

**NEWCOMB HOSPITAL
REDEVELOPMENT STUDY
BLOCK 4216/LOT 1**

CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY

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PART I

PRELIMINARY INVESTIGATION REPORT

INTRODUCTION

Purpose

The purpose of this report is to determine whether the former Newcomb Hospital property qualifies as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79, hereafter referred to as LRHL. The Study Area, which includes only block 4216/lot 1, is shown on the Site Study Area Map (Figure 1).

This report is written in accordance with N.J.S.A. 40A:12A-6(a), which says, 'No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5....The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality'.

On January 26, 2010, City Council adopted Resolution No. 2010-57, which directed the Planning Board to undertake a preliminary investigation as to whether the Study Area qualifies as an area in need of redevelopment pursuant to LRHL. This resolution was subsequently amended on November 9, 2010 by Resolution No. 2010-539 (Appendix A). This report includes the Site Study Area Map (Figure 1), as mentioned above, which shows the boundaries of the Study Area, and which is the basis for conducting the investigation, as required by N.J.S.A. 40A:12A-6(b)(1).

In accordance with N.J.S.A. 40A:12A-6(b)(5), following a public hearing, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

Study Area History

Prior to the establishment of Newcomb Hospital, the site was used for agricultural purposes. The property was donated by Leverett Newcomb, along with \$100,000, for establishment of a community hospital. Newcomb Hospital first opened in 1923. Leverett Newcomb died in 1926 at the age of 87. He was cremated, and his ashes were buried under a boulder from his home state of Connecticut beneath the beech tree that he

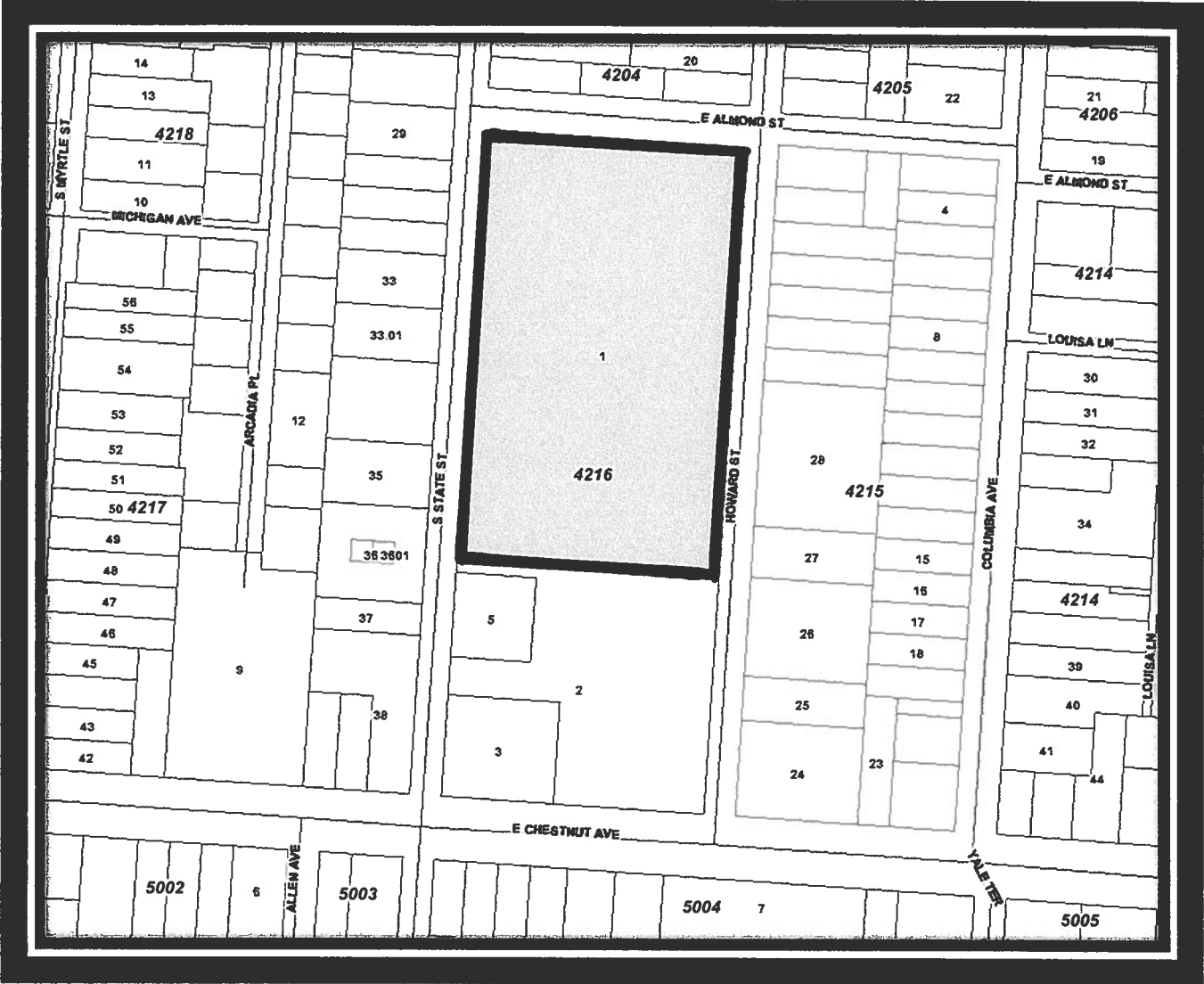


Figure 1 – Site Study Area Map (Block 4216/Lot 1)

had planted on the hospital grounds in honor of the first medical director of Newcomb Hospital, Dr. Hatch. The facility has grown incrementally over the years with the addition of new wings. While not part of the Hospital itself, a 34,560 square foot, 2-story medical office building and 151,534 square foot, 4 tier parking garage, accommodating 470 spaces, were developed on adjoining block 4216/lot 2, by an affiliate. The medical office building and parking garage aren't within the Study Area.

