

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 601 5 8th st Block 4113 Lot 1

Property owner: Efrain Acosta

Owner's address: 4930 Covered Bridge Rd Millville NJ 08332

Phone: 856-265-1317

Applicant is: [checked] owner [ ] other

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.

[Empty lines for providing applicant information]

Current or most recent use of the property: Residential unit on 2nd Floor with a commercial unit on the ground floor. In the past the commercial unit has been a small restaurant.

Proposed use of the property: Details attached.

[Empty lines for proposed use details]

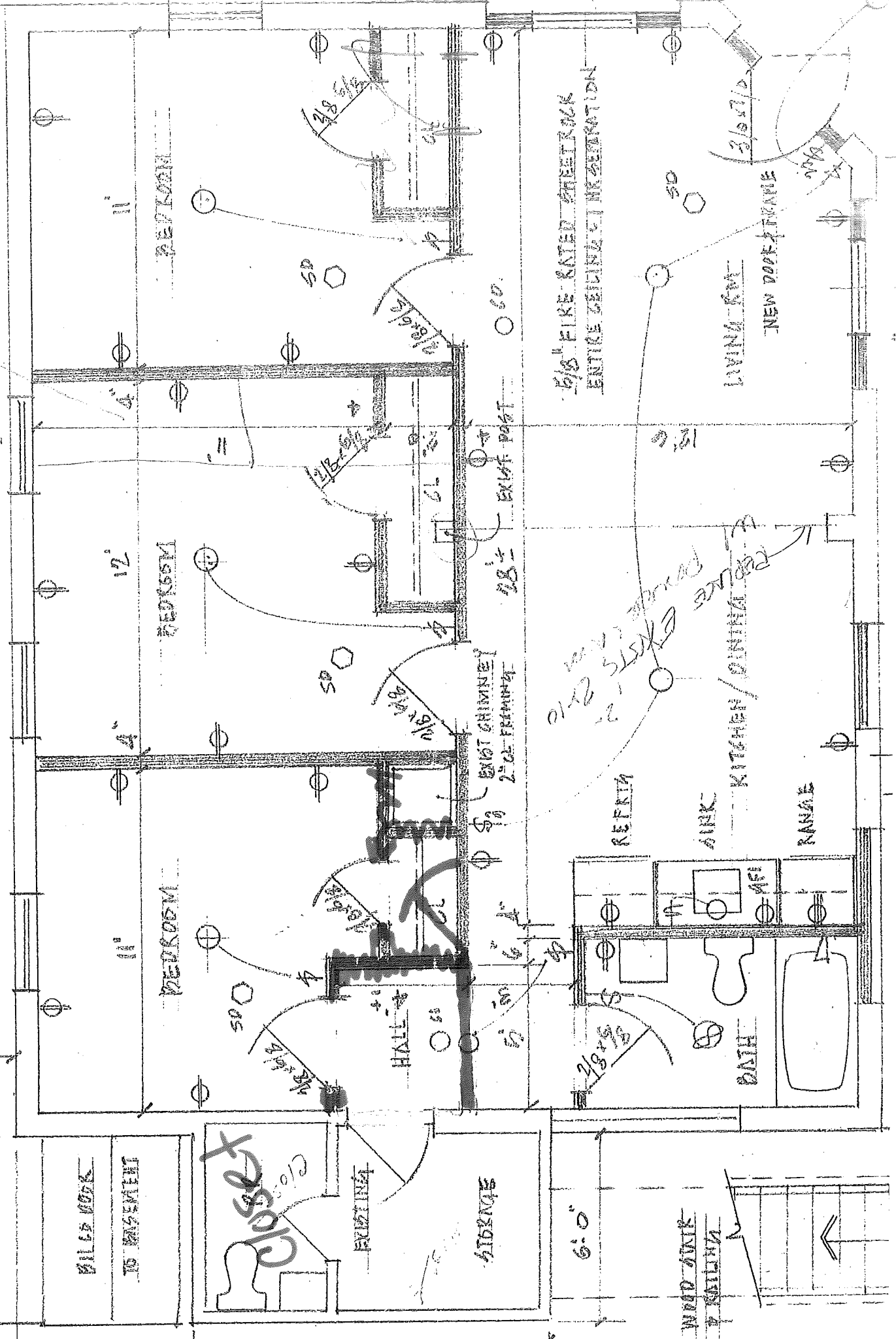
Owner's Signature [Signature] Date 6/1/18



In 2013, I presented a plan to Convert the commercial unit on 601 S. 8th Street, Vineland, NJ to a 3 bedroom unit. I received a redevelopment request to amend the plans to be reviewed again for approval. I am looking to continue to convert the commercial property that was used as a restaurant in the past to a 3 Bedroom unit. I own several properties in Vineland that I lease, my 2 bedroom units are less in demand than my 3 bedroom units. Most of the times I come across tenants with a family of more than 3 children and this plan eliminates the property to be overcrowded with people in one unit. Please review the blue print provided showing the unit is appropriate as a 3 bedroom due to the comfortable size of each room in this property. I am willing to add an area for private parking to the property. In the past this property was used as a restaurant when leased and had frequent flow of traffic with customers using the street as parking. If approved converting the lower portion of the property to a residential unit and adding private parking this will eliminate that frequent flow of traffic that once was, and reduce the amount cars parked in the street in front of property. I will remove the current paved apron in which the plan stated to amend to ensure safety entering and exiting the property. In the redevelopment plan request to amend it stating to also remove the canopy, I have attached several photos of a corner property a block away on 701 S. 7th Street that mimics my property. It was also once a commercial property below within the past year it was also converted to a residential unit, with an attached grocery business which currently operating and an additional residential unit that has 5 bedrooms in the exact corner one block away. The property has a canopy that remained as is when converted. The property also continues not to have any private parking and continues to use the street for this location. My proposal to convert the existing commercial unit into a residential unit would complement the existing property and would be the best and most efficient use to this space. I have also included a Blueprint of the outside of the building to show what the property would look like once the conversion is completed. Thank you in advance for consideration of this proposal and will be looking forward to hearing from you soon with a response.

