



**REDEVELOPMENT PLAN AMENDMENT REPORT
REDEVELOPMENT PROPOSAL 2020-3
ENERGY & MINERALS**

APPLICANT: Northeast Precast, LLC (John Ruga)

PROPERTY: S. Lincoln Avenue (Block 7503/Lots 35.01, 35.02 & 35.03)

REQUEST: Golf club with 9-hole golf course, clubhouse (restaurant, cigar lounge, pro-shop/gunsmith, cart storage/maintenance, multi-purpose room & 8 2nd floor suites), driving range, shooting range, soccer field and yard with rail access for incoming raw materials for Block 7503/Lot 33.01 (or may be added to proposed golf course)

STAFF REVIEW: Kathleen Hicks, Ryan Headley, Sandra Forosisky, David Maillet, Joy DeMaio & Patrick Finley

DATE: August 5, 2020

Staff members have no objections to allowing an amendment to the Energy & Minerals Redevelopment Plan to allow a golf club and a yard for incoming raw materials for Block 7503/Lot 33.01 in the I-B Industrial-Business portion of the Redevelopment District. Staff recommends that the amendment of the Redevelopment Plan be conditioned upon the following:

1. Site plan approval by the Zoning Board of Adjustment.
2. Yard for incoming raw materials shall be restricted to product for Block 7503/Lot 33.01 only, as the yard will be deemed accessory to the use on Block 7503/Lot 33.01.



REDEVELOPMENT PROPOSAL 2020-3 ENERGY & MINERALS

NAME OF APPLICANT

Northeast Precast, LLC (John Ruga)
92 Reese Road
Millville, NJ 08332
W - (856)765-9088 x104
C - (609)517-3603
jruga@northeastprecast.com

REPRESENTED BY

Michael P. Fralinger, Esq.
Capizola, Pancari, Lapham & Fralinger, P.A.
100 N. Main Road
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(856)692-6900
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NAME OF CURRENT PROPERTY OWNERS

Block 7503/Lot 35.01 - NEP Real Estate of Vineland NJ
Block 7503/Lot 35.02 - LJR Real Estate, LLC
Block 7503/Lot 35.03 - Cumberland County Improvement Authority/City of Vineland

DATE OF APPLICATION

July 28, 2020

BLOCK & LOT NUMBERS

Block 7503/Lots 35.01, 35.02 & 35.03

ADDRESS

Block 7503/Lot 35.01 - S. Lincoln Avenue
Block 7503/Lot 35.02 - S. Lincoln Avenue
Block 7503/Lot 35.03 - S. Lincoln Avenue

EXISTING USE

Vacant (former sand mining operation)

PROPERTY DIMENSIONS

Block 7503/Lot 35.01 – irregular (65.16 acres)

Block 7503/Lot 35.02 – irregular (42.79 acres)

Block 7503/Lot 35.03 – irregular (21.19 acres)

PROPOSED USE

Golf club

9-hole golf course

Clubhouse – restaurant, cigar lounge, pro-shop/gunsmith, cart storage/maintenance, multi-purpose room & 8 2nd floor suites

Driving range

Shooting range

Soccer field

Yard with rail access for incoming raw materials for Block 7503/Lot 33.01 (or may be added to proposed golf course)

REDEVELOPMENT DISTRICTS

I-B Industrial-Business – Block 7503/Lots 35.01 (portion) & 35.03

W-5 Woodlands – Block 7503/Lot 35.02

ZONING DISTRICT

I-B Industrial-Business – Block 7503/Lots 35.01 (portion)

(re-division resulted in part of property not being in Redevelopment District)

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – golf course, 8 2nd floor suites and yard for incoming raw materials for Block 7503/Lot 33.01 aren't permitted uses in an I-B Industrial-Business Zone

Use variance also required for portion not in Redevelopment District

CITY OF VINELAND

**Application for Energy & Minerals Condemnation Redevelopment Area Plan
Amendment**

Application fee of \$200.00 must be submitted with application

Property address: 4031 S. Lincoln Avenue Block 7503 Lot 35.01, 35.02 &
35.03

Property owner: Lot 35.01 - NEP Real Estate of Vineland NJ Urban Renewal, LLC
("NEP")

Lot 35.02 - LJR Real Estate LLC ("LJR")

Lot 35.03 - City of Vineland ("COV") & Cumberland County
Improvement Authority ("CCIA")

Owner's address: NEP - 92 Reese Road, Millville, NJ 08332
LJR - 92 Reese Road, Millville, NJ 08332
COV - 640 E. Wood Street, Vineland, NJ 08360
CCIA - 2 N. High Street, Millville, NJ 08332

Phone: NEP - (609) 517-3603 (John Ruga)
LJR - (609) 517-3603 (John Ruga)
COV - (856) 794-4000
CCIA - (856) 825-3700

Applicant is: owner XX other

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attach signed statement from owner that this request is being made with the owner's knowledge and consent.