Newcomb Hospital was shuttered in 2004. It had evolved from a stand-alone hospital with 235 beds to one of 4 hospitals owned by South Jersey Health Systems. It was replaced by a new, consolidated regional hospital, located at the intersection of Route 55 and Sherman Avenue, which replaced the community hospitals in Vineland, Millville, and Bridgeton.

Study Area Description

The Study Area, the former Newcomb Hospital, is located on block 4216/lot 1. The 6.43 acre site is bound by State Street, Almond Street, Howard Street, and former Cherry Street, which had been vacated to accommodate hospital expansion (Figure 2).

The property is home to a single 8 story building of 253,651 square feet (Figures 3, 4, 5, 6 and 7). Since its opening in 1923, the Hospital has grown incrementally with numerous additions. The original hospital, the oldest portion of the building, is referred to as the North Wing. It is comprised of 4 floors with a ground floor of 9,876 square feet, a first floor of 10,466 square feet, a second floor of 10,237 square feet, and a third floor of 4,122 square feet, totaling 34,701 square feet. The West Wing is comprised of 4 floors with a basement of 19,039 square feet, a ground floor of 15,590 square feet, a first floor of 20,128 square feet, and a second floor of 19,264 square feet, totaling 74,021 square feet. The South Tower is comprised of 8 floors with a basement of 9,364 square feet, a ground floor of 10,143 square feet, a first floor of 9,698 square feet, a second floor of 10,237 square feet, third, fourth, and fifth floors of 11,252 square feet, and a sixth floor of 5,395 square feet, totaling 78,593 square feet. Other additions to the Hospital make up the balance of the floor area. Most of this floor area is broken into small rooms.

There are 272 parking stalls on site, with an additional 23 parking stalls within or infringing upon public right-of-way. In 2010, the total assessed value of the property was \$1,957,600, according to records in the Tax Assessor's Office (\$134,000 land value, \$1,822,700 improvements value), generating \$78,186.54 in tax revenue.

Surrounding Area

When Newcomb Hospital was originally built, the surrounding area was used for residential and agricultural purposes. Over the years, farms have disappeared and the density of residential development has increased. Chestnut Avenue and State Street have experienced professional office development, much of it medical related, spurred by proximity to the Hospital (Figure 8).



Figure 2 – Newcomb Hospital Aerial Photograph



Figure 3 – Newcomb Hospital West Facade



Figure 4 – Newcomb Hospital North Facade



Figure 5 – Newcomb Hospital East Facade



Figure 6 – Newcomb Hospital South Facade

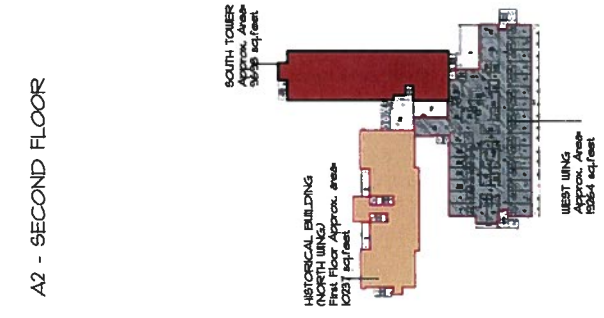
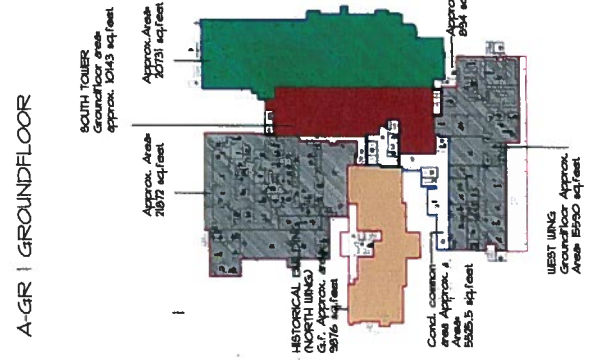
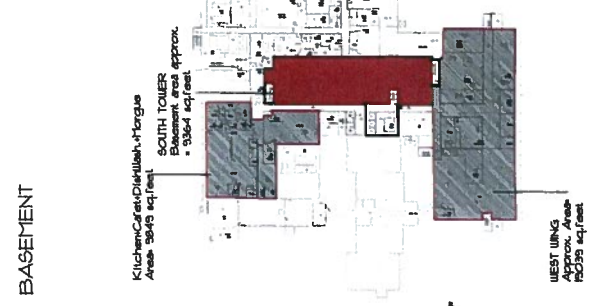
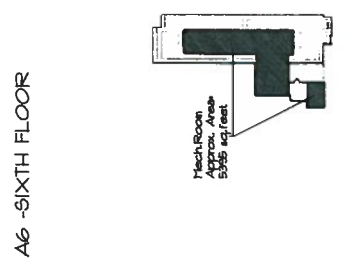
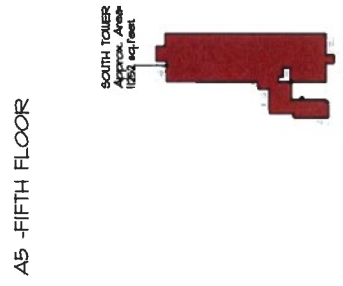
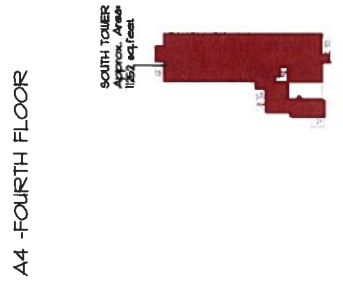
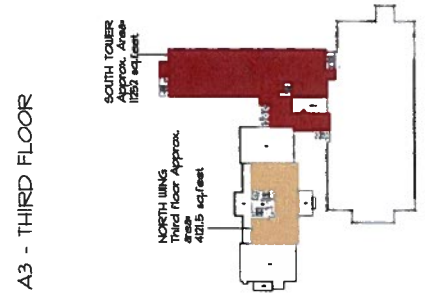


Figure 7 - Newcomb Hospital Floor Plan



Figure 8 – Surrounding Area

The Study Area is two blocks to the east of the Center City Redevelopment District, which was designated in 1999. This district is very large, encompassing census tracts 401 and 402. When established, it was characterized by a historical main street, Landis Avenue, and surrounding low-income neighborhoods with a high percentage of illegal conversions and rental units, all now in decline.

