

CITY OF VINELAND

ORDINANCE NO. 2015-27

ORDINANCE AMENDING ORDINANCE 2012-8, AS AMENDED, ENTITLED "THE NEWCOMB HOSPITAL REDEVELOPMENT PLAN" CONSISTENT WITH RESOLUTION 6116 OF THE PLANNING BOARD OF THE CITY OF VINELAND

WHEREAS, on March 1, 2012, the City of Vineland adopted Ordinance 2012-8, An Ordinance Adopting the Newcomb Hospital Redevelopment Plan consistent with Resolution 5989 of the Planning Board of the City of Vineland; and

WHEREAS, the City Council acknowledges that a Redevelopment Plan is meant to be an evolving plan subject to amendment from time to time consistent with the interest to revitalize blighted areas; and

WHEREAS, the owner of Block 4216 Lot 1 consisting of the total Newcomb Hospital Redevelopment area ("Property") has requested City Council consider amending the Redevelopment Plan so as to permit the Property to be subdivided which is inconsistent with the Newcomb Hospital Redevelopment Plan, requiring the Property to be developed as a singular property; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment for the Property and requested comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6116, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board recommending City Council approve the requested amendment to permit the subdivision of the Property subject to six issues raised by Planning Staff report and contained within Resolution 6116; and

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions and Decision of the Vineland Planning Board specified in Planning Board Resolution No. 6116 and recommends the review and consideration of the six issues specified therein when negotiating and adopting a Redeveloper's Agreement as the Redevelopment Entity; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6116 of the Planning Board.

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

1. The Newcomb Hospital Redevelopment Plan shall be amended to allow the subdivision of Block 4216 Lot 1 consistent with Resolution 6116 of the Planning Board of the City of Vineland.
2. The City Council as the Redevelopment Entity shall consider the issues raised by Planning Staff incorporated by reference in Resolution 6116 as part of the negotiations of the Redevelopment Agreement.

Passed first reading:

Passed final reading:

President of Council

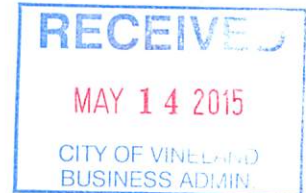
Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6116
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD



WHEREAS, City Council of the City of Vineland, has requested that the Planning Board of the City of Vineland, review a proposed change to the Newcomb Hospital Redevelopment Plan and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland; and

WHEREAS, City Council requested the Planning Board provide comments regarding a proposed amendment to the Newcomb Hospital Redevelopment Plan relating to 625 S. State Street, being known as Block 4216, Lot 1; and

WHEREAS, having considered the sworn testimony of Kathleen Hicks, Supervising Planner, City of Vineland; having reviewed the staff review of Redevelopment Plan Amendment Request dated April 20, 2015; having considered the application for Center City Redevelopment Plan Amendment submitted by Newcomb Medical Alliance, LLC, made the following factual findings:

1. The property in question is owned by Newcomb Medical Alliance, LLC.
2. The property in question is the former Newcomb Hospital.
3. The property in question has been approved for seventy (70) Assisted Living units and one hundred forty (140) independent living units for seniors, veterans or disabled persons.
4. The applicant is requesting to subdivide Lot 1 into five (5) lots. The Newcomb Hospital Redevelopment Zone requires development as a "singular property".
5. The Staff Review Report supports the request for subdivision however, raises issues as set forth in the Staff Review.
6. Kathleen Hicks testified that the Staff Committee is in favor of the proposed subdivision. However, the Committee did not necessarily agree to the subdivision as proposed by the applicant and recommends that the exact nature of the subdivision be reserved for approval by the Vineland Planning Board. The six (6) issues raised in the staff report noted the importance of the parking garage off site as being essential to redevelopment of this property.
7. Kathleen Hicks also noted that the request for subdivision is in accordance with the City's Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland that a proposed amendment to the Newcomb Hospital Redevelopment Plan so as to permit a subdivision of Lot 1 should be adopted by City Council.

The Planning Board considered the staff review and the sworn testimony of Kathleen Hicks. The Planning Board recommends that City Council approve the amendment to permit the subdivision however, subject to the exact nature of the subdivision being approved by the Vineland Planning Board.

Approval should also be subject to the six (6) issues as raised in the Staff Report. That report is incorporated herein by reference.

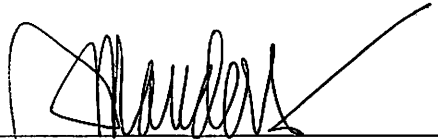
The Planning Board finds that the proposed change is consistent with the City's Master Plan.

Foregoing is a true copy of the Resolution decision adopted by the Planning Board of the City of Vineland at the meeting held on May 13, 2015 as reflected in the recorded minutes of said meeting.

PLANNING BOARD OF THE
CITY OF VINELAND

ADOPTED DATE: 5-13-15


YASMIN RICKETTS, Secretary


DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

Christine Scarpa
Maria Perez
Ryan Headley
Sandy Velez
John Casadia
Michael Pantalone
David Manders

ABSTAINING

None

ABSENT

Angela Calakos
Garf Stanter
Stephen Plevins

OPPOSED

None



Staff Review of Redevelopment Plan Amendment Request

Property Address: 65 S. State Street

Review Date: April 20, 2015

Attendees: Frank DiGiorgio, Patrick Finley, Sandy Forosisky, Steve Hawk, Kenneth Heather, Kathleen Hicks, and Brian Myers

Additional Written Comments: Robert Aussenberg

Request: Permit subdivision of Newcomb Hospital property

Consensus: The Committee is totally supportive of the project, but has some issues. Those issues are as follows:

1. Each of the pieces of the redevelopment project is dependent on the parking garage. The ownership, maintenance and operation of the garage need to be addressed.
2. The amendment to the Redevelopment Plan should only be to allow for subdivision of the property. The actual property lines should be determined during the planning process because of all the cross easements that will be necessary for access, parking, utilities, etc..
3. A timeline needs to be established for the each of the pieces of the redevelopment project.
4. There needs to be a mechanism to insure completion of the entire project.
5. A subdivision application and new site plan applications need to be submitted for the project.
6. The ongoing maintenance of the entire property needs to be addressed until the entire project is completed.

The Committee supports the amendment to the Redevelopment Plan. It is believed that the above-referenced issues can be addressed in the Redeveloper's Agreement and during the planning process.