

CITY OF VINELAND

ORDINANCE NO. 2020- 54

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 4003 LOT 1 CONSISTENT WITH RESOLUTION 6413 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 tenant of certain property located at 703 East Landis Avenue, Block 4003, Lot 1 (“Property”) located in the Landis Avenue Main Street District is a vacant building with the previous use being a tattoo shop and has requested City Council consider amending the Redevelopment Plan so as to permit the use of the structure for microblading/micropigmentation, which is often used for cancer patients as well as related tattoo services; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow microblading/micropigmentation and tattoo services on the first floor of the Property and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6413, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended City Council reconsider their prior determination not to remove tattoo parlors from the list of prohibited uses in the Landis Main Street Redevelopment District or in the alternative, approve an amendment so as to allow a microblading/micropigmentation and related tattoo services on the Property; 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. 6413 regarding the Plan Amendment allowing a tattoo parlor on Block 4003 Lot 1 but not the Findings and Conclusions removing tattoo parlors as prohibited uses; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6413 regarding the amendments to the Redevelopment Plan but not to remove tattoo parlors from the list of prohibited uses in the Landis Main Street Redevelopment District.

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 4003, Lot 1, known as 703 East Landis Avenue, to allow a microblading/micropigmentation and related tattoo service thereon consistent with Resolution 6413 of the Planning Board of the City of Vineland.
2. City Council finds that permitting tattoo parlors within the Landis Main Street Redevelopment District would be detrimental to the continued redevelopment on Landis Avenue and contrary to the intended purpose specified in the Center City Redevelopment Plan and therefore shall remain a prohibited use therein, excepting by way of an amendment to the Redevelopment Plan after considerations for each site and its particular characteristics.

CITY OF VINELAND

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6413
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 LMS- Landis Avenue Main Street Redevelopment District 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 LMS- Landis Avenue Main Street Redevelopment District relating to a vacant building at 703 E. Landis Avenue, being known as Block 4003, Lot 1; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, and having considered the Redevelopment Amendment Report, made the following factual findings:

1. The applicant, Katisha Cornish, is a potential tenant at the property in-question, which is owned by Li Enterprises, LLC.
2. The building is currently vacant, and the last use was as a tattoo shop.
3. The applicant is requesting an amendment to the redevelopment plan to permit microblading/micropigmentation.
4. The proposed use is permanent tattooing often used for cancer patients.
5. The use is not permitted. However, City Staff has recommended in the past that tattoo parlors be made permitted uses within this district.
6. The Planning Staff has determined that site plan approval would not be required.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, recommends that a proposed amendment to LMS- Landis Avenue Main Street Redevelopment District be granted so as to permit use of an existing vacant building for a tattoo shop and microblading/micropigmentation.

The proposed amendment is not consistent with the Master Plan.

The Board recommends that site plan approval not 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 14, 2020 as reflected in the recorded minutes of said meeting.

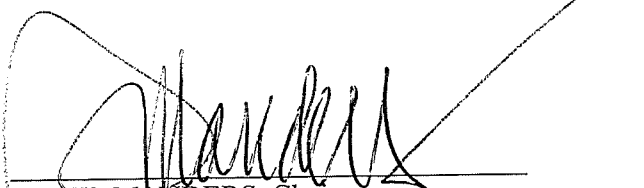
ADOPTED DATE: 10/14/20

Attest:



YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

JOHN CASADIA
SAMUEL FIOCCHI
MICHAEL PANTALIONE
STEPHEN PLEVINS
SANDY VELEZ
DOUG MENZ
ROBERT ODORIZZI
DAVID MANDERS

ABSTAINING

N/A

ABSENT

CHRISTINE SCRAPA

OPPOSED

N/A



**REDEVELOPMENT PLAN AMENDMENT REPORT
REDEVELOPMENT PROPOSAL 2020-4
CORNISH**

APPLICANT: Katisha Cornish

PROPERTY: 703 E. Landis Avenue (Block 4003/Lot 1)