Since the closure of Newcomb Hospital, the immediate area has remained relatively stable, with two exceptions. Some of the satellite parking that Newcomb Hospital developed on State Street was sold and has been redeveloped for residential use. There has also been an exodus of medical related offices.

Current Utilization of Property

The property was acquired in 2008 by Newcomb Medical Alliance Center, LLC for \$4 million. As mentioned above, it has been vacant since it was shuttered by South Jersey Health Systems in 2004, a period of 7 years. While vacant, the building has nevertheless been maintained. Climate control systems have been in operation, and security systems have been in place, to prevent deterioration of the interior and to protect against vandalism.

AREA IN NEED OF REDEVELOPMENT ANALYSIS

Criteria for Area in Need of Redevelopment

As mentioned in the introduction, N.J.S.A. 40A:12A-5 sets forth the criteria to be used in the preliminary investigation to determine whether an area is in need of redevelopment. An area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition or the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Findings

Criteria 'a' and 'd'

This property satisfies criteria 'a' and 'd' because the building and the property are substandard, obsolete, and unsafe and contribute to excessive land coverage. While the building is generally in good condition, the existing building and its layout are obsolete, presenting obstacles to re-use. The building was originally built as a hospital. Various additions were constructed over the years for the same purpose. It was vacated, however, because it could no longer be operated efficiently as a hospital. In the past 5 years, 10 hospitals have closed in New Jersey. Older hospitals, for a variety of reasons, are vulnerable to closures and consolidations. There is no demand to establish a complete care hospital in an old building. In the past 10 years, in fact, 4 hospitals in South Jersey

have closed (i.e., Hammonton, Bridgeton, Millville and Vineland). The closure of the hospitals in Bridgeton, Millville and Vineland, specifically, was due to a decision by South Jersey Health Systems to consolidate the services of these local hospitals, all located within Cumberland County, into a larger regional hospital. As a result, there is no demand to establish a complete care hospital in an older building, and it is extremely unlikely, especially given its relative proximity to the new regional hospital (i.e., 4.7 miles), that this facility will be re-used as a hospital facility. Thus, this facility has become obsolete. Even if this property was able to be re-used as a hospital facility, it has old mechanical systems and lacks a fire suppression system, with the exception of the basement in the North Wing, thus creating unsafe living and working conditions within the facility as a hospital site.

Being built as a hospital and always being operated as a hospital, its design, arrangement and layout render the building obsolete and difficult to convert to other uses. Because the facility has grown incrementally over the years with the addition of new wings, the structure is disjointed. Most of the floor area is broken into small rooms, making conversion to retail or commercial use difficult without significant interior demolition. While generally in good condition, the building doesn't meet current building codes. The North Wing, the oldest portion of the building is the most problematic because of its age. While the North Wing is the most problematic portion of the building, the newer additions also do not meet current building codes as only the basement has a fire suppression system. Fire suppression systems are important safety features in buildings as they help to control the spread of fire and maintain the integrity of the structure until the fire department can fully extinguish a fire and rescue the occupants. This problem is compounded by the fact that the City has only 1 ladder truck capable of combatting a fire in a building of this height. The lack of a fire suppression system in the building therefore poses health and safety concerns for future occupants and contributes to unwholesome living and working conditions. Absent significant rehabilitation to bring the entire structure up to current building codes, the building as currently configured poses health and safety concerns for any future occupants and creates unwholesome living and working conditions. The main issue surrounding the existing building is should efforts be made to retain the structure.

Parking is another issue that impacts the redevelopment potential of the property. There are 272 parking stalls on site, with an additional 23 parking stalls within or infringing upon public right-of-way. When operational, however, Newcomb Hospital also relied upon off-site satellite parking lots along State Street, which contained 109 spaces, and a 470 space parking garage, located on adjoining block 4216/lot 2. A total of 851 spaces were therefore available to the Newcomb Complex. As mentioned previously, following closure of the hospital, the satellite lots were sold and redeveloped for residential use, resulting in the loss of 109 spaces. The parking garage, while purchased by an affiliate of Newcomb Medical Alliance Center, LLC, may or may not be available. Because the parking garage is on a separate property owned by a different corporate entity, it is not tied to Newcomb Hospital. The property owner may be reserving the parking garage for the medical office building that shares the same lot or for development of the adjoining vacant lot, block 4216/lot 3, which is in common

ownership. At this point in time, the parking garage does not provide guaranteed parking for Newcomb Hospital. Newcomb Hospital is only guaranteed the 272 parking spaces on the site. The 23 parking stalls within or infringing upon public right-of-way are an issue.

Even if all 470 parking spaces within the parking garage were available for use at the Newcomb Hospital site, only 765 parking spaces would be available. Given the large size of the building on the property, the majority of commercial, retail and residential uses require significantly more parking spaces than are available. For example, if the 253,651 square foot building was converted to office space, it would require approximately 1,269 parking spaces, while a shopping center would require 846 parking spaces. Even a hospital, medical center or convalescent center would have inadequate parking as such uses would require 1,015 parking spaces. If the property were converted to residential use, the parking required would be dependent on the number and type of units. Insufficient parking can produce congestion on the roadways, dangerous traffic patterns and parking in prohibited areas, such as in front of fire hydrants or in handicapped parking spaces, which would be detrimental to the general welfare, and would pose safety hazards in the event of a fire in the area. Also, insufficient parking could clog surrounding residential neighborhoods where traffic may be diverted to avoid the congestion around the Newcomb Hospital area or to find additional nearby parking spaces, creating potentially dangerous traffic conditions in residential neighborhoods. As a result, the property's insufficient parking is a faulty arrangement which is detrimental to the safety and welfare of the nearby residential neighborhoods.