Applicant is Northeast Precast LLC ("Northeast Precast"), 92 Reese Road, Millville, NJ 08332. John Ruga is the principal Member of Northeast Precast, as well as the principal Member of NEP, as well as the principal member of LJR. His telephone number is (609) 517-3603. Northeast Precast LLC ("Northeast Precast") is a related entity to NEP and a Qualified Entity under a Master Redevelopment Agreement entered into between NEP and the City of Vineland dated August 16, 2018, permitting Northeast Precast to seek development approvals and develop the Lot 33.01 & 35.01 property in accordance with the Master Redevelopment Agreement.

Current or most recent use of the property:

The property subject to the within request is part of the Energy & Minerals Condemnation Redevelopment Area in the City of Vineland and subject to an adopted redevelopment plan for the area.

The subject properties together with adjacent lands known as Block 7503, Lot 33.01 make up the redevelopment area. NEP is the current owner of the Lot 33.01 parcel and the Lot 35.01 parcel. Another related entity to NEP, being LJR Real Estate, LLC is the owner of the Lot 35.02 parcel. The City of Vineland and the CCIA are the current owners of the Lot 35.03 parcel. Northeast Precast and/or NEP is/are have an agreement in principal for the purchase of the Lot 35.03 parcel, subject to the within amendment to the redevelopment plan.

In accordance with the adopted plan, the Lot 33.01 parcel (not subject to the within request) is zoned I-3. The Lot 35.01 and 35.03 parcels (which are included in the within request) are zoned I-B. The Lot 35.02 parcel (also included in the within request) is zoned W-5.

Lot 33.01 – Lot 33.01 is approximately 151 acres in size. By City of Vineland Planning Board Resolution No. 6333, adopted March 13, 2019, Northeast Precast obtained Preliminary and Final major site plan approval for a 2-phased project for the construction of an industrial facility on the Lot 33.01 property consisting of an industrial fabrication facility/building containing 268,962 SF of industrial/manufacturing space, together with 50,707SF of corporate office space (Phase 2) and an industrial steel fabrication facility/building containing 93,152SF of industrial/manufacturing space, together with 6,308SF of corporate office space, and other attendant site improvements (Phase 1). To date, Phase 1 of the project has been majoritively completed. By Planning Board Resolution No. 6391, Northeast Precast obtained amended preliminary and final site plan approval as to Phase 2 of the Lot 33.01 project, permitting the construction of a 240,000 square feet production building with attached 24,140 square feet 3 –story corporate office, a 760 square feet guard house, and approval of future 154,600 square feet production building.

Lots 35.01, 35.02 and 35.03 - The properties subject to the within request are the remaining parcels that make up the redevelopment area. The Lot 35.01 parcel is 65.163 acres in size. Lot 35.02 is 42.79 acres in size. Lot 35.03 is 21.197 acres in size. As indicated above, the Lot 35.01 and 35.03 parcels are zoned I-B under the redevelopment plan. Lot 35.02 is zoned W-5.

Proposed use of the property:

Applicant seeks amendment to the redevelopment plan to permit a golf club (with 9-hole course, driving range, club house), indoor fire arms training/shooting range and soccer field, all with attendant site improvements. A conceptual layout plan is submitted with this request. The club house will include a restaurant with bar as well as a catering room, together with pro shop and gun smith facilities for the proposed indoor fire arms training/shooting facility. Additionally, the club house will include up to 8 suites on the 2nd floor to be utilized in conjunction with the catering facilities as well as for guests / clients of Northeast Precast relating to the Lot 33.01 parcel. The fire arms training / shooting range will be fully enclosed – either fully or partially below ground, be approximately 300 yards in length and be available for both pistol and long gun use. The proposed soccer field will be available for use by employees of Northeast Precast. The site will be surrounded by a precast wall ranging in height from 8 to 16 feet. The intent of the golf course layout is to incorporate the existing ponds on the parcels as water features for certain holes.

