

CITY OF VINELAND

ORDINANCE NO. 2017-\_\_\_\_\_

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 4104, LOT 10 CONSISTENT WITH RESOLUTION 6201 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, JAV LLC, the owner of 320 S. East Avenue, Block 4104, Lot 10, located in the R-Residential Zone has requested City Council consider amending the Redevelopment Plan so as to permit the construction of a two story building, of which the first floor will contain 6,950 square feet for uses permitted in the Main Street Redevelopment District in addition to professional offices and laundromats and the second floor will contain 6,950 square feet containing four-two bedroom residential apartments with 42 parking spaces on site; 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 6201, 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 4104, Lot 10; and

WHEREAS, the Planning Board recommended that the owner of Block 4104, Lot 10, be permitted to construct a two story building, of which the first floor will contain 6,950 square feet for uses permitted in the Main Street Redevelopment District in addition to professional offices and laundromats and the second floor will contain 6,950 square feet containing four-two bedroom residential apartments with 42 parking spaces subject to the following conditions (1) formal site plan approval to include storm water management (2) compliance with all buffer requirements along the northerly property line (3) a time limitation for the demolition of all existing structures on the property in accordance with City Code and (4) provided the owner comply with the Planning Board staff comments contained in the Planning Board Resolution 6201 at Paragraph 5 as well as the Planning staff recommendations; and

WHEREAS, City Council finds that the recommendations are acceptable and that the obligation to demolish the existing structures on the property as one of the conditions of the amendment to the Center City Redevelopment Plan is necessary for the health, safety and welfare of its residents and further that six months' time within which the owner has to demolish the existing structures on the property is a reasonable amount of time; and

WHEREAS, the City Council finds it to be in the best interest of the City to amend the Redevelopment Plan for Block 4104, Lot 10 consistent with Planning Board Resolution 6173 and conditioned upon the owner complying with all of the recommendations contained in Resolution 6173 and the recommendations of the Planning Division.

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 6201 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 Construction of a two story building of which the first floor will contain 6,950 square feet for uses permitted in the Main Street Redevelopment District in addition to professional offices and laundromats and the second floor will contain 6,950 square feet containing four-two bedroom residential apartments with 42 parking spaces on site **SUBJECT TO AND CONDITIONED UPON** (1) formal site plan approval to include storm water management (2) compliance with all buffer requirements along the northerly property line (3) the completion of demolition of existing structures on the property within 180 days from the date of the final adoption of this Ordinance and (4) the owner shall comply with the Planning Board Staff comments contained in the Planning Board Resolution 6201.
  
3. In the event one or more of the conditions contained in the contingencies specified in Paragraph 2 herein have not been complied with, then, in that event, the Redevelopment Plan Amendment provided for in this Ordinance shall be void ab initio and the uses for Block 4104 Lot 10 shall revert to those permitted in the Center City Redevelopment Plan, R-Residential Zone.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk

**RESOLUTION NO. 6201**

**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 JAV LLC relating to 320 South East Avenue, being known as Block 4104, Lot 10; and

**WHEREAS**, the Planning Board having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland; having considered the redevelopment amendment request; and having considered the staff report dated January 4, 2017, made the following factual findings:

1. The property in question is located at 320 South East Avenue. Located on the property in question is a partially demolished former dry cleaners business.
2. The property in question has frontage of 250 feet along Almond Street and frontage of 150 feet along East Avenue and contains a total area of .86 acres.
3. The applicant proposes to construct a two-story building. The first floor to contain 6,950 square feet of retail space. The second floor to contain 6,950 square feet to accommodate four (4) two-bedroom residential apartments. There will be 42 parking spaces on site.
4. The R-residential zone does not permit retail use as proposed. Additionally, the zone permits only single-family and two-family residential dwellings. Therefore, a plan amendment is required.
5. Kathleen Hicks, PP, Supervising Planner, noted the following:
  - a) The staff review is in favor of the proposed redevelopment amendment as it is good use of the property in question.
  - b) The staff opinion was that the allowable uses on the first floor should be expanded to permit uses permitted in the Main Street Redevelopment District, in addition to professional offices and laundromats.
  - c) The project should be subject to site plan approval. Storm water management would be addressed at the time of site plan approval.
  - d) The staff also suggested buffering along the northern property line as that property line abuts a residential use.
  - e) Approval by City Council should set a time limitation for demolition of the existing building on site.
6. The Master Plan does permit residential uses in this area, therefore, this proposal is in accordance with the Master Plan as to the residential uses on the second floor. The Master Plan does not permit the retail uses on the first floor; therefore, that portion of the request is not 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 retail/professional office space and four 2-bedroom apartments on the second floor 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 and as set forth in the Development Plan Amendment Report dated January 4, 2017.

The Planning Board recommends that the applicant be required to obtain formal site plan approval to include storm water management.

The Planning Board finds that the proposed change is consistent with the City's Master Plan as to the residential use and not consistent with regard to retail/professional uses.

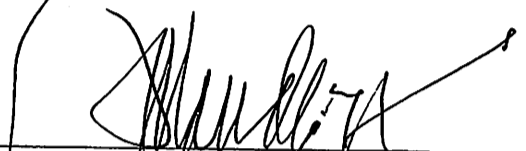
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on February 8, 2017, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: February 8, 2017

Attest:

  
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  
Stephen Plevins  
John Casadia

ABSTAINING

None

ABSENT

Sandy Velez  
Ryan Headley  
David Acosta

OPPOSED

None