The overall size of the building on the property also poses general welfare concerns because of the potential impact of re-use of this property on the surrounding neighborhood. At 253,651 square feet, the structure is large and re-use will necessarily create an intensive land use simply due to its size. Newcomb Hospital has never been characteristic of the surrounding neighborhood. It stands as a monolith (8 stories) in a low rise environment. While land uses in the surrounding area are mixed, the primary use is residential (Figure 9). There are 92 residential properties along State, Howard and Almond Streets, between Landis and Chestnut Avenues. A high percentage of dwelling units in the area, however, are rentals. Of 191 dwelling units, 126, or 66%, are rentals (Figure 10).

While a building of this type is conducive to conversion to residential use, the layout and design of the building poses potential issues which could have a negative effect on the general welfare of the community. Because of the design of the building, any residential re-use will be a multi-family residential structure, such as apartments or condominiums. Due to its size, conversion of this structure to residential use could result in a significant number of residential units. Such a high density residential use could have a negative effect on the nearby residential neighborhood by creating parking and traffic congestion problems, as mentioned above.

Criterion 'b'

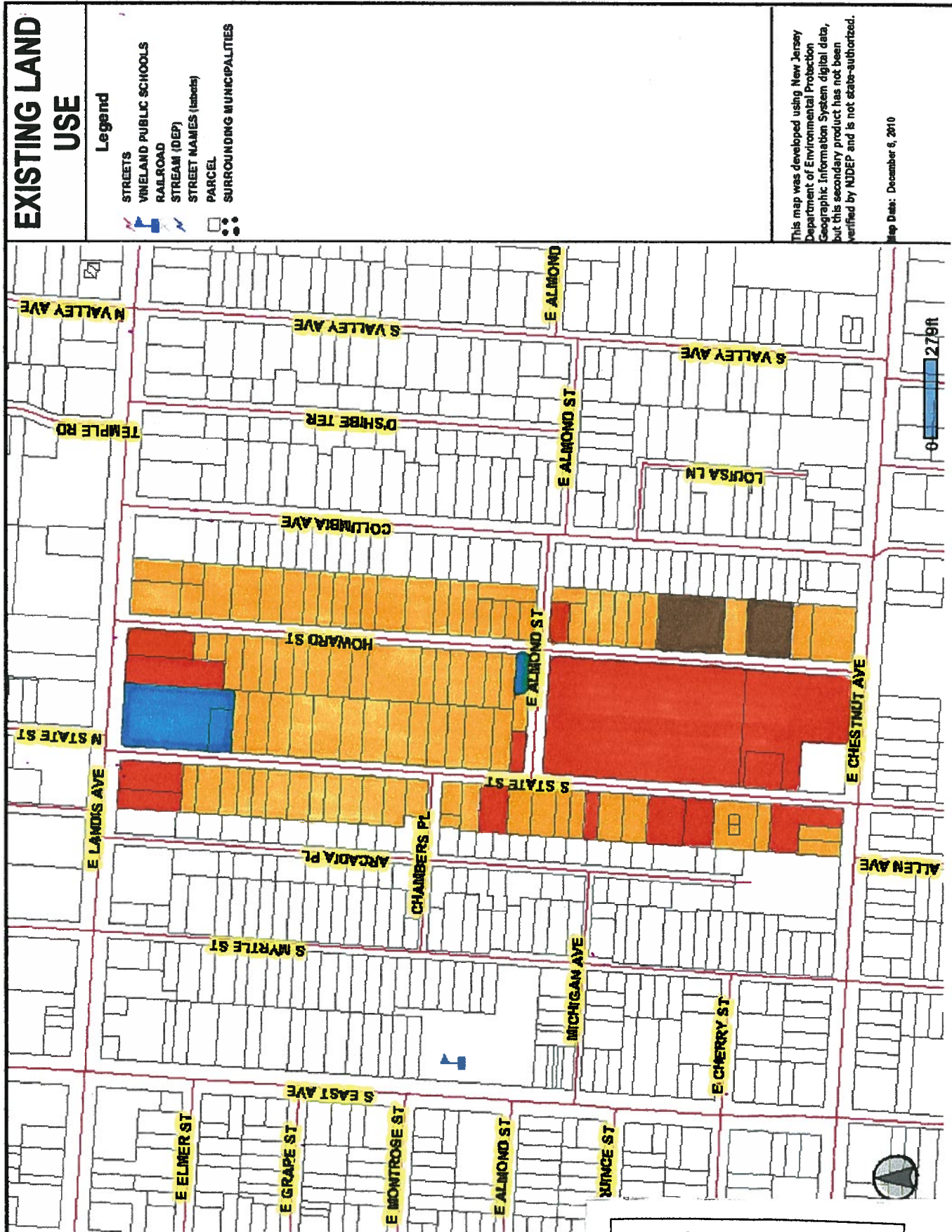


Figure 9 – Existing Land Use

With regard to criterion ‘b’, the hospital building’s use as a hospital was discontinued, and it has remained vacant for approximately 7 years. During that period, neither South Jersey Health Systems nor Newcomb Medical Alliance Center, LLC has been able to redevelop or re-use the property for any purpose.

Criterion ‘g’

Many variables factor into analyzing the redevelopment potential of Newcomb Hospital. The property is currently zoned R-B-2 – Residential-Business-2 (Figure 11). This zoning designation was adopted as part of the Land Use Ordinance in 2007, after Newcomb Hospital had closed. The Planning Board gave consideration to the potential re-use of the property at that time. Institutional uses were deemed most appropriate because of the existing character of the property (Appendix B). There was concern, however, about the proliferation of medical office space along the Sherman Avenue corridor stimulated by construction of the new regional hospital (Appendix C). One variable that factored into the discussion of re-use was that the portion of the property containing the existing structure is within the Vineland/Millville Urban Enterprise Zone (Figure 12). The benefits of the Zone are only applicable to commercial or industrial uses. Because the amount of land that can be designated as part of the Zone is limited by the State, and because the opportunities to change the Zone boundaries are infrequent, the Planning Board determined that the predominate uses should be non-residential. An exception was an allowance for an assisted living facility and a limited number of age-restricted units. While the future of the Vineland/Millville Urban Enterprise Zone is uncertain at this time, the property is still within the Zone. As a result, the study area satisfies criterion ‘g’.

