

**REDEVELOPMENT PLAN
FOR U-PULL-IT
BLOCK 3503/LOTS 5 & 6**

CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY

NOVEMBER 2011

Prepared by:

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License No.: LI-3067

Vineland Planning Division

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INTRODUCTION

PROJECT OVERVIEW

Block 3503/Lots 5 and 6, commonly referred to as U-Pull-It, was purchased by the City on October 18, 2005 for \$1.2 million. This site had long been home to a large auto salvage yard, from approximately 1950 to 2004, which was a non-conforming use in a B-4 Business Zone. It is located on Landis Avenue, which is one of the primary interchanges off of Route 55, the only limited access highway in Cumberland County. City officials at the time were desirous of removing this use from a prime commercial corridor that is considered the gateway to the historic downtown.

In 2008, City officials initiated an investigation to determine if the site would qualify as an area in need of redevelopment. Local Redevelopment and Housing Law, more specifically N.J.S.A. 40A:12A-6, states the following:

'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 section 5 of P.L. 1992. C.79 (C.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.'

In accordance with this statute, City Council adopted Resolution No. 2008-295 (Appendix A), which requested that the Planning Board undertake a preliminary investigation as to whether the Study Area qualified as an area in need of redevelopment, on May 27, 2008. On June 11, 2008, the Planning Board first approved a prepared map showing the boundaries of the Study Area and a statement giving the basis for conducting the investigation via Resolution No.5791 (Appendix B).

The Redevelopment Study and Preliminary Investigation Report for block 3503/lots 5 and 6 (U-Pull-It), dated July 23, 2008, was subsequently prepared by T&M Associates. The Report was written pursuant to Section 56 of the LRHL (N.J.S.A. 40A:12A-6a).

In this report, T&M Associates determined that the property qualified as an area in need of redevelopment, as defined in N.J.S.A. 40A:12A-5. After giving proper notice, the Planning Board reviewed the findings and held a public hearing on August 13, 2008. The Board recommended to City Council that Block 3503/Lots 5 and 6 be designated an area in need of redevelopment via Resolution No. 5803 (Appendix C). City Council ultimately accepted the Planning Board's recommendation and designated Block 3503/Lots 5 and 6 as an area in need of redevelopment on August 26, 2011 via Resolution No. 2008-491 (Appendix D).

PURPOSE

It is the purpose of this document to present a plan, developed in accordance with N.J.S.A. 40A:12A-7, for Block 3503/Lots 5 and 6, to advance the development of the property.

STUDY AREA DESCRIPTION

As stated previously, the Study Area (Figure 1 and 2), which was determined to be an area in need of redevelopment, is Block 3505/Lots 5 and 6, as designated on the City of Vineland Tax Maps. The property contains 14.4 acres, with 495 feet of frontage and 1,270 feet of depth.

The Study Area is located on Landis Avenue, between Orchard Road and Route 47 (Delsea Drive). Landis Avenue is an important minor arterial, having an interchange off of Route 55, the only limited access highway in Cumberland County. It is also the historic mainstreet of the City.

