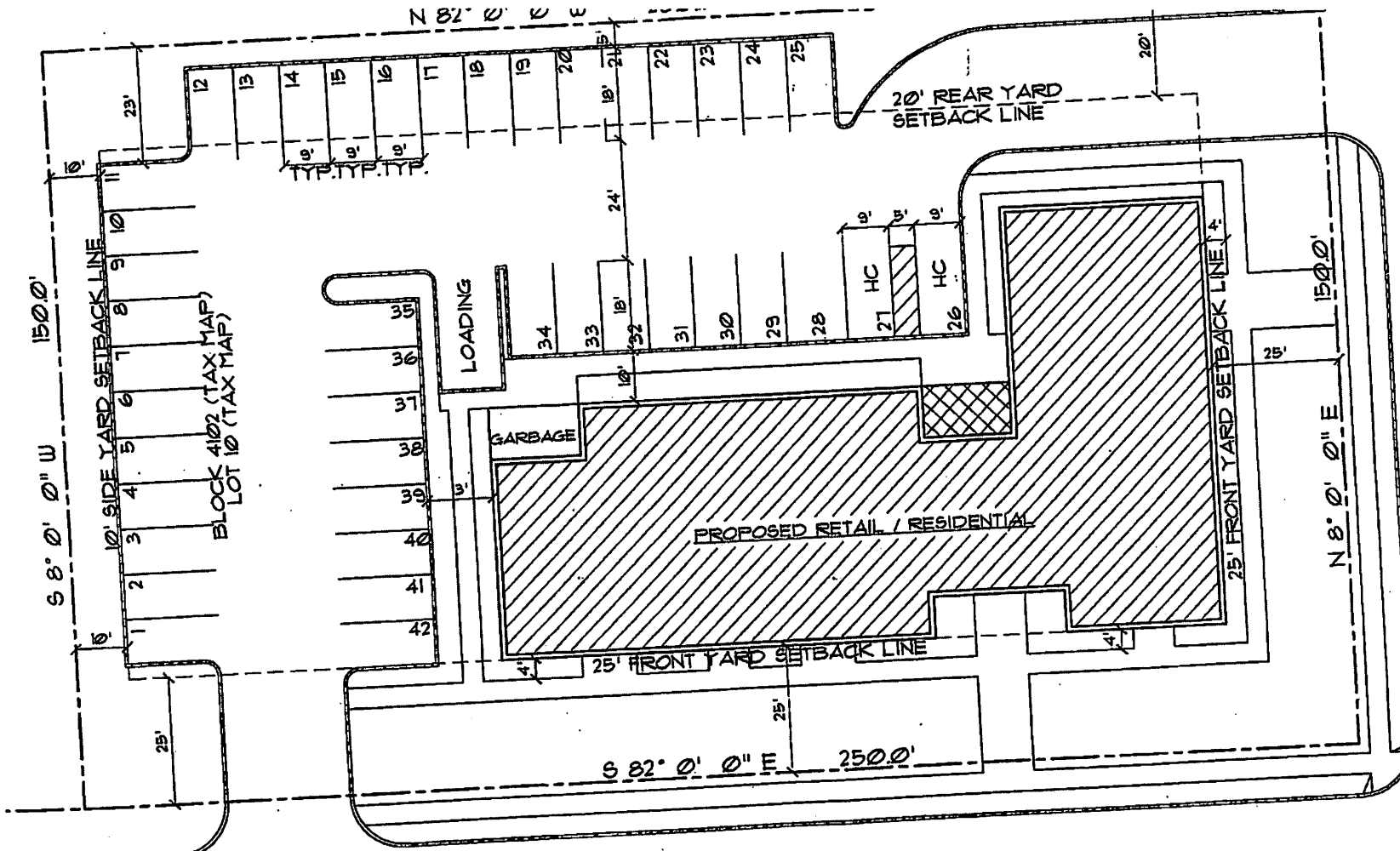




**BLOCK 4104/LOT 10**



**BLOCK 4104/LOT 10**



ALMOND STREET  
(66' WIDE)

EAST AVENUE  
(100' WIDE)

1 SITE PLAN  
SP-1 SCALE: 1" = 20'-0"

SITE PLAN IS BASED UPON  
SURVEY PREPARED BY: BERNARD SURVEYING, LLC  
PROFESSIONAL LAND SURVEYOR, LICENSE #31936  
DATE: OCT 20, 2016

RECEIVED  
DEC 21 2016  
CITY OF VINELAND  
PLANNING DEPARTMENT