

ORDINANCE NO. 2018- 61

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 3201 LOT 7 CONSISTENT WITH RESOLUTION 6310 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 3201, Lot 7, 739 East Wood Street ("Property") has requested City Council consider amending the Redevelopment Plan so as to permit the existing two family dwelling with a detached garage which has been converted into a two-room office so as to allow the two- room office to be converted into a one bedroom apartment for a total of three residential units on the lot (Requested Use); and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the Requested Use; and

WHEREAS, on July 18, 2018, the Planning Division met to discuss the Requested Use and determined that the R-Residential zone only permits single family and duplex uses and that the required lot size for a duplex is 15,000 square feet and the lot in question is 5,625 square feet, approximately one-third the required size for a duplex and the Requested Use is a duplex and an additional apartment and therefore recommended against an amendment for the Requested Use; and

WHEREAS, on October 10, 2018 the Planning Board took testimony from Planning Staff, including Kathleen Hicks, PP. who recommended against the Requested Use due to its substantially under sized lot for the Requested Use, including a lack of parking and recommended that if the Planning board favorable considered the request, site plan approval be required to address landscaping, installation of an engineered parking lot with cross easements with the adjacent lot; and

WHEREAS, the Planning Board thereafter adopted Resolution 6310 a Resolution of Findings and conclusions and decision of the Planning Board recommending that City Council amend the Landis Main Street District of the Center City Redevelopment Plan so as to permit conversion of a garage into a one-bedroom apartment for a total of three residential units on Block 3201 Lot 7 subject to site plan approval to address all issues including but not limited to landscaping, installation of an engineered parking lot with cross easements to allow parking on the adjacent lot; 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. 6310 subject to site plan approval addressing all of the issues specified in the Redevelopment Plan Amendment Report dated July 26, 2018, attached hereto and made a part hereof; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6310 subject to the owner returning to the Planning Board for site plan review and approvals to address landscaping, installation of an engineered parking lot and removal of all excess asphalt as well as the filing of all cross easements necessary to provide for requisite parking for the Requested Use.

CITY OF VINELAND

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 4113, Lot 1, to allow the existing two story building with a residential unit on the second floor and commercial unit on the first floor to be converted so as to convert the first floor commercial unit to a three bedroom residential unit and continue the residential unit on the second floor subject to compliance with City Staff review and site plan requirements and approval as specified in Resolution 6297 of the Planning Board.
2. Failure of the owner to comply with the terms and conditions of Resolution No. 6310 of the Planning Board within 180 days of the date of this Ordinance shall cause the use to revert its prior amendment approval, subject to any approved extensions by the Planning Board.

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. 6310**  
**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 Landis Main Street District of 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 Redevelopment Plan requested by Dacia Hibbert relating to an existing building at 739 E. Wood Street, being known as Block 3021, 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 Amendment request by Dacia Hibbert, made the following factual findings:

1. The property in question is located at 739 E. Wood Street and is 5,625 square feet. Located on the site is a two-family dwelling and a detached garage. The garage has been converted into a two-room office.
2. The applicant is requesting to amend the Redevelopment Plan so as to permit the garage to be converted into a one-bedroom apartment. Therefore, a total of three residential units on the lot.
3. The City staff objects to the request.
4. The staff finds that the lot is too small for the three uses proposed. A single-family home in the zone requires a minimum lot size of 9,750 square feet and a duplex 15,000 square feet. This lot is only 5,625 square feet.
5. The underlying zone is R-B Residential – Business. Therefore, the proposed use is not in accordance with the Master Plan.
6. If approved, staff recommends a formal site plan.
7. Staff recommends that the applicant provide cross easements for Lots 6 and 7.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Vineland, that a proposed amendment to the Landis Main Street District of the Center City Redevelopment Plan so as to permit conversion of a garage into a one-bedroom apartment for a total of three residential units on the lot as noted above, should be adopted by City Council.