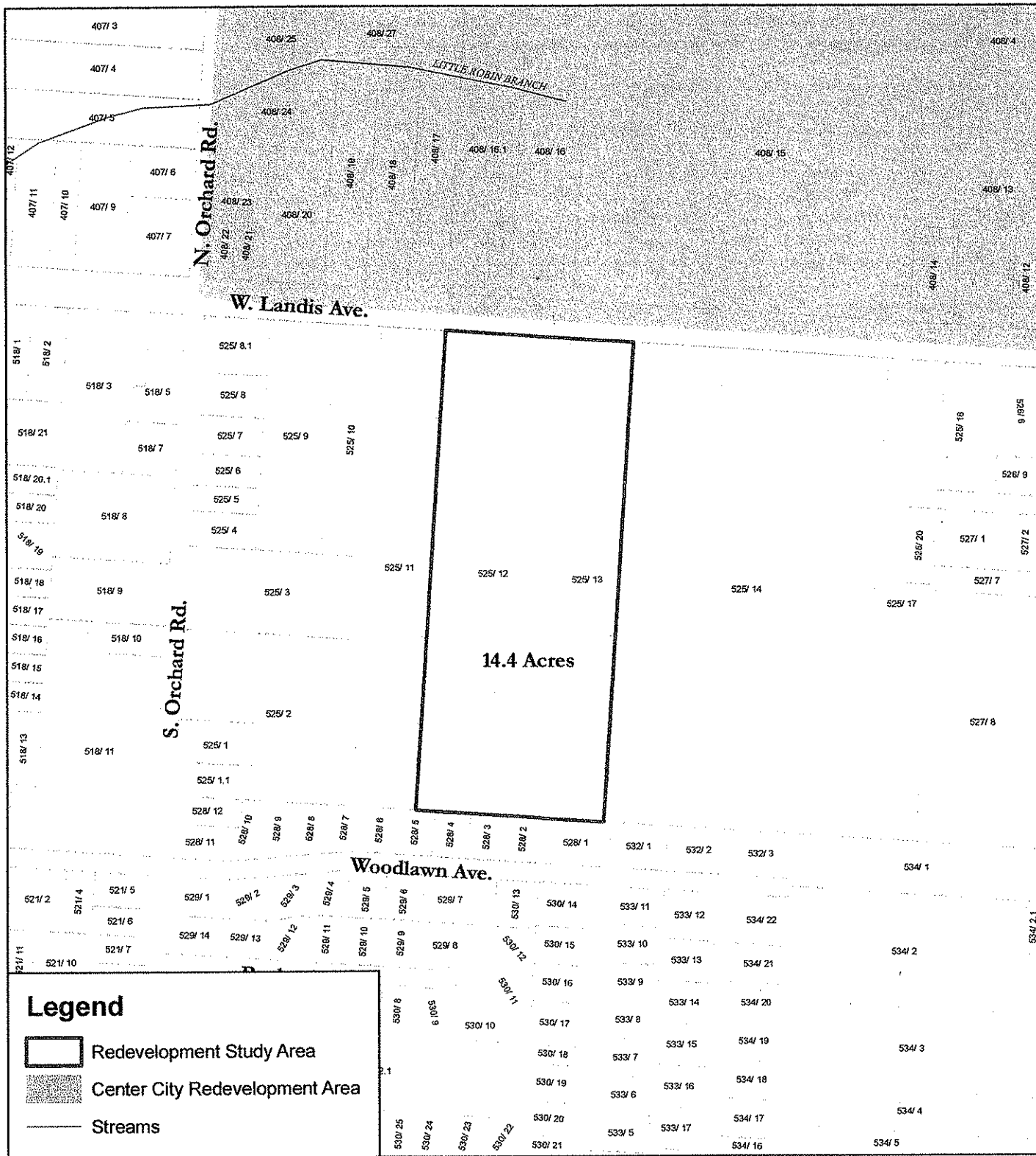
When operating as an auto salvage yard, the property contained three (3) buildings (Figure 3). The buildings had, however, become dilapidated and had fallen victim to fire. Only a portion of one (1) building remains. This building is structurally unstable. The City has already authorized a contract for demolition. Once demolition is completed, the site will be vacant.

The area surrounding the Study Area is home to a variety of uses. Immediately to the east is a 19.7 acre vacant tract. Further to the east are a church, gun shop, motel and restaurant. To the west, there is a rental business, vacant garage that was formerly a transmission shop and a tire business. Across the street, which is part of the Center City Redevelopment District, a new super Walmart and bank have been built recently. There is also a mix of retail, office and residential uses between Orchard Road and Delsea Drive (Route 47) on the north side of the street. To the rear of the site, there are residential properties on small lots fronting on Woodlawn Avenue.

While long designated a commercial corridor, adequate infrastructure does not exist at the U-Pull-It site. There is no public sewer in the portion of Landis Avenue in front of the site. There are also inadequate water lines to support a large project.

There are no mapped environmental factors impacting the site. There are no freshwater wetlands or associated buffers, flood hazard areas, special water resource protection areas or wellhead protection areas. Additionally, according to the analysis prepared by T&M Associates, there is no threatened or endangered species habitat mapped within the NJDEP Landscape Project.

While there are no mapped environmental factors impacting the site, a site investigation report, prepared by Pace and Associates, concluded that there was soil and groundwater contamination. Cadmium exceeded NJDEP standards in groundwater. Total Petroleum Hydrocarbon Compounds, Polychlorinated Biphenyls (PCB's) and Priority Pollutant Metals (Lead, Zinc or Antimony) exceeded NJDEP standards in soil.



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**U-Pull It Site
 Redevelopment Study Area
 Block 525, Lots 12 & 13
 City of Vineland
 Cumberland County, New Jersey**

0 225 450 900
 Feet

Prepared by: PNR on June 4, 2008
 Source: City of Vineland GIS
 File Path: H:\Wine\00012\projects\U-pullit Study area.mxd



NOTES: This map was developed using New Jersey Department of Environmental Protection Geographic Information System (GIS) digital data, but this secondary product has not been verified by NJDEP and is r and are

