

CITY OF VINELAND

ORDINANCE NO. 2017-_____

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 3021 LOT 16 CONSISTENT WITH RESOLUTION 6233 OF THE PLANNING BOARD

WHEREAS, on March 23, 2004, 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, the owner of certain property located at 710A East Landis Avenue, Block 3021, Lot 16 ("Property") located in the Landis Avenue Main Street District has requested City Council consider amending the Redevelopment Plan so as to permit the use of 650 square feet on the first floor as an art gallery and tattoo studio; and

WHEREAS, on August 22, 2017, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment to eliminate the prohibition of tattoo parlors in the Landis Avenue Commercial District and the Landis Avenue Main Street Redevelopment district or in the alternative so as to allow a tattoo parlor and art gallery in 650 square feet on the first floor of the Property and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6233, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they did not consider a favorable recommendation to remove the prohibition of tattoo parlors in the Landis Avenue Commercial District and the Landis Avenue Main Street Redevelopment District but recommended City Council approve an amendment so as to allow a tattoo parlor and art gallery on 650 square feet of the first floor of the Property; 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. 6233; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6233.

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 relating to Block 3021, Lot 16, known as 710A East Landis Avenue, to allow a tattoo parlor and art gallery on 650 square feet of the first floor thereof consistent with Resolution 6233 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

RESOLUTION NO. 6233

**RESOLUTION OF FINDING AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD**

WHEREAS, City Council of the City of Vineland has directed the Planning Board of the City of Vineland to 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 Vanessa M. Torres, relating to property located at 710A East Landis Avenue, being Block ~~3120~~³⁰²¹, Lot ~~15~~¹⁶; 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 dated August 22, 2017; and having considered the staff report dated August 23, 2017, made the following factual findings:

1. The property in question is located at 710A East Landis Avenue. The property consists of four commercial tenants on the first floor and four residential units on the second floor.
2. The applicant is requesting to utilize 650 square feet on the first floor as an art gallery and tattoo studio.
3. The Landis Avenue Main Street Redevelopment District does not permit tattoo parlors.
4. The City staff reports noted the following:
 - a) There were no concerns raised by the request.
 - b) As tattooing has become more mainstream in society, the City 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 Redevelopment District.
5. The Master Plan does not permit tattoo parlors in this area; therefore, the request is not in accordance with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City of Vineland Planning Board, that a proposed amendment to the Center City Redevelopment Plan/Landis Avenue Main Street Redevelopment District so as to permit ^{at} tattoo parlors ^{at 710A East Landis Ave} should be adopted by City Council.

The Planning Board recommends that City Council approve this amendment to the Redevelopment District.

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 September 13, 2017, as reflected in the recorded minutes of said meeting.


ADOPTED DATE: 9-13-17

Attest:



YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND



DAVID MANDERS,
Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

David Manders
Stephen Plevins
John Casadia
Michael Pantelione

ABSTAINING

David Acosta

ABSENT

Maria Perez
Christine Scarpa
Sandy Velez

OPPOSED

~~None~~
Keith Salerno
Gary Stanker