The Planning Board finds that the proposed change is not consistent with the City's Master Plan. The lot is too small for the three residential uses proposed, but the applicant illustrated how required parking could be provided.

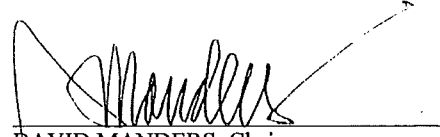
The Planning Board recommends that if City Council permits the change, approval be subject to site plan approval by the Planning Board and that an application to the Planning Board for site plan approval be required

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 October 10, 2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: October 10, 2018

PLANNING BOARD OF THE  
CITY OF VINELAND

  
YASMIN RICKETTS, Secretary

  
DAVID MANDERS, Chairperson

**ROLL CALL VOTE**

**VOTING IN FAVOR**

KEITH SALERNO  
STEPHEN PLEVINS  
SANDY VELEZ  
JOHN CASADIA  
DAVID MANDERS

**ABSTAINING**

NONE

**ABSENT**

MARIA PEREZ  
CHRISTINE SCARPA  
MICHAEL PANTALIONE

**OPPOSED**

NONE



## REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2018-5

APPLICANT: Dacia Hibbert

PROPERTY: 739 E. Wood Street (Block 3021/Lot 11)

REQUEST: Convert garage to a 1-bedroom apartment. (Note: Application states that garage had already been converted to a 2 room office space with running water, electrical, air & heat.)

STAFF REVIEW: Kathleen Hicks, Brian Myers, Ryan Headley, Sandy Forosisky, Patrick Finley, Matteo Rabbai & Macleod Carre

DATE: July 26, 2018

Staff members met on July 18<sup>th</sup> regarding the above-referenced Redevelopment Plan Amendment Request. The consensus of the staff is that the lot isn't sufficiently sized to support 3 dwelling units. Much of the Old Borough is zoned R-Residential, which allows single-family homes and duplexes. A single-family home requires a 9,750 square foot lot, while a duplex requires a 15,000 square foot lot. The lot-in-question is only 5,625 square feet.

During the meeting, questions arose about how the garage had already been converted to an office. Following the meeting, L&I provided information that the garage had been renovated as a recreational area for the duplex, not as an office.

As stated, staff doesn't recommend conversion of the garage to a 1-bedroom apartment. Should City Council approve the requested amendment to permit the conversion, however, staff recommend that it be conditioned upon site plan approval. The site plan would address landscaping, installation of an engineered parking lot and removal of all excess asphalt.

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 739 East Wood St Block 3021 Lot 6<sup>7</sup>

Property owner: Dacia Hibbert

Owner's address: 2307 Delmar Ave  
Vineland, NJ. 08360

Phone: 678-480-3755

Applicant is:  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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current or most recent use of the property: Converted Garage, Existing duplex in front of the property.

Proposed use of the property: 1-Bedroom Apartment

Owner's Signature [Signature] Date 06/19/18



**June 24, 2018**

**To: Vineland Planning Board & City Council**

**From: Dacia Hibbert**

**Hello. Please accept the attached application & floor plan as request for approval to renovate an already converted garage (currently a 2 room office space) into a one bedroom apartment. This property has running water, electrical, air and heat as it was last used over 4 years ago. This property has been well maintained and is in suitable condition for a conversion.**

**This property is located on existing land and will become a part of the beautiful community that already exists on Wood Street. The property is well maintained inside in addition to nice curb appeal.**

**This property will make a nice home for 1 or 2 individuals therefore I hope my application is thoughtfully considered and approved.**

**If I may address any questions or concerns during the application please feel free to reach me below.**

**Thanks in advance for your consideration.**

**Dacia Hibbert**

**Residence 856-213-5999**

**Cell: 678 480 3755 (preferred)**



# 739 East Wood Street





## **Hicks Kathie**

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**From:** Dacia Hibbert <dnhibbert41@gmail.com>  
**Sent:** Monday, June 25, 2018 9:21 PM  
**To:** Hicks Kathie  
**Subject:** Photo for 739 E Wood Street  
**Attachments:** IMG\_4125.jpg; ATT00001.txt

Hi Ms Hicks. Thanks again for your time today to discuss my application to renovate the existing converted garage to a 1 bedroom apartment.

