

ORDINANCE NO. 2021- 55

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 4007 LOT 22 CONSISTENT WITH RESOLUTION 6462 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 4007, Lot 22, 115 S. 6<sup>th</sup> Street (Property) has requested the City Council consider amending the Redevelopment Plan so as to permit conversion of the 1<sup>st</sup> floor of the Property into two additional apartments (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 14, 2021, the Planning Board took testimony from Supervising Planner Kathleen Hicks, PP. who recommended that the R-Residential Zone of the Center City Redevelopment Plan be amended so as to permit conversion of the 1<sup>st</sup> floor of the Property into only one additional apartment provided the following be required:

1. Submission of a site plan to upgrade and renovate the site as follows:
  - a. Create 3-4 parking spaces in the rear yard;
  - b. Remove excess concrete in the front yard between the front of the building and the sidewalk and between the sidewalk and the curb line; and
  - c. Enhance the aesthetics with the addition of landscaping in the front yard.
2. Façade approval by the Planning Board to eliminate the commercial appearance of the building.
3. Removal of air conditioning units in the front windows.

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. 6462 subject to the requirements referenced above; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6462 subject to the requirements referenced above.

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 4007, Lot 22 so as to allow conversion of the 1<sup>st</sup> floor of the Property into one additional apartment, subject to the following requirements:
  1. Submission of a site plan to upgrade and renovate the site as follows:
    - a. Create 3-4 parking spaces in the rear yard;
    - b. Remove excess concrete in the front yard between the front of the building and the sidewalk and between the sidewalk and the curb line; and
    - c. Enhance the aesthetics with the addition of landscaping in the front yard.
  2. Façade approval by the Planning Board to eliminate the commercial appearance of the building.
  3. Removal of air conditioning units in the front windows.

CITY OF VINELAND

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. 6462**  
**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 R-Residential Zone 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 R-Residential Zone relating to an existing structure at 115 S. 6<sup>th</sup> Street, being known as Block 4007, Lot 22; 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 and supplemental correspondence from the Zoning Officer, made the following factual findings:

1. The 1<sup>st</sup> floor of the existing structure is currently vacant, having been previously used as a church, and before that, two storefronts. The 2<sup>nd</sup> floor of the existing structure has two 2-bedroom apartments.
2. The applicants, Mr. and Mrs. Allen Douglas, are requesting an amendment to the Redevelopment Plan to permit four 2-bedroom apartments.
3. While the property is in the R-Residential Zone, only single-family dwellings and duplexes are permitted uses.
4. The lot, which is 50' by 100', or 5,000 square feet, is undersized for a single-family dwelling. A single-family dwelling requires a lot that is a minimum of 65' by 150', or 9,750 square feet.
5. The majority of the City's staff recommends that the 1<sup>st</sup> floor be converted to a single apartment, conditioned upon site plan and façade approval. The Zoning Officer provided a dissenting opinion.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland, recommends that a proposed amendment to the R-Residential Zone of the Center City Redevelopment Plan so as to permit conversion of the 1<sup>st</sup> floor into an additional apartment, be adopted by City Council.

The proposed amendment is consistent with the Master Plan.

The Board recommends the following be required:

1. Submission of a site plan to upgrade and renovate the site as follows:
  - a. Create 3-4 parking spaces in the rear yard;
  - b. Remove excess concrete in the front yard between the front of the building and the sidewalk and between the sidewalk and the curblin; and
  - c. Enhance the aesthetics with the addition of landscaping in the front yard.
2. Façade approval by the Planning Board to eliminate the commercial appearance of the building.
3. Removal of air conditioning units in the front windows.

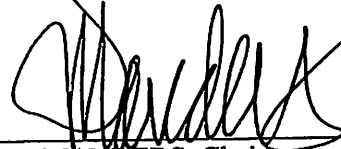
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on July 14, 2021, as reflected in the recorded minutes of said meeting.

ADOPTED DATE:

PLANNING BOARD OF THE  
CITY OF VINELAND

Attest:

  
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YASMIN RICKETTS, Secretary

  
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DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

David Manders  
Robert Odoizzi  
Michael Pantalone  
Stephen Plevins  
John A. Casadella Jr.  
Doug Menz

ABSTAINING

David Acosta

ABSENT

Christine Scarpa  
Samuel Flocchi  
Sandy Velez  
David Catalann

OPPOSED

None