Figure 1- Study Area Map

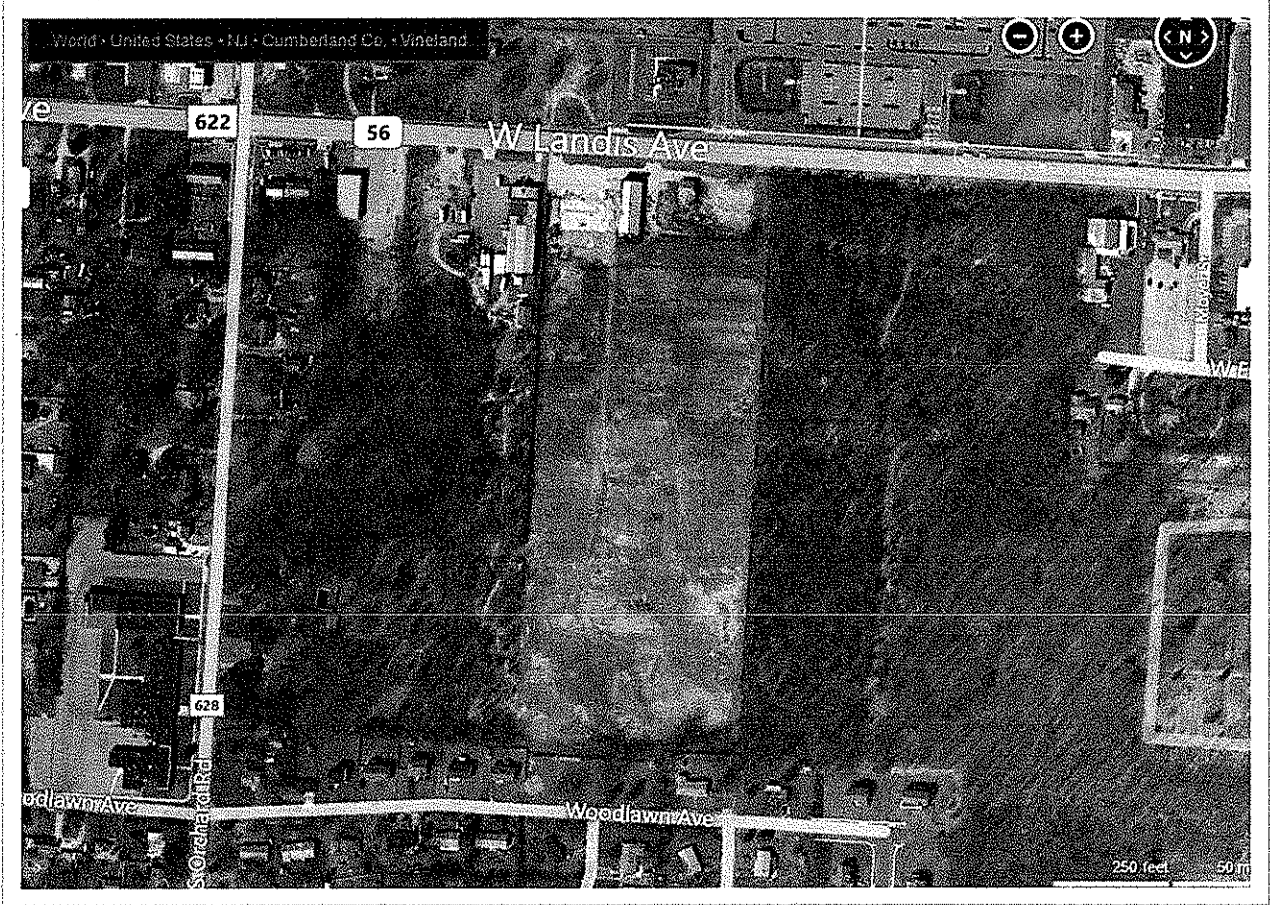


Figure 2- Aerial Photograph



Figure 3- Existing Buildings

SUMMARY OF PRELIMINARY INVESTIGATION REPORT

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 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 an area 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

The analyses, prepared by T&M Associates, concluded that the Study Area met the 'a', 'c', 'd' and 'h' criteria.

OPPORTUNITIES AND CONSTRAINTS

The U-Pull-It property presents a number of opportunities for redevelopment. First, at 14.4 acres, with 495 feet of frontage and 1,270 feet of depth, it offers a large site that is free of any NJDEP mapped environmental constraints. The rectangular configuration makes the site fully developable.

Additionally, the property has access to Landis Avenue, a minor arterial. The site is approximately 1,300 feet (0.2 miles) west of the intersection of Landis Avenue and Delsea Drive (Route 47), the two (2) premier commercial corridors in the City. The site is also approximately 5,365 feet (1.0 mile) away from the Landis Avenue interchange with Route 55, affording excellent regional access.

The U-Pull-It site also presents a number of constraints, however, that need to be overcome to advance redevelopment of the site. First, as mentioned above, the property has both soil and groundwater contamination, resulting from over 50 years of operation as an auto salvage yard. This contamination will need to be addressed to the satisfaction of NJDEP prior to redevelopment of the property.

