

CITY OF VINELAND

ORDINANCE NO. 2018- 26

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 3802 LOT 7 CONSISTENT WITH RESOLUTION 6276 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 known as Block 3802, Lot 7 ("Property") located in the Landis Commercial District has requested City Council consider amending the Redevelopment Plan so as to permit the improvements to be used for microblading and permanent make-up for clients who are cancer and chemotherapy patients and/or older women; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the improvements to be used for microblading and permanent make-up for clients who are cancer patients and chemotherapy patients and/or older women; and

WHEREAS, on April 11, 2018 the Planning Board adopted Resolution No. 6276, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board after hearing the testimony of Kathleen Hicks, PP, Supervising Planner wherein they found that the use is beneficial for cancer patients and chemotherapy patients as well as older persons which may require the service subject and conditioned upon compliance with the Planning Division report dated April 2, 2018 as set forth in Resolution 6276; 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. 6276 as well as the report of the Planning Division Dated April 2, 2018; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6276.

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 3802, Lot 7, to allow the improvements thereon to be used for microblading and permanent make-up for clients who are cancer patients and chemotherapy patients and/or older persons consistent with Resolution 6276 of the Planning Board of the City of Vineland.
2. The use specified herein shall be limited to one employee as proposed by the applicant for the amendment.
3. No other use shall be permitted on site, including in such limitation, tattoos other than those that have been approved hereby.

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4. Approval is subject to a license for such use being issued by the City Health Department and subject to any construction permits which may be required.

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. 6276**  
**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 Kelly Pladeck relating to 225 W. Landis Avenue, being known as Block 3802, Lot 7; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the Redevelopment Plan Amendment request dated March 27, 2018 and having considered the staff report dated April 3, 2018, made the following factual findings:

1. The property in question is located at 225 W. Landis Avenue, and the building was previously used as a real estate and insurance office.
2. The applicant is requesting that the building be used for microblading and permanent make-up for clients who are cancer and chemotherapy patients and/or older women.
3. The use as proposed is classified as tattooing which is not permitted in the Landis Commercial Redevelopment District.
4. The applicant is proposing one employee.
5. The City's staff had no objection to the use for microblading/permanent make-up business; however, recommends the following:
  - a) The use be limited to one employee as proposed by the applicant.
  - b) No other uses be permitted on site. The staff was advised that in the past, repossessed automobiles had been stored in a fenced area at the rear of the property.
  - c) Approval is subject to a license for tattooing being issued by the City Health Department.
  - d) Subject to any construction permits which may be required.
6. The Master Plan does not permit tattooing and this use is classified as tattooing; therefore, the proposal 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 Landis Commercial Redevelopment District of the Center City Redevelopment Plan so as to permit microblading/permanent make-up business should be adopted by City Council.

The Planning Board finds that the use is beneficial for cancer patients and chemotherapy patients as well as older persons which may require this service.

The Planning Board recommends that the applicant comply with the requirements of the staff report dated April 2, 2018 and as set forth in this Resolution.

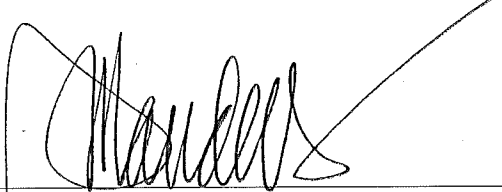
The Planning Board finds that the proposed change is not consistent with the City's Master Plan.

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 April 11, 2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 4-11-18

  
YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE  
CITY OF VINELAND

  
DAVID MANDERS, Chairperson