As noted in the picture there is ample parking space in the lot between the the duplex and the garage as there are 4 spaces in frot of the garage and side of the garage will accommodate an additional 4 spaces.

I'm excited to partner with your office and others to get this process started. If there is anything I can do to continue my application expeditiously thru the process please let me know.

When I return home on Friday I will bring a copy of the survey to your office so you can see the designated parking spaces on that summary as well.

Thanks again and have a nice evening.

Dacia Hibbert



## **Hicks Kathie**

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**From:** Dacia Hibbert <dnhibbert41@gmail.com>  
**Sent:** Tuesday, July 10, 2018 1:41 PM  
**To:** Hicks Kathie  
**Subject:** 739 E Wood Street  
**Attachments:** IMG\_4204.jpg; ATT00001.txt

Hello Ms Hicks. I wanted to follow up on my submission for 739 E Wood Street to see if any update on it application. If possible, it would be great to know where I am in the process.

Thanks for your assistance as I look forward to hearing from you soon.

Dacia Hibbert

Hello Ms Hicks. I hope this note finds you well.

I wanted to follow up on my application for my 739 conversion to a one bedroom. Below is a copy of the survey that shows where parking spaces will be assigned.

Will you please also let me know where I am currently in the process and if you require any information from me regarding.

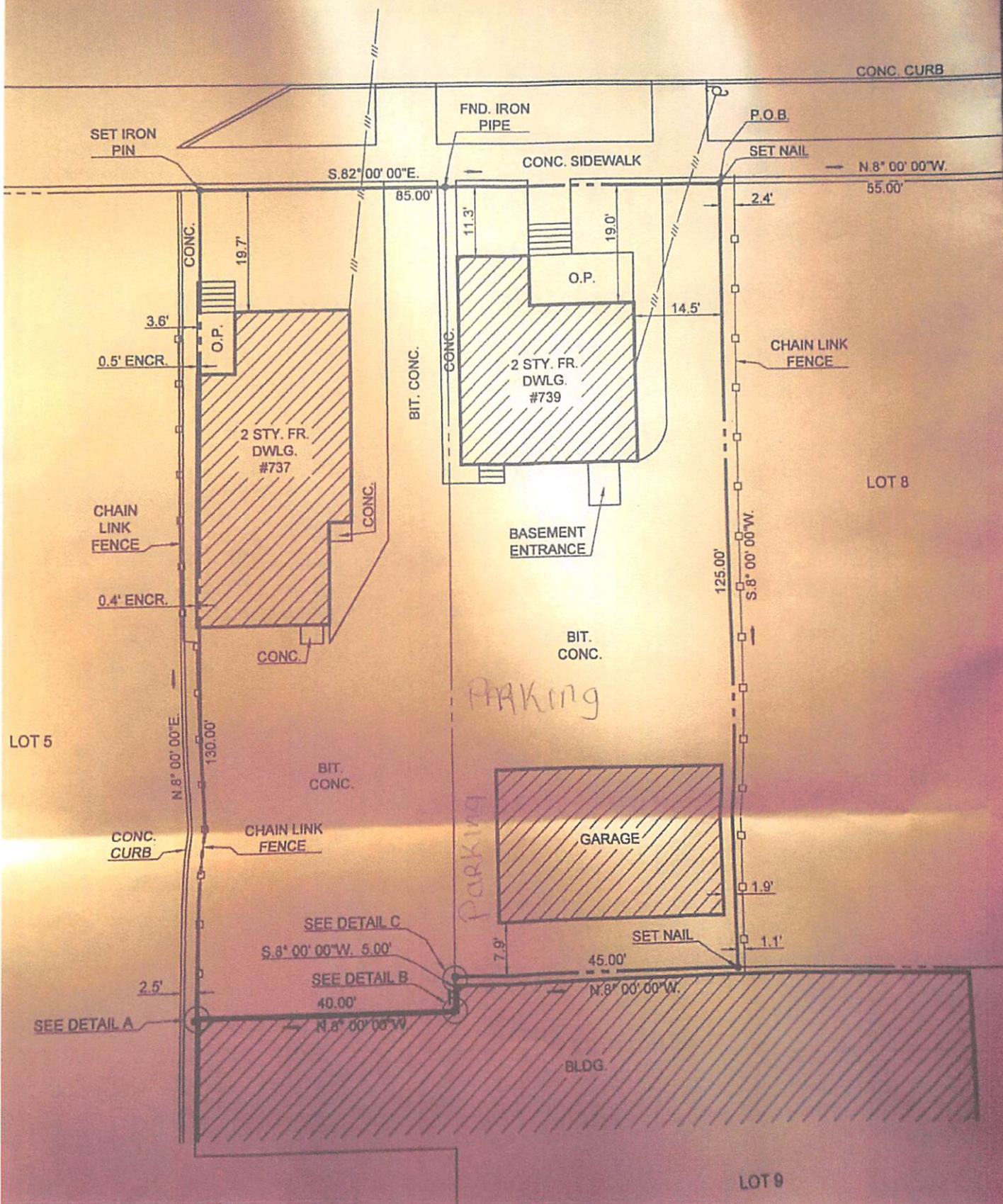
Thanks for your assistance as please confirm receipt of this information.