36' ±

6'



BUILD WORK  
TO BASEMENT

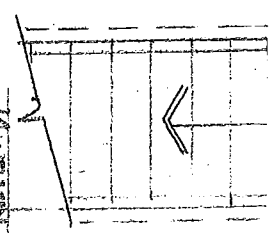
*Close*

PORCH

STORAGE

6'-0"

WOOD JOIST  
PILING



BEDROOM

12'

BEDROOM

11'

BEDROOM

HALL

BATH

REFRIG

AIRK

RANGE

KITCHEN/DINING

LIVING RM

NEW DOOR FRAME

5/8" FIRE RATED SHEETROCK  
ENTIRE CEILING & INTERSECTION

EXIST CHIMNEY  
2" CE FRAMING

EXIST POST

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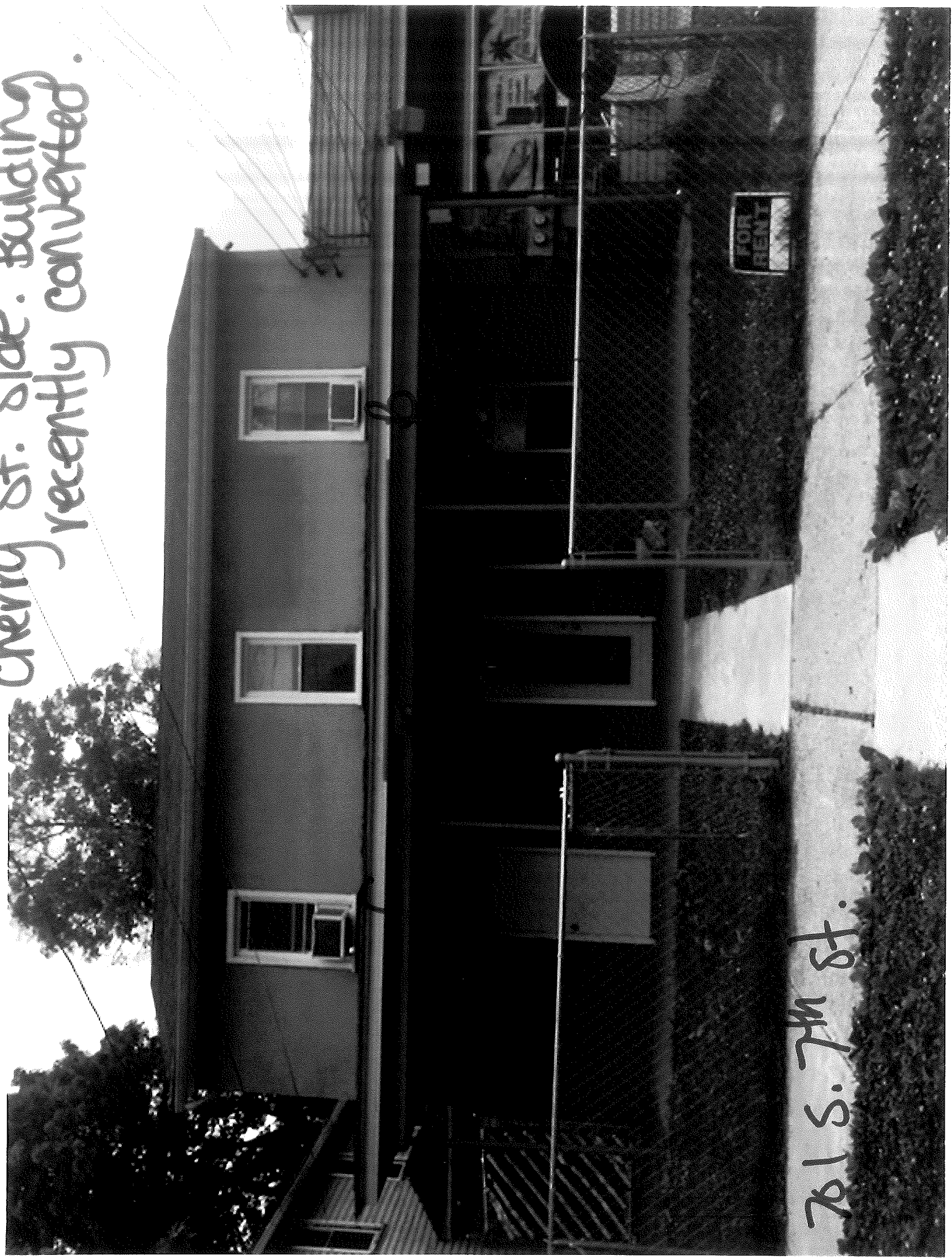
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Cherry St. side



701 S 7<sup>th</sup> St. A, B, C

Cherry St. side. Building recently converted.



761 S. 7th St.

7th St. side.



701 S. 7th St.