Additionally, infrastructure and traffic issues will in all probability necessitate off-tract improvements. There is no public sewer in the portion of Landis Avenue in front of the site. The Landis Sewerage Authority has determined that their system will need to be accessed from the rear of the property, at the eastern stub of Woodlawn Avenue, a distance of approximately 1,155 feet (0.2 miles). This design will require construction of a pump station. While there is public water in Landis Avenue, the 8-inch line is insufficient to provide domestic and fire protection service. The City of Vineland Water-Sewer Utility has determined that water will need to be extended from Mill Road, a distance of approximately 3,195 feet (0.6 miles).

Lastly, while being located on a premier commercial corridor is listed as an opportunity, it is also a constraint as ingress into and egress out of the site can present difficulties (i.e., left hand turning movements) that may necessitate off-tract improvements.

THE PLAN

INTRODUCTION

The Redevelopment Plan for U-Pull-It 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 Redevelopment Plan for U-Pull-It:

Goal 1 – The Redevelopment Plan will adhere to the vision for Landis Avenue contained in the 2008 City of Vineland Master Plan and Re-examination Report.

Policies:

1. The Redevelopment Plan will be utilized as an overlay to the existing B-4 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 marketed and developed as a singular property.
2. In selecting a redeveloper, one (1) criterion will be if the proposed project contributes to Landis Avenue being a regional destination.
3. The Redevelopment Plan will establish a minimum floor area to be constructed within the Study Area, and City Council (i.e., Redevelopment Entity) will work with the selected redeveloper to establish a project timeline in the Redeveloper's Agreement, recognizing existing and projected economic conditions.
4. 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, bicycling and vehicular travel modes.
2. Any proposed project will accommodate transit vehicles.

Goal 4 – The Redevelopment Plan will address congestion on Landis Avenue.

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. The City will discuss future plans for Landis Avenue with the Redeveloper so any proposed project can accommodate future improvements to the Avenue.

Goal 5 – Redevelopment of U-Pull-It will result in adherence to NJDEP rules regarding the soil and water contamination resulting from past use of the site.

Policies:

1. The City will share any environmental investigation documents with prospective redevelopers.
2. The roles of the City and the Redeveloper concerning adherence to NJDEP rules regarding the soil and water contamination will be established in the Redeveloper's Agreement.

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 Re-Examination Report stated that, 'The City Planning Board recommends that the City undertake additional study for the future use and development of the Landis Avenue Corridor from Delsea Drive to the interchange of Route 55 with Landis Avenue. Vineland's economic development opportunities are strongly influenced by regional access from Route 55. Commercial and industrial developments have located, and continue to locate, between Route 55 and Delsea Drive and along Landis Avenue in Vineland. The Landis Avenue Corridor from Delsea Drive to Route 55 is an area of special economic development opportunity for the City. The Landis Avenue Corridor has the potential to develop to serve an unmet and growing market demand for regional retail uses which require larger tracts of land with good access to the Route 55 interchange.' This redevelopment plan moves strongly to advance this recommendation related to land uses.

Redevelopment of the U-Pull-It property, in accordance with this plan, will advance transportation objectives by controlling access to Landis Avenue. 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 U-Pull-It 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. Extending lines to un-served properties is a goal. Improving the adequacy of water lines is also a goal of the City of Vineland Water-Sewer Utility.

Because this redevelopment district is limited, however, there is no relationship to definite local objectives as to density of population, recreation and community facilities.

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

The U-Pull-It Redevelopment District will be an overlay of the B-4 Business Zone. The land uses permitted in the B-4 Business Zone will remain the same. All the provisions of the Code Book of the City of Vineland, most particularly 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.

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 deviation. Any relief as to use shall be processed as a Plan amendment.

The following provisions shall be applicable to the U-Pull-It 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 (e.g., granite block curb, light standards, signage, landscaping) to tie the property together.
- c. Any accessory buildings or structures (e.g., sewer pump station, trash enclosures) shall be designed to be attractive, matching principal buildings, or shall be totally screened.
- d. Irrespective of the number of buildings and/or uses constructed on the site, there shall only be one (1) point of ingress/egress on Landis Avenue.
- e. Mainstreet streetscape improvements (e.g., pavers and decorative lighting) shall be installed along Landis Avenue, at a minimum.

- f. To advance the City's Complete Streets Policy, pedestrian and bicycle circulation shall be addressed. Bike lanes and sidewalks shall connect buildings to Landis Avenue, at a minimum.
- g. Any proposed project shall be designed to facilitate interconnections to adjoining sites, so as to eliminate the need to go onto Landis Avenue when travelling between adjoining projects.
- h. Any proposed project shall have public water and public sewer.
- i. The maximum building height for any principal building shall be forty-five (45) feet or three (3) stories.
- j. A minimum of 65,000 square feet of floor area shall be constructed.
- k. Accommodations shall be made for transit service (i.e., Landis Avenue shuttle service and CATS).