Criterion ‘h’

The property is located within three (3) blocks of the historic urban core of the City. Its location is therefore in a portion of the City that is built out with complete public infrastructure. Since the property is located in a PA-1 Metropolitan Planning Area under the State Development and Redevelopment Plan, it is considered an area targeted for growth and redevelopment. Therefore, redevelopment of this property will advance smart growth planning principles. As a result, the study area satisfies criterion ‘h’.

To summarize, the former Newcomb Hospital property qualifies as an area in need of redevelopment based upon criteria ‘a’, ‘b’, ‘d’, ‘g’ and ‘h’.

PART II REDEVELOPMENT PLAN

OPPORTUNITIES AND CONSTRAINTS

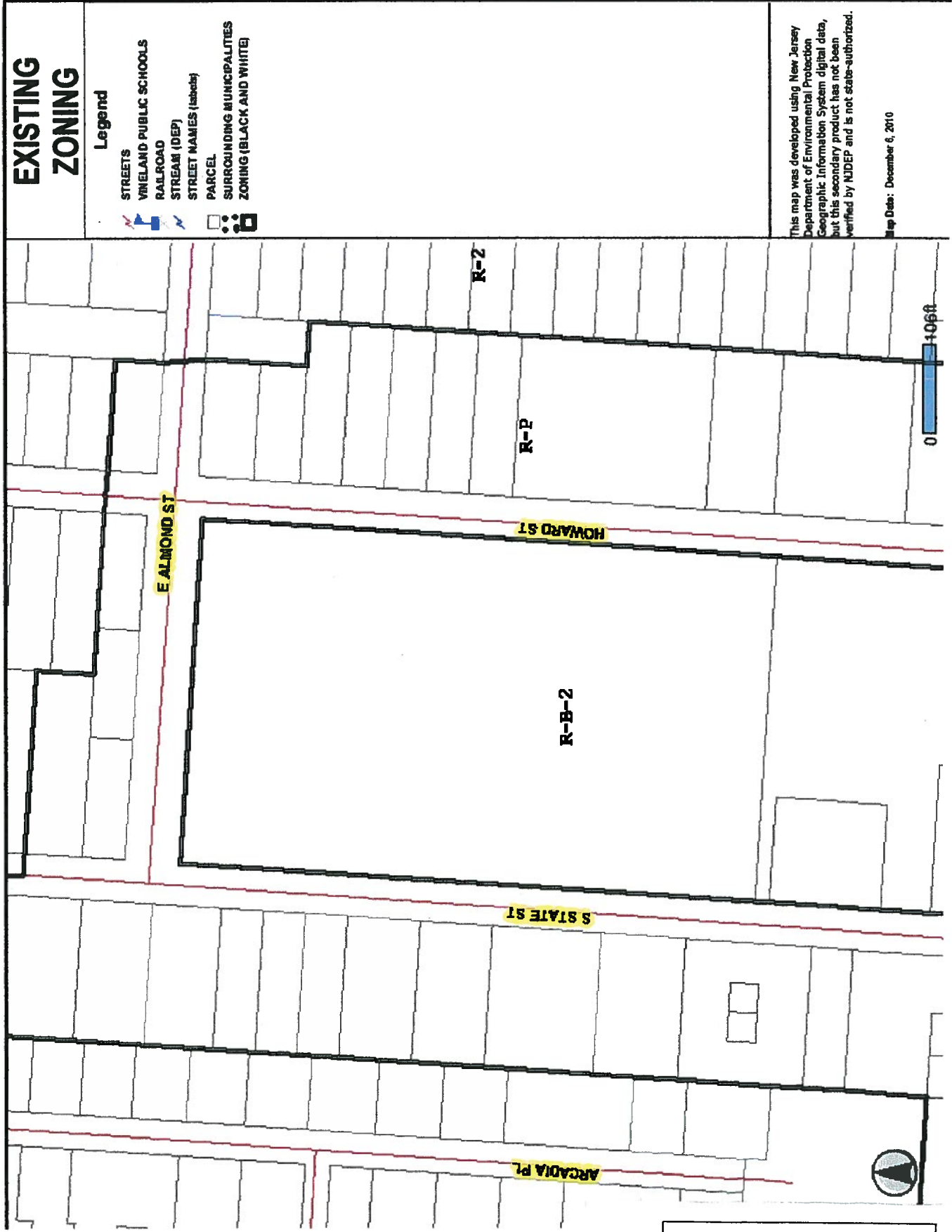


Figure 11 – Existing Zoning



The Newcomb Hospital property presents a number of opportunities for redevelopment. First, at 6.43 acres, it offers a large site, only 3 blocks from the Center City Redevelopment District, that is free of any NJDEP mapped environmental constraints. The rectangular configuration makes the site fully developable. The property is also home to a very large, 253,651 square foot, structurally sound building.

Additionally, taking up a mega-block, the property has frontage on 3 streets, providing good access allowing dispersal of any traffic generated. Being located in an area that is built out also means that adequate infrastructure already exists. Water lines in abutting streets were in fact replaced and enlarged in the past, in all probability to insure an adequate supply of water in case of fire. These lines should be able to support a fire suppression system when the building is rehabilitated.

Being located in an Urban Enterprise Zone also offers benefits that can lower the cost of redevelopment substantially.

The Newcomb Hospital property also presents a number of constraints, however, that need to be overcome to advance redevelopment of the site. First, as mentioned previously, while the building is structurally sound, it is obsolete. Having multiple wings with a multitude of rooms will in all probability necessitate a gut rehab. This will trigger that the building be brought up to code, including the installation of a fire suppression system and accommodations for people with various disabilities.

Additionally, another significant constraint is the limited parking that is available on site. As discussed earlier in this document, 272 spaces are inadequate to support a building of 253,651 square feet, irrespective of the use. The fact that the 470 space parking garage on adjoining block 4216/lot 2 is not dedicated to use by the Newcomb Hospital property is a problem. The adequacy of parking will need to be addressed in the redevelopment process to insure that surrounding neighborhoods are not negatively affected.