REQUEST: Microblading/Micropigmentation (tattoo parlor)

STAFF REVIEW: Richard Tonetta, Kathleen Hicks, Ryan Headley, Sandra Forosisky, Aaron Melnick, David Maillet, Macleod Carre, Matteo Rabbai, Derek Leary, Joy DeMaio & Patrick Finley

DATE: August 5, 2020

Staff members were contacted via e-mail to determine if there were any objections or recommendations regarding the above-referenced application. Staff members have no objections to allowing an amendment to the Center City Redevelopment Plan to allow a tattoo parlor to operate at block 4003/lot 1 in the LMS – Landis Avenue Main Street Redevelopment District. Staff members have previously recommended that a tattoo parlor be made a permitted, rather than prohibited, use in this district.



**REDEVELOPMENT PROPOSAL 2020-4
CORNISH**

NAME OF APPLICANT

Katisha Cornish
730 Yale Terrace
Vineland, New Jersey 08360
(856)462-1576
katishac@gmail.com

REPRESENTED BY

N.A.

NAME OF CURRENT PROPERTY OWNERS

Li Enterprises, LLC

DATE OF APPLICATION

September 8, 2020

BLOCK & LOT NUMBERS

Block 4003/Lot 1

ADDRESS

703 E. Landis Avenue

EXISTING USE

Vacant (last use tattoo shop)

PROPERTY DIMENSIONS

Corner lot (100' along E. Landis Avenue & 85' along S. 7th Street)
8,500 square feet (0.20 acres)

PROPOSED USE

Microblading/Micropigmentation

REDEVELOPMENT DISTRICT

LMS – Landis Avenue Main Street Redevelopment District

UNDERLYING ZONING DISTRICT

B-1 Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – A tattoo parlor is a prohibited use

CITY OF VINELAND

**Application for Center City Redevelopment Plan
Amendment**

Application fee of \$200.00 must be submitted with application

Property address: 703 landis ave vineland nj 08360
_Lot

Block

Property owner: Li Enterprises LLC

Owner's address: 85 Kingbridge dr , Lumberton New Jersey 08360.

Phone: (609)500-2296

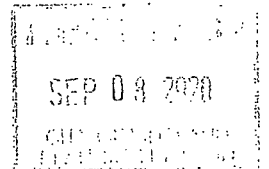
Applicant is: _owner other
If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent. Katisha Cornish 730 yale ter vineland nj 08360

(856)462-1576 The property will be used for Microblading / Micropigmentation.

Current or most recent use of the property: Tattoo shop

Proposed use of the property: Microblading/ Micropigmentation

Owner's
Signature Li Enterprises LLC
Date 09/02/2020



Phone:

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:

Proposed use of the property:

Owner's Li Enterprises LLC
Signature _____
Date 09/02/2020

(Office use only)
Application received (including fee)
Application complete
Processing check list (office use only)

Redevelopment district:
Reason plan amendment is required:
Change to non-conforming use
Expansion of non-conforming use
Other

Current legal use per Zoning (attach written statement from Zoning)

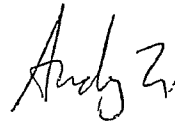
Property dimensions (lot):
(Building):

Info to staff:
Staff meeting:
Info to Council:
Council meeting:
Council outcome:

Li Enterprises LLC
Lumberton NJ 08048
609-500-2296

To Vineland City:

Li Enterprises LLC is the owner of this building. A lease between Li Enterprises LLC and Katisha Cornish was recently executed. The allowed use under the terms of the lease is Microblading. Her request for various city approvals are made with the full knowledge and consent of Li Enterprises LLC. Please contact me if you have any questions or concerns.