(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 had been home to an auto salvage yard prior to City acquisition. 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.

(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 will be necessary as the Redevelopment District, in its entirety, is owned by the City.

(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, c398 (C.52:18A-196 et al.).

While the City borders on eight (8) municipalities, only Pittsgrove Township (Salem County) is relatively close, still being over one (1) mile away from U-Pull-It . This redevelopment plan is consistent with the master plan of Pittsgrove Township, as both the City and the Township target Landis Avenue for commercial development.

This redevelopment plan is also consistent with, and advances the redevelopment goals, of the State Development and Redevelopment Plan. This portion of the City is designated Planning Area 2 – Suburban. U-Pull-It is also within a designated regional center. 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 2, 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 as of the date of the adoption of the resolution finding the area to be in need of redevelopment. 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 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)

OTHER PROVISIONS

DURATION OF THE REDEVELOPMENT PLAN

The Redevelopment Plan for U-Pull-It shall be in full force and effect for a period of thirty (30) 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 U-Pull-It 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 offering price and deposit for acquisition

- 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 the B-4 Business Zone, or as permitted by amendment of the Redevelopment 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 District 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 are hereby declared severable.

Appendix A

City Council Resolution No. 2008-295

RESOLUTION NO. 2008-295

A RESOLUTION AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE PLANNING BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 3503, LOTS 5 & 6 IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 12A-1, ET SEQ.

WHEREAS, City Council has been directed to Block 3503, Lots 5 & 6 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

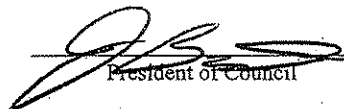
WHEREAS, pursuant to N.J.S.A. 40A:12A-6, should City Council adopt the Resolution, the Planning Board shall be entrusted with undertaking a public hearing process to hear testimony of individuals to determine if the area is in need of redevelopment, make a report to City Council for their approval or 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 3503, Lots 5 & 6, 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: May 27, 2008


President of Council j b

ATTEST:


Assistant City Clerk cas

Appendix B

Planning Board Resolution No. 5791

RESOLUTION NO. 5791

**RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD**

WHEREAS, the City Council of the City of Vineland has directed the Planning Board of the City of Vineland to investigate a proposed redevelopment area at the U-Pull It site located on West Landis Avenue; and

WHEREAS, in accordance with NJS A 40A:12A-6b(1), the Planning Board must approve a map showing boundaries of a proposed redevelopment area, as well as a statement setting forth a basis for the preliminary investigation; and

WHEREAS, the Planning Board has reviewed the map as prepared by T&M Associates, as well as the proposed statement setting forth the basis for investigation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Vineland that the map, as prepared by T&M Associates reflecting the boundaries of the proposed redevelopment area for the U-Pull It site located at Block 525, Lots 12 & 13 is hereby adopted.

Additionally, the Planning Board adopts the following statement setting forth the basis to investigate the proposed redevelopment area:

The basis for the U-Pull It preliminary investigation report is to determine whether additional properties ("The Study Area") that are contiguous to the Center City Redevelopment Area in the City of Vineland qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79 (the "LRHL"). On March 8, 2000, the City of Vineland designated the properties commonly known as the Center City Redevelopment Area as a redevelopment area. The Study Area, which includes Block 525, Lots 12 and 13, is shown on the accompanying Site Study Area map (See Appended U-Pull It Site Redevelopment Study Area Map.). Both properties are owned by the City of Vineland.

On May 27, 2008, the Council of the City of Vineland adopted Resolution No. 2008-295, which requested that the Planning Board undertake a preliminary investigation as to whether the Study Area qualifies as an area in need of redevelopment pursuant to the LRHL.

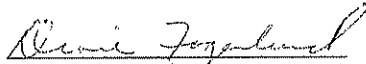
On June 3, 2008, the City of Vineland Planning Board adopted a new Master Plan and Master Plan Reexamination Report. The Master Plan Reexamination Report identifies recommended planning strategies that are relevant to the Study Area. They are as follows:

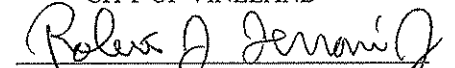
"The City Planning Board recommends that the City undertake additional study for the future use and development of the Landis Avenue Corridor from Delsea Drive to the interchange of Route 55 with Landis Avenue. Vineland's economic development opportunities are strongly influenced by regional access from Route 55. Commercial and industrial development have located, and continue to locate, between Route 55 and Delsea Drive and along Landis Avenue in Vineland. The Landis Avenue Corridor from Delsea Drive to Route 55 is an area of special economic development opportunity for the City. The Landis Avenue corridor has the potential to develop to serve an unmet and growing market demand for regional retail uses which require larger tracts of land with good access to the Route 55 interchange."