Lastly, while having frontage on 3 streets provides good access, allowing dispersal of any traffic generated, there is an issue because the abutting streets are residential in character. Only the intersection of Chestnut Avenue and State Street is signalized. Again, this will need to be addressed in the redevelopment process to insure that surrounding neighborhoods are not negatively affected.

THE PLAN

Introduction

Newcomb Hospital was shuttered in 2004. It was sold by South Jersey Health Systems to Newcomb Medical Alliance Center, LLC in 2008. It has remained vacant since its closure, a period of 7 years. It qualifies as an area in need of redevelopment based upon criteria ‘a’, ‘b’, ‘d’, ‘g’ and ‘h’, as defined in N.J.S.A. 40A:12A-5.

The Redevelopment Plan for Newcomb Hospital, developed in accordance with N.J.S.A. 40A:12A-7, for Block 4216/Lot 1, is intended to advance the physical, economic and environmental goals for the Study Area.

Redevelopment Goals and Policies

The following goals, with associated implementing policies, are established for the Newcomb Hospital Redevelopment Plan:

Goal 1 – The Redevelopment Plan will advance the City of Vineland Master Plan and the design requirements contained in the Land Use Ordinance.

Policies:

1. The Redevelopment Plan will be utilized as an overlay to the existing R-B-2 Residential-Business Zone, which is consistent with the 2008 City of Vineland Master Plan and Re-examination Report.
2. All the provisions of the Land Use Ordinance will be applicable to any proposed project, unless said provisions are in conflict with the Redevelopment Plan.

Goal 2 – The Redevelopment Plan will endeavor to maximize the utilization of the Study Area.

Policies:

1. The Study Area will be developed as a singular property.
2. City Council (i.e., Redevelopment Authority) will work with the selected redeveloper to establish a project timeline in the Redeveloper’s Agreement, recognizing existing and projected economic conditions.
3. The Redevelopment Plan won’t impose unnecessary burdens on the developer.

Goal 3 – The Redevelopment Plan will advance the newly adopted Complete Streets Policy

Policies:

1. The Redevelopment Plan will address pedestrian, bicycle and vehicular travel modes.

2. Any proposed project will accommodate transit vehicles.

Goal 4 – Redevelopment of the Newcomb Hospital property will be done so as to not negatively impact surrounding neighborhoods and streets.

Policies:

1. Ingress into and egress out of the site will be given careful consideration during the review of a site plan application for a proposed project.
2. Adequate parking shall be provided for any proposed use within the Study Area.

Statutory Requirements

N.J.S.A. 40A-12A-7 states that the redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

The 2008 Master Plan and Re-Examination Report supported redevelopment of the Newcomb Hospital property. This redevelopment plan further implements the provisions in the Master Plan by advancing the recommendations related to land uses. This plan is also in conformity with the State Development and Redevelopment Plan, in which redevelopment and in-fill are strongly encouraged.

The City's newly adopted Complete Streets Policy will also be implemented to address the needs of alternative modes of travel. Pedestrians, bicyclists and transit users will all be accommodated.

Redevelopment of the Newcomb Hospital property will also advance public utility plans. The recently approved Wastewater Management Plan, developed by the Landis Sewerage Authority, includes the property in its sewer service area. Additionally, utilizing the already improved water lines abutting the property will warrant the public investment that has been made.

- (2) Proposed land uses and building requirements in the project area.

The Newcomb Hospital Redevelopment District will be an overlay of the R-B-2 Residential-Business Zone. All the provisions of the Code Book of the City of Vineland, not only the Land Use Ordinance, will be applicable to any development application submitted for the property, unless in conflict with this plan. When there is an inconsistency between any provision of the Code Book of the City of Vineland and this plan, this plan shall prevail.

More particularly, the provisions contained in Figure 13 shall supersede the provisions of §425-274 of the Land Use Ordinance. Additionally, the following provisions shall be applicable to the Newcomb Hospital Redevelopment District:

- a. The site will be developed and maintained as a singular property. Multiple buildings and/or uses shall be permitted, but the property shall not be subdivided.
- b. A landscaping plan and building elevations shall be a part of any development application. The site shall be subject to enhanced landscaping and design requirements. For example, to advance development of the site as a singular property, there needs to be some commonality in design features to tie the property together.
- c. Any accessory buildings or structures (e.g., trash enclosures) shall be designed to be attractive, matching principal buildings, or shall be totally screened.
- d. To advance the City's Complete Streets Policy, pedestrian and bicycle circulation shall be addressed.
- e. Accommodations shall be made for transit service (i.e., CATS).
- f. Efforts should be made to preserve elements of the existing site that have historical significance (i.e., original building façade and Newcomb grave site).

The Planning Board shall be empowered to grant relief to any provision of the Land Use Ordinance or the Redevelopment Plan, except as relates to use, or what would normally be a d-variance. Any relief as to use shall be processed as a Plan amendment.

(3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

With regard to this requirement, no temporary or permanent relocation of residents will be necessary as the entire project area was a hospital. There were no residential units on the property. Consequently, there will be no displacement of residents necessitating the preparation of an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

Figure 13 – Newcomb Hospital Redevelopment District Overlay Zone

- A. Purpose. The Newcomb Redevelopment District Overlay Zone provides for the adaptive re-use of lands and buildings formerly occupied and used as the Newcomb Hospital.
- B. Permitted uses. Permitted uses in the Newcomb Redevelopment District Overlay Zone shall be as follows:
- (1) Medical Center.
 - (2) Hospital.
 - (3) Rehabilitation hospital.
 - (4) Ambulatory care facility.
 - (5) Diagnostic facility.
 - (6) Therapeutic/rehabilitation facility.
 - (7) Intermediate care facility.
 - (8) Long-term care facility.
 - (9) Assisted living residence.
 - (10) Independent living units for seniors or disabled
 - (11) Residential treatment center.
 - (12) Adult day health-care facility.
 - (13) Emergency medical service facility.
 - (14) College/university.
 - (15) Business or professional office.
 - (16) Vocational training facility (nonindustrial).
 - (17) Senior day-care facility.
 - (18) Convalescent center.
 - (19) Convalescent home.
 - (20) Corporate offices.
 - (21) Medical research facility.
 - (22) Age-restricted housing.
 - (23) Public purpose uses.
 - (a) School.
 - (b) Child-care center.
 - (c) Governmental or public utility facility.
 - (d) Governmental or public utility office.
 - (24) Community residence, community shelter.
 - (25) Church, congregation.
 - (26) Funeral home.
 - (27) Recreational facility.

