



REDEVELOPMENT PLAN AMENDMENT REPORT

APPLICANT: Vanessa M. Torres

PROPERTY: 710A E. Landis Avenue (Block 3120/Lot 16)

REQUEST: Utilize 650 square foot tenant space on first floor for art gallery and tattoo studio.

STAFF REVIEW: Kathleen Hicks, Brian Myers, Ryan Headley, Sandy Forosisky, Richard Tonetta, Patrick Finley, Derek Leary & Joy DeMaio

DATE: August 23, 2017

Staff members met today regarding the above-referenced Redevelopment Plan Amendment Request. There were no concerns raised. As tattooing has become more mainstream in society, staff recommends that the Plan be amended to eliminate the prohibition of tattoo parlors in the Landis Avenue Commercial District and the Landis Avenue Main Street District.

REDEVELOPMENT PROPOSAL 2017-3

NAME OF APPLICANT

Vanessa M. Torres
157 E. Wyoming Ave.
Absecon, New Jersey 08201
609-226-9029 (cell)
609-415-2232 (home)

NAME OF CURRENT PROPERTY OWNER

Rochelle Gardens, Inc.
Warren Hoff – Property Manager
1171 E. Park Ave.
Vineland, NJ 08360
856-305-7568

DATE OF APPLICATION

August 22, 2017

BLOCK & LOT NUMBERS

Block 3120/Lot 16

ADDRESS

710A E. Landis Ave.

EXISTING USE

4 commercial tenants downstairs + 4 residential units upstairs
75' x 150' lot
0.25 acres

PROPOSED USE

Art gallery & tattoo studio in 650 square foot commercial tenant space
No on-site parking

REDEVELOPMENT DISTRICT

LMS Landis Avenue Main Street Redevelopment District

UNDERLYING ZONING DISTRICT

B-1 Business Zone

PLAN AMENDMENT REQUIRED

Tattoo parlor is a prohibited use

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 710 A E Landis Ave. Block 302 Lot 16

Property owner: Rochelle Gardens

Owner's address: 1171 E. Park Ave.

Vineland, NJ 08360

Warren L. Hoffman (Property manager) 856-305-7568

Phone: 856-305-7568

Handwritten signature and date 8/22/15

Applicant is: owner [] other [x]

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.

Vanessa M. Torres 157 E. Wyoming Ave. Absecon, NJ 08201 (609) 226-9089 cell (609) 415-2232 Home

Current or most recent use of the property: Retail (store)

Proposed use of the property: Art Gallery & Tattoo Studio

(Office use only)

Application received (including fee)

Application complete

Processing check list (office use only)

Redevelopment district: _____

Reason plan amendment is required:

_____ Change to non-conforming use

_____ Expansion of non-conforming use

_____ Other _____

Current legal use per Zoning (attach written statement from Zoning) _____

Property dimensions (lot): _____

(Building): _____

Info to staff: _____

Staff meeting: _____

Info to Council: _____

Council meeting: _____

Council outcome: _____

Note: Property was leased on July 17, 2017. I have invested money into the property. The inside was painted & flooring was done as well. As I am not from the area, I am not familiar with city ordinances or prohibitions for commercial businesses. On many occasions I went to zoning to discuss the establishment's type of business (art gallery & tattoo studio) & not once did anyone say to me this is something that is prohibited. I invested everything I had into this place.

Hicks Kathie

From: Finley Pat
Sent: Thursday, August 24, 2017 2:44 PM
To: Hicks Kathie
Subject: RE: 710 E. Landis Ave. / Block 3021/Lot 16 Redevelopment Plan Amendment 2017-3

Kathie,

As an aside note to this application, I wanted those reviewing the application to know that I do not recall speaking with Ms. Torres regarding the proposed Tattoo Parlor use "*on many occasions*" as she states in her narrative. I am certain that if at any time I did discuss the matter with her prior to her submitting her Zoning permit application, (if she mentioned the proposed Tattoo Parlor use), I would have advised her that use is not permitted in the LMS Zone. I would also have educated and referred her to the Redevelopment process. I get inquiries about Tattoo Parlors regularly.
Thank you.

