

CITY OF VINELAND

ORDINANCE NO. 2013- 39

ORDINANCE AMENDING ORDINANCE NO. 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 6050 OF THE PLANNING BOARD OF THE CITY OF VINELAND REGARDING BLOCK 2802, LOT 2.

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 40 W. Landis Avenue, Block 2802, Lot 2 (“Property”) located in the Plaza Commercial District has requested City Council consider amending the Redevelopment Plan so as to permit the use of the improvements thereon as a church and retail business for a bible bookstore; and

WHEREAS, on June 11, 2013, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment for the property located at 40 W. Landis Avenue, Block 2802, Lot 2, and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6050, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board; 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. 6050; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6050.

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 2802, Lot 2, known as 40 W. Landis Avenue, to allow the conversion of the improvements thereon to be utilized as a House of Worship and a retail business for a bible bookstore.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk



MEMORANDUM

TO: Denise Monaco, Business Administrator
FROM: Yasmin Ricketts, Planning Board Secretary
DATE: July 11, 2012³
RE: Amendment to Redevelopment Plan
40 W. Landis Avenue
Block 2802 Lot 2

Enclosed is a signed copy of Resolution #6050 of the Planning Board giving comments on an amendment to the Center City Redevelopment Plan concerning the above referenced property.

YR/
Encl.
xc: Keith Petrosky, City Clerk
Richard Tonetta, City Solicitor
Alex Curio

RESOLUTION NO. 6050
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, the 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 the consistency of the proposed amendment with the Master Plan of the City of Vineland; and

WHEREAS, City Council requested the Planning Board provide comment regarding a proposed amendment to the Center City Redevelopment Plan relating to redevelopment of 40 W. Landis Avenue, being known as Block 2802, Lot 2; and

WHEREAS, having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland; having reviewed the correspondence to City Council from Alex Curio; having reviewed the request from the property owner; having reviewed the staff review of the proposed amendment, made the following factual findings:

1. The property in question is owned by Commercial Development Corp.
2. The property in question is the former DeMarco Cinema.
3. The request is to utilize the former movie theatre as a temporary church building for Higher Places Ministries.
4. Kathleen Hicks testified as follows:
 - a) The former movie theatre has been vacant for approximately seven (7) years.
 - b) The proposal is to utilize the building as a church and retail business for a bible book store.
 - c) The staff was in support of the proposed change.
 - d) The staff did recommend that the parking area be lined striped and that handicap parking be provided.
 - e) The staff also recommended landscaping and submission of a façade plan.
 - f) The proposed use is not in conformance with the Master Plan however, this building has been vacant for at least seven (7) years and is in disrepair and the proposed use will improve the area.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that it has reviewed the proposed amendment to the Center City Redevelopment Plan and has determined that the proposed amendment should be adopted by City Council.

The Planning Board finds that the proposed amendment is not consistent with the City's Master Plan.

The Planning Board recommends that City Council adopt the recommendation of the staff review which is attached hereto and incorporated into this resolution by reference.

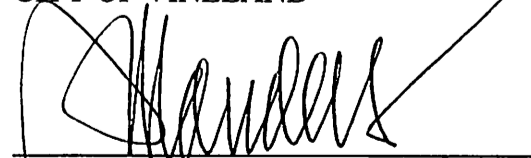
The Board finds that although the proposed amendment is not consistent with the Master Plan it will improve a building which has been empty seven (7) years and will beautify the area and make use of an essentially abandoned building.

The foregoing is a true copy of the Resolution and decision adopted by the Planning Board of the City of Vineland at its meeting held on June 12, 2013, as reflected in the recorded minutes of the said meeting.

ADOPTED DATE: 6/26/13


YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

STEVEN PLEVINS
MARIA PEREZ
DAVID MAZUR
SANDY VELEZ
RYAN HEADLEY
MICHAEL PANTALIONE
JOHN CASADIA
DAVID MANDERS

ABSTAINING

NONE

ABSENT

ANGELA CALAKOS
BONNIE RIVERA

OPPOSED

NONE