C. Accessory uses. Accessory uses in the Newcomb Redevelopment District Overlay Zone shall be as follows:

- (1) Residential units, including but not limited to dormitories.
- (2) Parking.
- (3) Public bus shelter.
- (4) Trash enclosure.
- (5) Fencing.
- (6) Signage.

D. Prohibited uses. Prohibited uses in the Newcomb Redevelopment District Overlay Zone shall be as follows:

- (1) Adult bookstore.
- (2) Establishment which does tattooing, massage, body piercing.
- (3) Steam bath.
- (4) Astrologers, card readers, psychics.
- (5) Substance abuse counseling or treatment center.

(4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

No property acquisition is proposed in the Redevelopment District.

(5) Any significant relationship of the Redevelopment Plan to (a) the master plan of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

While the City borders on eight (8) municipalities, none are in close proximity to the Newcomb Hospital property. There is therefore no significant relationship to the master plans of contiguous municipalities. This redevelopment plan is consistent with, and advances the redevelopment goals, of the State Development and Redevelopment Plan. The City is designated a joint regional center along with the City of Millville. This portion of the City is designated Planning Area 1 – Metropolitan. This area is targeted for development and redevelopment. While Cumberland County doesn't have a master plan, the maps submitted to the State Planning Commission by the County for cross-acceptance continued to show the area-in-question as Planning Area 1, thereby being a de facto endorsement.

(6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

With regard to this requirement, there were no housing units within the project area. There is therefore no need to prepare a more extensive inventory of housing units affordable to low and moderate income households.

(7) A plan for the provision, through new construction or substantial rehabilitation, of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls, and that is identified as to be removed as a result of implementation of the Redevelopment Plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall

be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

With regard to this requirement, since there are no affordable housing units being affected by the implementation of the Redevelopment Plan, there is no need to provide any affordable replacement housing.

Potential Funding Sources

The City will pursue available funding sources to advance the goals of this plan. Possible funding sources are:

1. U.S. Economic Development Agency
2. N.J. Economic Development Authority
3. U.S. Department of Transportation
4. N.J. Department of Transportation
5. Urban Enterprise Zone (2nd generation)
6. U.S. Department of Housing and Urban Development

Property Acquisitions

The City will not use eminent domain to advance this redevelopment plan.

OTHER PROVISIONS

Duration of the Redevelopment Plan

The Redevelopment Plan for Newcomb Hospital shall be in full force and effect for a period of 10 years from the date of approval of this plan by Mayor and Council.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Mayor and Council of the City may amend, revise or modify the Redevelopment Plan, as circumstances may make such changes appropriate.

Redevelopment Authority

City Council shall act as the “Redevelopment Authority” pursuant to N.J.S.A. 40A-12A-4(c) for purposes of implementing the Redevelopment Plan for Newcomb Hospital and carrying out redevelopment projects. In doing so, City Council shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this redevelopment plan.

Redeveloper Selection

The Redevelopment Authority may select redeveloper(s) for the redevelopment of the property as it deems necessary. The Redevelopment Authority shall select one or more redevelopers for one or more projects based on the entity's experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper's ability to implement the goals and objective of the Plan.

It is recommended that applicants wishing to be designated as redevelopers submit the following materials to the Redevelopment Authority for review and approval:

- Documentation evidencing financial responsibility and capability with respect to proposed development
- Estimated total development cost
- Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base
- Estimated time schedule for start and completion of development, per phase, if applicable
- Conceptual plan and elevations sufficient in scope to illustrate the design, architectural concepts, parking and traffic circulation for proposed uses

Implementation of the Redevelopment Plan

Controls on redevelopment are hereby imposed and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. Appropriate covenants or provisions shall implement these conditions in redeveloper agreements and/or disposition instruments.

1. The redeveloper will be obligated to carry out specified improvements in accordance with the Redevelopment Plan.
2. The redeveloper shall restrict uses to those permitted in this plan, or as permitted by amendment of this plan.
3. Until the completion of the improvements, the redeveloper shall not be permitted to sell or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the Redevelopment Authority. Redevelopment rights are specific to the named redeveloper and can't be transferred without written authorization of the Redevelopment Authority.
4. Upon completion of the required improvements, the conditions determined to exist at the time the property was determined to be an area in need of redevelopment will no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

5. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper or Redevelopment Authority, or their successors, leases or assigns, by which the land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.

Severability

If any provision or regulation of this redevelopment plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of the Plan, and such provision or regulation is hereby declared severable.

RESOLUTION NO. 2010 - 57

A RESOLUTION AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE PLANNING BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 4216, LOT 65 IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 12A-1, ET SEQ.

WHEREAS, Block 4216, Lot 65 has been under review by the Planning Division and Economic Development Offices in light of its present condition which may be considered an area in need of redevelopment pursuant to the local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, et seq; and

WHEREAS, the area may benefit from the Local Redevelopment and Housing Law should it meet the criteria and be determined to be an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, City Council may cause a preliminary investigation to be made to determine if the area is in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, should City Council adopt the Resolution, the Planning Board shall be entrusted with undertaking a public hearing process to hear testimony of individuals to determine if the area is in need of redevelopment, make a report to City Council for their approval or disapproval or modification; and

WHEREAS, City Council finds it in the best interest of the City to instruct the Planning Board to conduct a hearing and investigate whether the area or any part thereof constitutes a redevelopment area and thereafter provide its findings and reports and recommendation to Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland as follows:

1. The Planning Board of the City of Vineland shall and the same is hereby authorized and directed to conduct hearings and investigations as required to determine whether the area designated as Block 4216, Lot 65, constitutes a redevelopment area as defined by N.J.S.A. 12A-1, et seq.
2. Upon completion of such hearings and investigations, the Planning Board shall make recommendations and report to the City Council for approval, disapproval or modification regarding the area being considered for redevelopment and whether the area or any portion thereof constitutes a redevelopment area as defined in N.J.S.A. 12A-1, et seq.