**PATRICK FINLEY
ZONING OFFICER
CITY of VINELAND
(856) 794 4000 x4118**

From: Hicks Kathie
Sent: Tuesday, August 22, 2017 4:42 PM
To: Leary Derek <dleary@vinelandcity.org>; Finley Pat <pfinley@vinelandcity.org>; DeMaio Joy <jdemaio@vinelandcity.org>; Crowell Matthew <mcrowell@vinelandcity.org>; Heather Ken <kheather@vinelandcity.org>; Myers Brian <bmyers@vinelandcity.org>; Jones Dale <djones@vinelandcity.org>; Tonetta Richard <rtonetta@vinelandcity.org>; Forosisky Sandra <sforosisky@vinelandcity.org>; Headley Ryan <rheadley@vinelandcity.org>
Subject: Block 3120/Lot 16 Redevelopment Plan Amendment 2017-3

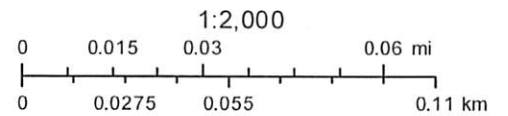
Attached is information for our next meeting. If you can't make the meeting, please send any comments you may have.

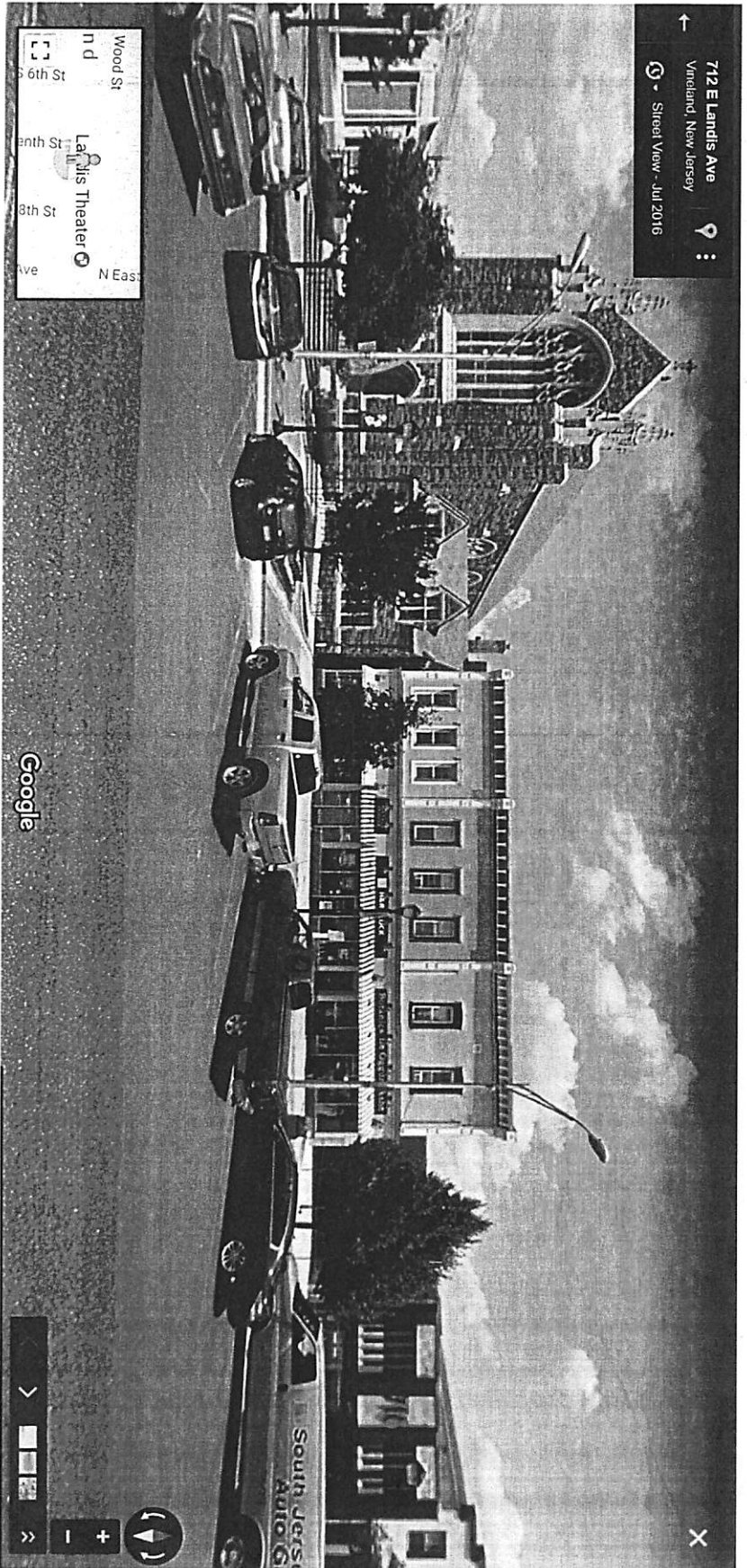
BLOCK 3021/LOT 16



August 22, 2017

- Street Names (Label) □ Parcel Outline — Streets
- Lot Numbers (Labels) — Streams (DEP)
- Block Numbers (Labels) ≡ Railroad





BLOCK 3021/LOT 16