ADOPTED: June 11, 2008

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


Diane Fagerlund, Secretary


ROBERT J. FERRARI, JR., Vice-Chairman

Voting in Favor

ROBERT J. FERRARI, JR
JAMES FORCINITO
WALTER WOLFE
THOMAS TOBOLSKI
DALE JONES

Abstaining

NONE

Opposed

NONE

Absent

DAVID CATALANA
GINA BIAGI
MICHAEL CYTER
JOHN PIERANTOZZI
MARIA PEREZ

Appendix C

Planning Board Resolution No. 5803

RESOLUTION NO. 5803
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, Council of the City of Vineland has by Resolution 2008-295, dated May 27, 2008, directed the Planning Board of the City of Vineland to undertake a preliminary investigation to determine whether or not certain areas of the City should be designated as redevelopment areas in accordance with NJSA 40A: 12A-1, et seq.; and

WHEREAS, City Council directed the Planning Board to investigate Blocks 3503, Lots 5 and 6, as shown on the official tax map of the City of Vineland. Said area being known as the U-Pull It site;

WHEREAS, on June 11, 2008, the Planning Board approved a prepared map reflecting the boundaries of the study area;

WHEREAS, the Planning Board directed a preliminary investigation and conducted a public hearing on August 13, 2008, after newspaper notice and notification to property owners as per NJSA 40A:12A-6; and

WHEREAS, during the public hearing, the Board considered the sworn testimony of Paul N. Ricci, PP, a professional planner of T&M Associates who conducted the investigation and the Board further considered the report of findings of Paul N. Ricci entitled "Redevelopment Study & Preliminary Investigation Report dated July 23, 2008; and

WHEREAS, the Board considered the sworn testimony of one member of the public who inquired as to whether or not any decision had been made as to re-zoning of the property in question; and

WHEREAS, the Redevelopment Study and Preliminary Investigation Report dated July 23, 2008, is incorporated by reference into this resolution; and

WHEREAS, as a result of the public hearing, the Board made the following factual findings:

1. The site in question previously was the location of the U-Pull It automobile salvage yard on Lot 6 and said use existed from approximately 1950 until 2004 at which time the City acquired ownership.
2. The City also acquired ownership in approximately 2004 of adjacent Lot 5, which formerly housed a non-conforming residence.
3. As a result of the auto salvage business conducted on Lot 6, the Lot has been deemed to be environmentally contaminated as a result of an environmental assessment. The property contains petroleum contaminants, PCBs and priority pollutant metals.
4. The former residence on Lot 5 was damaged by fire and has been deemed unsafe by the City Fire Marshall.
5. The former U-Pull It building is dilapidated and in poor physical condition. The investigation revealed the fact that squatters may have been living in the building as there is evidence of food, trash, and even expended shotgun shells within the building.
6. The Master Plan adopted on June 2, 2008, recommends that the City investigate this area as an area of special economic development within the City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Vineland, recommends to City Council that Block 3503, Lots 5 and 6 be included in a redevelopment area.

The Planning Board finds that Lot 5 satisfies the criteria as set forth in NJSA 40A:12A-5 paragraphs a, c, d and h as follows:

1. As to paragraph (a) criteria:
 - A. the former residential structure has been severely damaged by fire and has been declared unsafe by the City's Fire Marshall.
 - B. Squatters have been living in the building, which presents an unsafe situation and adversely impacts the public health and safety.
 - C. Environmental contamination surrounds the lot in question.
 - D. The building is determined to be unsafe, dilapidated and unsanitary.

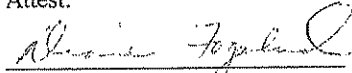
2. As to paragraph (c) criteria:
 - A. The lot in question is owned by the City.
 - B. This property is not likely to be developed by the private sector due to the contamination onsite.
3. As to paragraph (d) criteria:
 - A. The building onsite, as noted, is dilapidated and unsafe due to fire damage.
 - B. The building is a residential structure which is not permitted within the B-4 Zone.
4. As to paragraph h criteria:
 - A. The area in question is located within the metropolitan planning area of the State Development and Redevelopment Plan.
 - B. Designation of the property in question would be in accordance with the State Plan.

The Board further finds that Lot 6 meets the criteria set forth in NJSA 40A:12A-5 sub-paragraphs c and h for the same reasons as set forth as to Lot 5.