Adopted: January 26, 2010


President of Council pfc III

ATTEST:


City Clerk kp

RESOLUTION NO. 2010- 539

A RESOLUTION AMENDING RESOLUTION No. 2010-57 AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE PLANNING BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 4216 LOT 1 IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. §40A:12A-1, *ET SEQ.*

WHEREAS, on January 26, 2010, the City Council for the City of Vineland approved Resolution No. 2010-57 authorizing the Planning Board to conduct a preliminary investigation to determine whether the area known as Block 4201 Lot 1, commonly known as 65 South State Street, is in need of redevelopment; and

WHEREAS, the said Resolution, identified the Block as 4216 and the Lot as 65; and

WHEREAS, the correct address is Block 4201 Lot 1; and

WHEREAS, the Governing Body of the City of Vineland finds that it is in the best interest of the City of Vineland to adopted this Amended Resolution instructing the Planning Board to proceed with the investigation to determine if the said area is in need of redevelopment and to make a report to the City Council for their approval or disapproval or modification; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Planning Board of the City of Vineland shall conduct hearings and investigations as required to determine whether the area designated as Block 4216 Lot 1, constitutes a redevelopment area as defined by N.J.S.A. §40A:12A-1, *et seq.*

BE IT FURTHER RESOLVED that upon completion of such hearings and investigations, the Planning Board shall make recommendations and report to the City Council for approval, disapproval or modification regarding the area being considered for redevelopment and whether the area or any portion thereof constitutes a redevelopment areas as defined in N.J.S.A. §40A:12A-1, *et seq.*

Adopted: November 9, 2010



President of Council pfc, III

ATTEST:



City Clerk kp

- (1) Adult bookstore.
- (2) Establishment which does tattooing, massage, body piercing.
- (3) Steam bath.
- (4) Astrologers, cardreaders, psychics.
- (5) Substance abuse counseling or treatment center.

F. Special zone requirements. The following requirements apply to development in the R-B-1 Zone:

- (1) No parking (except for parking in an approved driveway to a single-family dwelling or a two-family dwelling or a townhouse) shall be located in the front yard.
- (2) No outdoor storage or solid waste or recycling areas shall be located in the required front yard nor between any part of the front building facade and the street right-of-way line.
- (3) No fire escapes shall be located on the front facade of any building facing the street right-of-way line.
- (4) Front porches facing the street right-of-way line shall be maintained as open porches.
- (5) For any development application for subdivision or variance, conditional use or site plan approval, the building design shall be suitable to the architectural character of a residential neighborhood. Buildings shall provide a front entrance facing the street right-of-way line. Parking lots shall be screened from public view. Landscaping shall be provided as required by the City design standards set forth in Article VII of this chapter (the City of Vineland Land Use Ordinance).

§ 425-274. R-B-2 Zone. [Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

- A. Purpose. The R-B-2 Zone on Chestnut Avenue provides for the adaptive reuse of lands and buildings formerly occupied and used as the Newcomb Hospital.
- B. Permitted uses. Permitted uses in the R-B-2 Residential Business Zone shall be as follows:
 - (1) Senior day care.
 - (2) Assisted living.
 - (3) Convalescent home.
 - (4) Corporate offices.
 - (5) Medical research facility.

- (6) Professional offices.
 - (7) Public purpose uses.
 - (a) School.
 - (b) Child-care center.
 - (c) Governmental or public utility facility.
 - (d) Governmental or public utility office.
 - (e) Affordable age-restricted housing (maximum of 80 dwelling units).
 - (f) Public parks and playgrounds.
 - (8) Community residence, community shelter.
- C. Accessory uses. Accessory uses in the R-B-2 Residential Business Zone shall be as follows:
- (1) Parking.
 - (2) Public bus shelter.
 - (3) Trash enclosure.
 - (4) Fencing.
 - (5) Signage.
- D. Conditional uses. Conditional uses in the R-B-2 Residential Business Zone shall be as follows:
- (1) Church, congregation.
 - (2) Funeral home.
 - (3) Recreational facility.
- E. Prohibited uses. Prohibited uses in the R-B-2 Residential Business Zone shall be as follows:
- (1) Adult bookstore.
 - (2) Establishment which does tattooing, massage, body piercing.
 - (3) Steam bath.
 - (4) Astrologers, cardreaders, psychics.
 - (5) Substance abuse counseling or treatment center.

Appendix C

Approved/Constructed Office Floor Area

2000 through 2011

Project Name	Location	Approval Date(s)	Approved Floor Area	Constructed Floor Area	Approved Floor Area Not Constructed
South Jersey Health Center Office	2950 College Drive	July 14, 2004	44,000	38,708	5,292
South Jersey Medical Realty	1206 W. Sherman Ave.	Nov. 18, 2003	45,000	19,198	25,802
Walter's/SB & B Realty Phases 1 & 2	994 W. Sherman Ave.	Aug. 10, 2005 'July 11, 2007	30,000	21,300	8,700
Matusow Offices	602 W. Sherman Ave.	March 15, 2006	13,530	12,351	1,179
Mediplex Cumberland Rehab	1291 W. Sherman Ave.	May 16, 2001	39,267	39,267	-
1103 Realty Phases 1 & 2	1103 W. Sherman Ave.	Aug. 10, 2005 'July 11, 2007	50,000	10,417	39,583
1051 Realty Phases 1 & 2	1051 W. Sherman Ave.	Aug. 14, 2002	44,035	46,565	(2,530)
Murray (Frank Byers)	S. Lincoln Ave.	June 8, 2005	50,804	-	50,804
Twin Plaza Phases 1 & 2	1470 S. Main Road	Sept. 20, 2000	19,680	9,295	10,385
		Total	336,316	197,101	139,215