Have a great holiday and I look forward to hearing from you soon.

Dacia



E. WOOD STREET (66' WIDE)



CONC. CURB

FND. IRON PIPE

P.O.B.

SET IRON PIN

S.82°00'00"E.

CONC. SIDEWALK

SET NAIL

N.8°00'00"W.

85.00'

55.00'

19.7'

11.3'

19.0'

2.4'

O.P.

O.P.

14.5'

3.6'

0.5' ENCR.

CHAIN LINK FENCE

2 STY. FR. DWLG. #737

2 STY. FR. DWLG. #739

CHAIN LINK FENCE

BASEMENT ENTRANCE

0.4' ENCR.

CONC.

BIT. CONC.

BIT. CONC.

125.00'

S.8°00'00"W.

LOT 5

LOT 8

CONC. CURB

CHAIN LINK FENCE

BIT. CONC.

PARKING

GARAGE

1.9'

SEE DETAIL C

S.8°00'00"W. 5.00'

SEE DETAIL B

40.00'

SET NAIL

2.5'

SEE DETAIL A

N.8°00'00"W.

7.9'

45.00'

N.9°00'00"W.

BLDG.

LOT 9

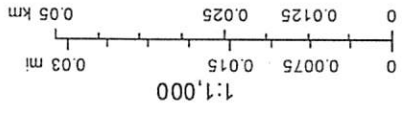


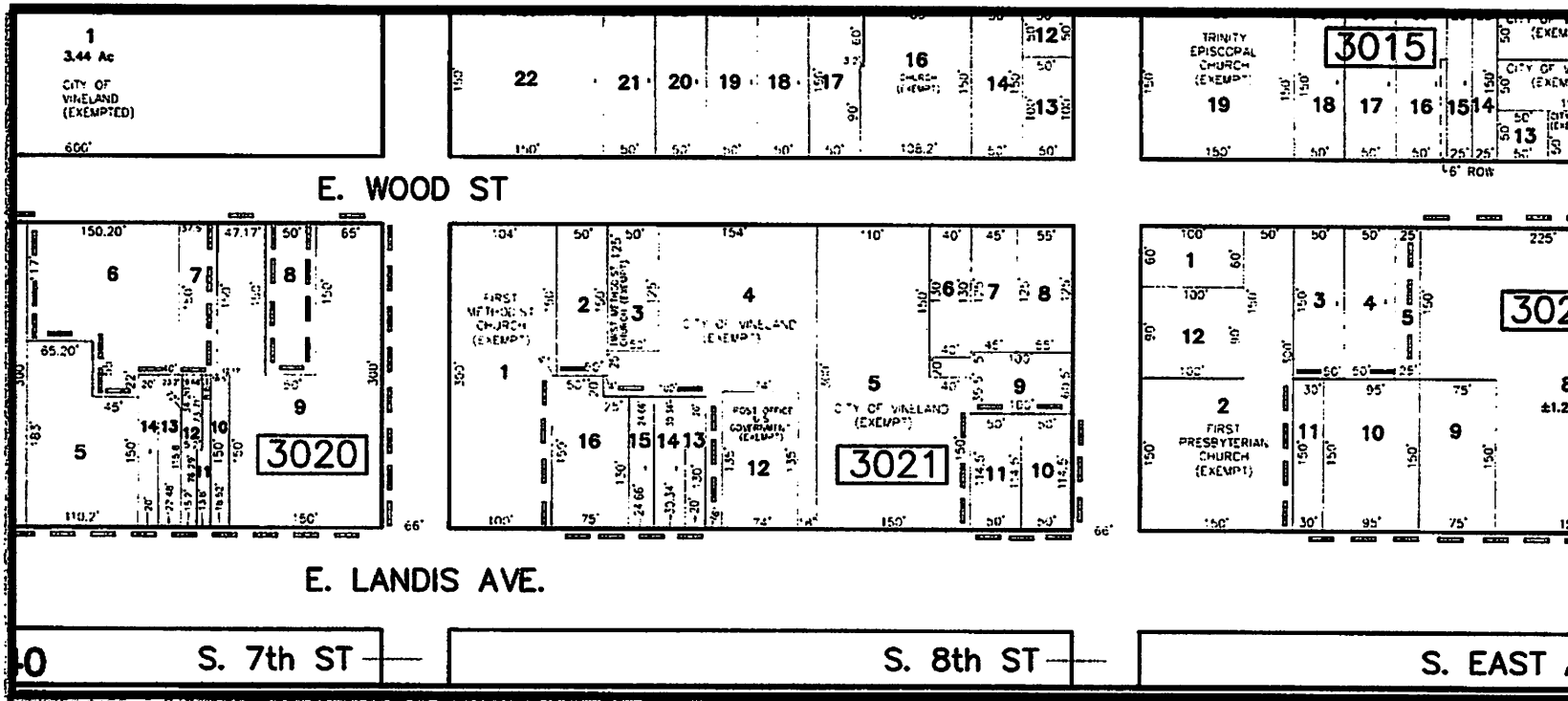
BLOCK 3021/LOT 7



- Street Names (Label) 
- Lot Numbers (Labels) 
- Streams (DEP) 
- Railroad 
- Parcel Outline 
- Streets 

July 16, 2018





**BLOCK 3021/LOT 7 – TAX MAP**





BLOCK 3021/LOT 7 – WOOD STREET VIEW





BLOCK 3021/LOT 7 – VIEW FROM 8<sup>TH</sup> STREET INTERSECTION

## Hicks Kathie

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**From:** Finley Pat  
**Sent:** Thursday, July 19, 2018 2:29 PM  
**To:** Hicks Kathie  
**Subject:** 739 E. Wood st

Hi Kathie,  
Awilda located some old records for this property regarding the rear building. In 1992 Mrs. Scarani received permits to convert the building to a **residential recreation building** for the use of the dwellings occupants. At that time all of the occupants of her houses were CC Guidance center client placements. So, the change into an office was either without approval or perhaps it just has the appearance of an office and the current owner assumed that it was. I can send you copies of any of the documents we found if you want them.  
Thanks, Patrick

**PATRICK FINLEY**  
**ZONING OFFICER**  
**CITY OF VINELAND**  
**856 794 4000 x4118**