ADOPTED: August 13, 2008

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


Diane Fagerlund, Secretary


DAVID CATALANA, Chairman

Voting in Favor

DAVID CATALANA
MICHAEL CYTER
JOHN PIERANTOZZI
GINA BIAGI
WALTER WOLFE
ROBERT J. FERRARI, JR.
THOMAS TOBOLSKI
DALE JONES

Abstaining

DOUGLAS A. ALBRECHT

Opposed

NONE

Absent

MARIA PEREZ

Appendix D

City Council Resolution No. 2008-491

A RESOLUTION APPROVING THE RECOMMENDATION
OF THE PLANNING BOARD OF THE CITY OF
VINELAND THAT BLOCK 3503 LOTS 5 & 6 BE
INCLUDED IN A REDEVELOPMENT AREA.

WHEREAS, the City Council of the City of Vineland on May 27, 2008, passed Resolution No. 2008-295, requesting the Planning Board of the City of Vineland to undertake a preliminary investigation to determine whether certain areas of the City should be designated as redevelopment areas in accordance with N.J.S.A. 40A:12A-1 *et seq.*; and

WHEREAS, City Council directed the Planning Board to investigate Block 3503, Lots 5 and 6, as shown on the official tax map of the City of Vineland and being commonly known as the U-Pull It site; and

WHEREAS, on June 11, 2008, the Planning Board approved a prepared map reflecting the boundaries of the study area; and

WHEREAS, the Planning Board directed a preliminary investigation and conducted a public hearing on August 13, 2008 after newspaper notice and notification to property owners, as per N.J.S.A. 40A:12A-6; and

WHEREAS, at the public hearing, the Board considered the sworn testimony of Paul N. Ricci, PP, a professional planner with T&M Associates who conducted the investigation; and

WHEREAS, the Board reviewed and considered the report and testimony presented; and

WHEREAS, the Planning Board, as set forth in its Resolution No. 5803, entitled Resolution of Findings and Conclusions and Decision of the Vineland Planning Board, determined that the area in question meets the criteria as set forth in N.J.S.A. 40A:12A-5 (a), (c), (d) and (h); and

WHEREAS, the governing body has considered the determination of the Planning Board and agrees that a redevelopment plan for the area in question is in the best interest of the City of Vineland;

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Vineland that it hereby approves the determination of the Planning Board and hereby declares that the area known as Block 3503, Lots 5 & 6, and commonly known as the U-Pull It site is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

Adopted: August 26, 2008



President of Council pfc III

ATTEST:

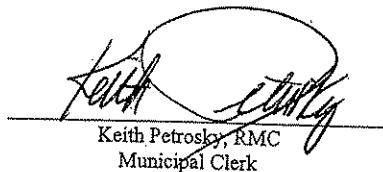


City Clerk kp

CERTIFICATION

I, Keith Petrosky, RMC, Municipal Clerk of the City of Vineland, Cumberland County, New Jersey, do hereby certify that the foregoing Resolution is a true and correct copy of a Resolution adopted by the Council of the City of Vineland, at a meeting conducted on August 26, 2008 at City Hall, Vineland, New Jersey.

(SEAL)



Keith Petrosky, RMC
Municipal Clerk

Appendix E
Site Investigation Report

COPY

**SITE INVESTIGATION - REMEDIAL INVESTIGATION
REPORT**

FOR

**BLOCK 525, LOTS 12 & 13
BLOCK 528, LOTS 2, 3 & 4**

**Recyclers, Inc.
T/A U-Pull It of Vineland
1255 West Landis Avenue
Vineland
Cumberland County, New Jersey**

Case No. 05-06-15-0007-59

Prepared for:

**The City of Vineland
Engineering & Economic Development Departments
640 East Wood Street
Vineland, New Jersey 08362**

March 20, 2006

Pace & Associates, Inc.

Environmental Consultants

**PO Box 566, 115 Smith Street
Millville, New Jersey 08332
Telephone 856-327-2400 Fax 856-327-7609**

SECTION 4 – CONCLUSIONS

4.1 Soil

The results of laboratory analyses confirm that Lead was detected in sample ES-21 (522 ppm) at a concentration exceeding the NJDEP RDCSCC.

PCBs were detected in samples ES-48 (1 ppm) ES-53 (0.81 ppm) and ES-57 (0.85 ppm) at concentrations exceeding both the NJDEP residential and non-residential direct contact soil cleanup criteria.

No compounds of concern were detected at concentrations exceeding the RDCSCC in samples (PE-6, ES-6, PE-11, ES-11, PE-12, ES-12, PE-14, ES-14, PE-21, PE-27, ES-27, PE-30, ES-30, PE-32, ES-32, PE-33, ES-33, PE-34, ES-34, PE-38, ES-38, PE-46, ES-46, PE-48, PE-50, ES-50, PE-53, PE-57, PE-59, ES-59 and PE-61, ES-61).

