

CITY OF VINELAND, NJ

ORDINANCE NO. 2024- 24

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 4004 LOT 7, 834 EAST ELMER STREET, CONSISTENT WITH RESOLUTION 6637 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 owners of certain property located at 834 East Elmer Street, Block 4004, Lot 7 ("Property") located in the LMS Landis Avenue Main Street District has proposed to convert an existing duplex consisting of one 2 bedroom, 2 bath and enclosed porch apartment on the first floor and one 5 bedroom and 3 baths on the second floor to a triplex consisting of one apartment on the first floor with 2 bedrooms, 2 baths a complete kitchen and an enclosed porch and a second apartment on the first floor with 2 bedrooms, 2 baths and a complete kitchen and on the second floor a 3 bedroom apartment, one bath and a full kitchen; and

WHEREAS, City Council passed a Motion to Request the Planning Board Review the proposed Redevelopment Plan Amendment so as to allow the conversion of an existing duplex consisting of one 2 bedroom, 2 bath and enclosed porch apartment on the first floor and one 5 bedroom and 3 baths on the second floor to a triplex consisting of one apartment on the first floor with 2 bedrooms, 2 baths a full kitchen and an enclosed porch; and a second apartment on the first floor with 2 bedrooms, 2 baths and a complete kitchen and on the second floor a 3 bedroom apartment, one bath and a full kitchen; and

WHEREAS, on March 13, 2024 the Planning Board reviewed the Redevelopment Plan Amendment Report and considered the sworn testimony of Kathleen Hicks, P.P. AICP and made the following factual findings:

1. The application proposes that an existing duplex (one apartment on the 1st floor with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch and a second apartment, which has space on both the 1st and 2nd floors, with 5 bedrooms, 3 baths, a kitchen and an incomplete kitchen) be converted to a triplex (one apartment on the 1st floor with 2 bedrooms, 2 baths, a complete kitchen and an enclosed porch; another 1st floor apartment with 2 bedrooms, 2 baths and a complete kitchen; and a 2nd floor apartment with 3 bedrooms, 1 bath and a kitchen) at 834 E. Elmer Street (Block 4004/Lot 7).
2. The property is located in the LMS Landis Avenue Mainstreet Redevelopment District where code compliant residential is only permitted on upper floors.
3. In the City of Vineland Master Plan, the property is designated 'downtown commercial', which incorporates the same restriction that residential is only permitted on upper floors. The proposed use is therefore inconsistent with the Master Plan.
4. City staff recommended approval of the request, subject to conditions, one of which is making the 2nd floor apartment a 2 bedroom unit rather than a 3 bedroom unit.

; and

WHEREAS, on March 13, 2024 the Planning Board adopted Resolution 6637. a Resolution of Findings and Conclusions and Decision of the Vineland Planning Board which set forth therein the findings as set forth herein above; 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. 6637 subject to the following conditions:

1. The 2nd floor apartment shall be a 3 bedroom unit

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2. An exterior door at the northeast corner of the building that accesses a bedroom shall be eliminated, as this could also be subject to abuse as another rental space.
 3. A plot plan shall be submitted to and approved by the Planning Division that addresses the following issues:
 - On-site parking at the rear of the lot labelled for each unit.
 - Retention of greenspace in the backyard.
 - Repair of the landscaping wall at the front of the structure.
 - Repair of on-site sidewalk and curbing.
 - Foundation landscaping along the front of the structure.
 4. The structure and soffits shall be painted. Siding is recommended.
 5. The developer must obtain a Zoning permit, all necessary UCC construction permits and register the unit as a triplex with Licenses and Inspections prior to occupancy.
- ; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6637 regarding the amendments to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended allowing the existing duplex structure located at 834 East Elmer Street, Block 4004 Lot 7 be converted to a triplex with one apartment on the first floor with 2 bedrooms, 2 baths a full kitchen and an enclosed porch; and a second apartment on the first floor with 2 bedrooms, 2 baths and a complete kitchen and on the second floor a 3 bedroom apartment, one bath and a full kitchen subject to the following conditions:

1. The 2nd floor apartment shall be a 3 bedroom unit
2. An exterior door at the northeast corner of the building that accesses a bedroom shall be eliminated, as this could also be subject to abuse as another rental space.
3. A plot plan shall be submitted to and approved by the Planning Division that addresses the following issues:
 - On-site parking at the rear of the lot labelled for each unit.
 - Retention of greenspace in the backyard.
 - Repair of the landscaping wall at the front of the structure.
 - Repair of on-site sidewalk and curbing.
 - Foundation landscaping along the front of the structure.
4. The structure and soffits shall be painted. Siding is recommended.
5. The developer must obtain a Zoning permit, all necessary UCC construction permits and register the unit as a triplex with Licenses and Inspections prior to occupancy.
6. The developer being appointed as redeveloper and subject further to the execution of a Redeveloper Agreement containing the terms herein.

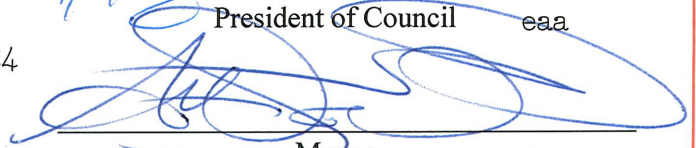
Passed first reading: April 9, 2024

Passed final reading: April 23, 2024



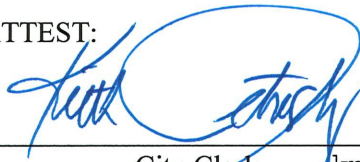
 President of Council eaa

Approved by the Mayor: April 29, 2024



 Mayor arf

ATTEST:



 City Clerk kp