

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

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



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