4.1.1 Drainage Storm Water Holding Pond

No compounds of concern were detected above RDCSCC in the drainage storm water holding pond sample PS-1.

4.2 Ground Water

The primary compounds of concern at the subject site are inorganic compounds. Cadmium, a priority pollutant metal, is present in two of the shallow ground water monitor wells at concentrations above the NJDEP GWQS. Cadmium concentrations in samples collected from monitor wells MW-4 (17.4 ppb), and MW-5 (24.4 ppb) exceeded the GWQS of 4 ppb.

Further investigation of these compounds was recommended in the SI to determine the nature and extent of the compounds identified. It should be noted that cadmium was not detected above the RDCSCC in any of the 61 borings.

4.3 Geophysical Survey – Floor Drain System

Geo-Graf Inc., a subcontractor for PAI, completed a geophysical survey of the building floor drains on January 18, 2006.

The survey results indicate that the floor drain system in the garage area is not connected to the septic system. The former floor drains system is, however, connected to a separator tank identified beneath the concrete floor. There are two pipes connected to the separator: a shallow pipe approximately 1-foot below

grade an apparent cleanout located along the southern exterior wall; and a second larger pipe approximately 3-feet below grade connected to the dry well.

The septic system is located adjacent to the front entrance of the building consisting of a septic tank and a seepage pit. Capped piping along the southern wall of the garage appears to have been connected to sink locations. The piping appeared to extend beneath the concrete floor into the office area toward the septic system.

Several hinged rectangular shaped lids were observed in the garage floor. The piping connected to these lids appears to extend in an east-west direction along the northern wall of the garage. It is believed that this was an exhaust venting system that would be connected to vehicles when ran indoors.

SECTION 5 - RECOMMENDATIONS

5.1 Soil

PAI recommends that sample areas ES-21 (lead 522 ppm), ES-48 (PCBs 1 ppm), ES-53 (PCBs 0.81 ppm) and ES-57 (PCBs 0.85 ppm) be over-excavated to a depth of 1.5-feet below grade. Suspected impacted material should be secured and containerized on-site. Suspect material should be characterized for waste disposal in accordance with applicable regulatory requirements. All generated materials should be transported to a New Jersey Licensed Recycling facility for proper disposal/recycling.

Post excavation samples should be collected and analyzed for PCBs and/or Lead. The following post-excavation surface spill sample frequency criteria should be applied: For excavations less than 20 feet in perimeter at least one bottom sample and one sidewall sample biased in the direction of runoff. For excavations 20 to 300 feet in perimeter, one sample from the top of each sidewall for every 30 linear feet of sidewall and one sample from the excavation bottom for every 900 square feet of bottom area.

No compounds of concern were detected at concentrations exceeding the RDCSCC in samples (PE-6, ES-6, PE-11, ES-11, PE-12, ES-12, PE-14, ES-14, PE-21, PE-27, ES-27, PE-30, ES-30, PE-32, ES-32, PE-33, ES-33, PE-34, ES-34, PE-38, ES-38, PE-46, ES-46, PE-48, PE-50, ES-50, PE-53, PE-57, PE-59, ES-59 and PE-61, ES-61). No further action is recommended for these AOC.

Drainage Storm Water Holding Pond

No compounds of concern were detected above RDCSCC in the storm drain water holding pond sample PS-1. No further action is recommended for this AOC.

5.2 Ground Water

The primary compounds of concern at the subject site are inorganic compounds. Cadmium is present in two of the shallow ground water monitor wells (MW-4 and MW-5) at concentrations above the NJDEP GWQS. Cadmium concentrations appear to be isolated to a small portion of the site. Cadmium was not detected in any of the remaining wells above the GWQS.

Currently the City of Vineland is applying for a Grant to continue the ground water investigation. Upon grant award, the City of Vineland will implement the additional investigative activities.

5.3 Geophysical Survey – Floor Drain System

Upon demolition of the structure, the floor drain system and separator should be removed for proper disposal. Observation of the subsurface conditions should be documented. Per N.J.A.C. 7:26E 3.9-3(i), one aqueous and one sludge sample should be collected and analyzed in accordance with N.J.A.C. 7:26E-1.6(c).

Additionally, one liquid and one sediment sample should be collected from the dry well discharge area for the floor drain system. The samples should be analyzed in accordance with N.J.A.C. 7:26E-1.6(c).

The geophysical survey confirmed that the floor drain system was not connected to the septic system. However, it appears that historic sink piping located in the garage area may have been connected to the system at some point in time. Therefore, to confirm or refute the possible presence of contaminants of concern, PAI recommends that a liquid and sediment sample be collected from the septic holding tank. The samples should be analyzed for PP+40.