

ORDINANCE NO. 2019- 39

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 3016 LOT 20 CONSISTENT WITH RESOLUTION 6338 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 3016, Lot 20, 716 East Wood Street (Property) has requested the City Council consider amending the redevelopment plan so as to permit the first floor of the front structure thereon to be converted from an approved beauty/hair salon to a three-bedroom residential unit, continue use of the second floor of the front structure thereon as a two bedroom residential unit and continue the use of rear structure thereon as a two bedroom residential unit on the second floor and a two car garage on the first floor (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 April 10, 2019, the Planning Board took testimony from planning staff including Kathleen Hicks, PP. who recommended that the Civic Professional Office Redevelopment District of the Center City Redevelopment Plan be amended so as to convert an existing beauty/ hair salon into a three bedroom residential unit on Block 3016 Lot 20 be adopted by Council, provided an existing parking stall within the driveway be removed as a condition of approval.

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. 6338 subject to the existing parking stall within the driveway being removed as a condition of said approval and site plan approval if required; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6338 subject to the owner removing the existing parking stall within the driveway of the property.

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 3016, Lot 20 to allow the existing two story building maintain the residential unit on the second floor and the commercial unit on the first floor be converted to a three bedroom apartment, subject to the removal of an existing parking stall within the driveway be removed.

Passed first reading:

Passed final reading:

\_\_\_\_\_  
President of Council

Approved by the Mayor:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. 6338**  
**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 Civic Professional Office (CPO) Redevelopment 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 Baruffi & Centuolo Associates, LLC, relating to an existing commercial/residential building at 716 E. Wood Street, being known as Block 3016, Lot 20; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the review by City Staff dated April 2, 2019; and having considered the Redevelopment Amendment request by the applicant, made the following factual findings:

1. The property in question is located at 716 E. Wood Street, being Block 3016, Lot 20. The lot has frontage of 50 feet along Wood Street with a depth of 150 feet and consists of 7,500 square feet.
2. There are two structures on the property. The front structure has a two-bedroom residential unit on the second floor. The first floor is currently vacant and was approved as a beauty/hair salon by way of Planning Board Resolution No. 5798.
3. The rear building on the lot has a two-bedroom residential unit on the second floor and a two-car garage on the first floor.
4. The applicant is now proposing to amend the Redevelopment Plan so as to convert the first-floor beauty/hair salon to a three-bedroom residential unit.
5. The Planning Staff had no objection to the request and were supportive of the proposal.
6. The Staff does recommend that the existing parking stall within the driveway should be removed. This would leave a total of five parking spaces on site, two parking spaces within the garage and three additional parking spaces.
7. The Civic Professional Office (CPO) Redevelopment District does not permit residential uses. The prior zoning designation, Residential Business did permit residential uses, however, on larger lots.
8. The conversion of the hair/beauty salon into a three-bedroom residential unit is not in accordance with the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland, recommends that a proposed amendment to the Civic Professional Office (CPO) Redevelopment District of the Center City Redevelopment Plan so as to convert an existing beauty/ hair salon into a three-bedroom residential unit should be adopted by City Council.

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

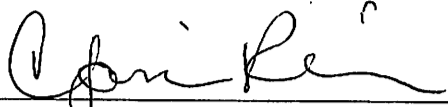
The Planning Board further recommends that the existing parking stall within the driveway should be removed as a condition of approval.

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 10, 2019 as reflected in the recorded minutes of said meeting.

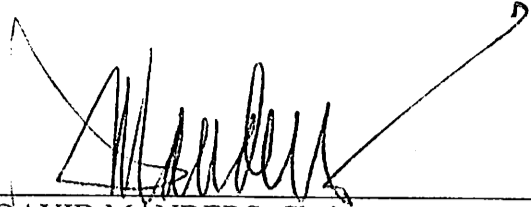
ADOPTED DATE: April 10, 2019

PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

Samuel Fiocchi  
David Catalana  
Christine Scarpa  
Michael Pantalone  
Stephen Plevins  
John Casadia  
Sandy Velez  
David Manders

ABSENT

Keith Salerno

ABSTAINING

N/A

OPPOSED

N/A