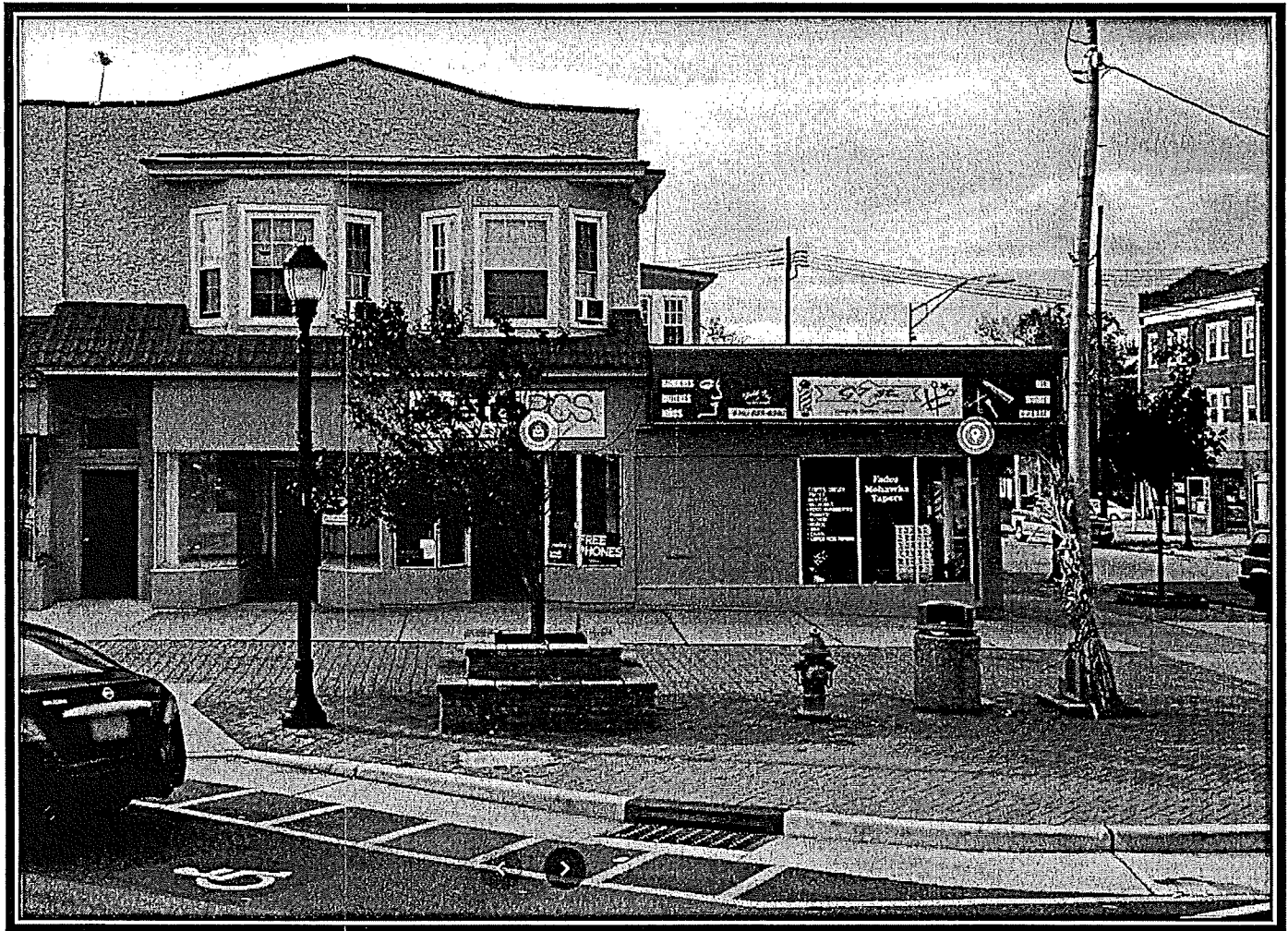


Andy Li

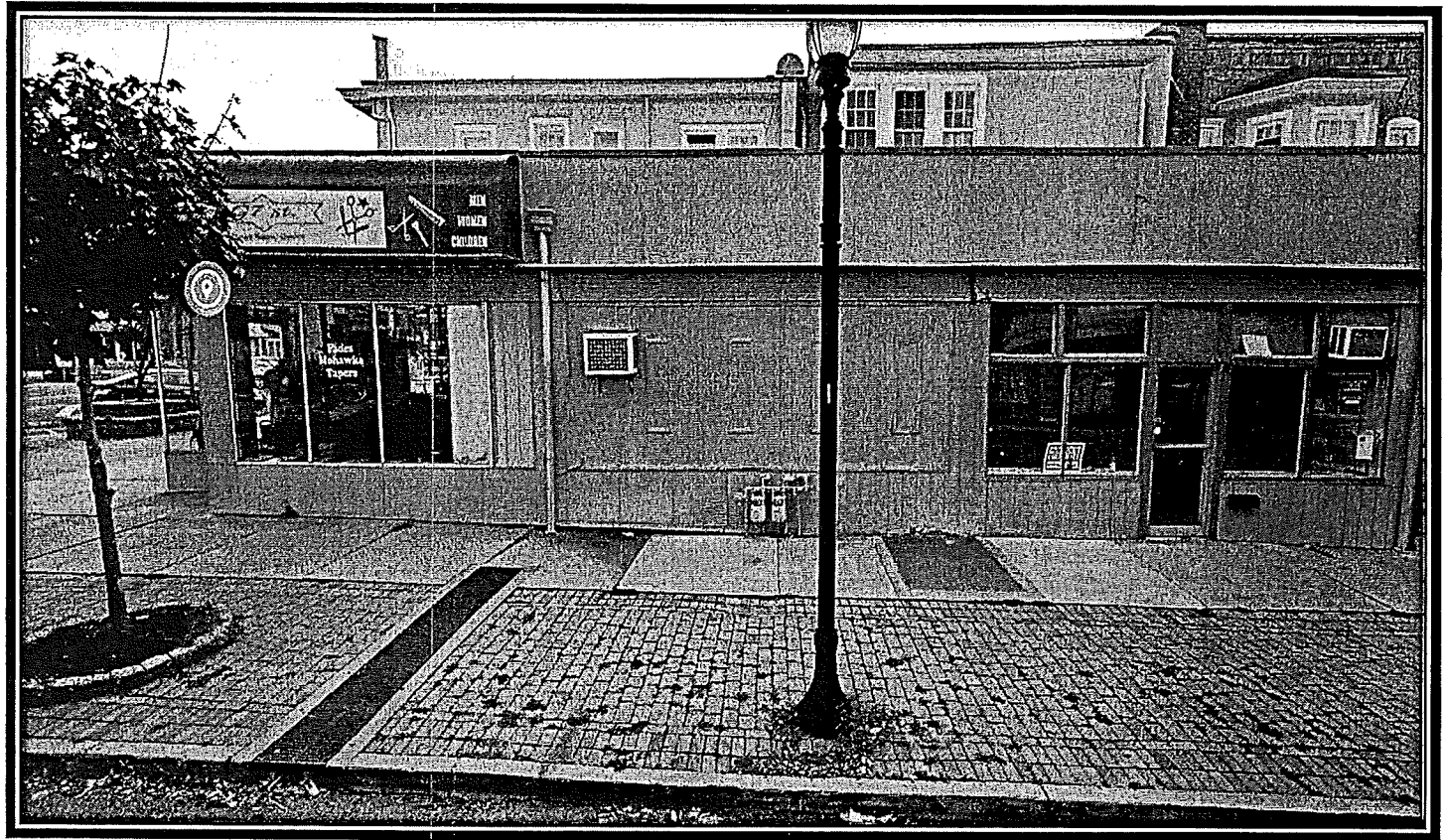
Managing Partner



CORNISH AERIAL



CORNISH – LANDIS AVENUE FACADE



CORNISH – 7TH STREET FACADE