Access to the overall site will be by way of the existing frontage of Lot 35.03 along Lincoln Avenue. Lot 35.03 enjoys approximately 44 feet of access along Lincoln Avenue. The site had prior rail access in the same location. The railway is showing on the concept layout as well. Northeast Precast may entertain an attempt to reconnect rail access through the property for use by Northeast Precast and desires to have that option remain. In that regard, Northeast Precast is also negotiating with the owner of adjacent Lot 46 (Dun-Rite Sand & Gravel Co.) for the purchase of a 50 feet wide strip of land to consolidate with Lot 35.03, which would in turn give Lot 35.03 approximately 94 feet of frontage along Lincoln Avenue to be used for either vehicular or rail access, or both.

The proposed use being sought is certainly within the spirit of the existing zoning designations, if not squarely within the four corners. The I-B zone permits "outdoor amusement." Outdoor amusement is defined in the ordinance as "any outdoor facility intended to provide amusement or pleasurable diversion. Such facilities include, ***but not be limited to*** (emphasis added), miniature golf courses and driving ranges." With the non-exclusionary language- "but not limited to" – set forth in the ordinance, the intent of the ordinance is permit all manners of outdoor amusement or pleasurable diversion activities. Those activities are specifically not limited in scope.

The I-B zone also permits recreational facilities as a conditional use – recreational facilities under the ordinance include outdoor amusement as appropriate but also include active and passive recreational use activities, designed and equipped for the conduct of sports, leisure-time activities and other customary and usual recreational activities. It would appear that the intent of the ordinance regarding recreational facilities to expand upon outdoor amusement – meaning allowing amusement type activities indoor as well, such as indoor soccer, basketball, etc., and in this case, an indoor fire arms training / shooting range.

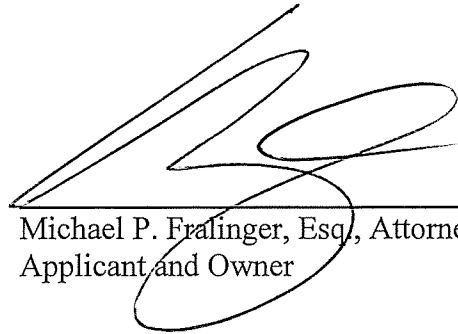
The W-5 zone specifically permits golf courses.

The uses being proposed by Applicant can certainly be considered outdoor amusement uses and/or recreational facility uses for the portions within the I-B zone. The W-5 zone specifically permits golf course use, which is what is specifically being proposed in that area. The one use being proposed which may fall outside the scope of the ordinance is the requested suites on the second floor of the proposed club house. However, based upon the overall proposed use, and the existing and approved development on Lot 33.01, the proposed suite use is incidental and accessory to both the catering facility at the club house as well as the Northeast Precast Plant operations – even though the use with regard to Northeast Precast Plant operations would be on a separate lot. The suite use is also comparable to a hotel type use which is permitted within the I-B zone.

Additionally, it should be noted that the overall property making up the redevelopment area was once considered for a large scale sports complex, including a large arena use, sports / athletic fields, onsite dormitory facilities for users of the arena and athletic fields, a fitness center/daycare facility/medical office, a large storage and maintenance building and a waterpark / hotel use with both indoor and outdoor recreational activities. The majority of the project – including all sports related activity and the waterpark and hotel use was to be located within the I-B zone. Those uses were all deemed a permitted

use within the I-B zone. However, because of the proposed height of the waterpark and hotel and the proposed arena, use variance relief for height was required. Additionally, the fitness center / daycare / medical facility and storage and maintenance building was to be located on lands which were, at that time, zoned R-6. Use variance was required for that aspect of the project. That project, although obviously never coming to fruition, was unanimously approved by the zoning board of adjustment in or about 2012 – 2013. What is of note in the above paragraph is that the sports complex use, the waterpark use and the hotel use were all deemed permitted uses within the I-B zone. As such, Applicant's requested use should also be permitted, and if not, certainly consistent with the City Master Plan.

Date 7/28/2020

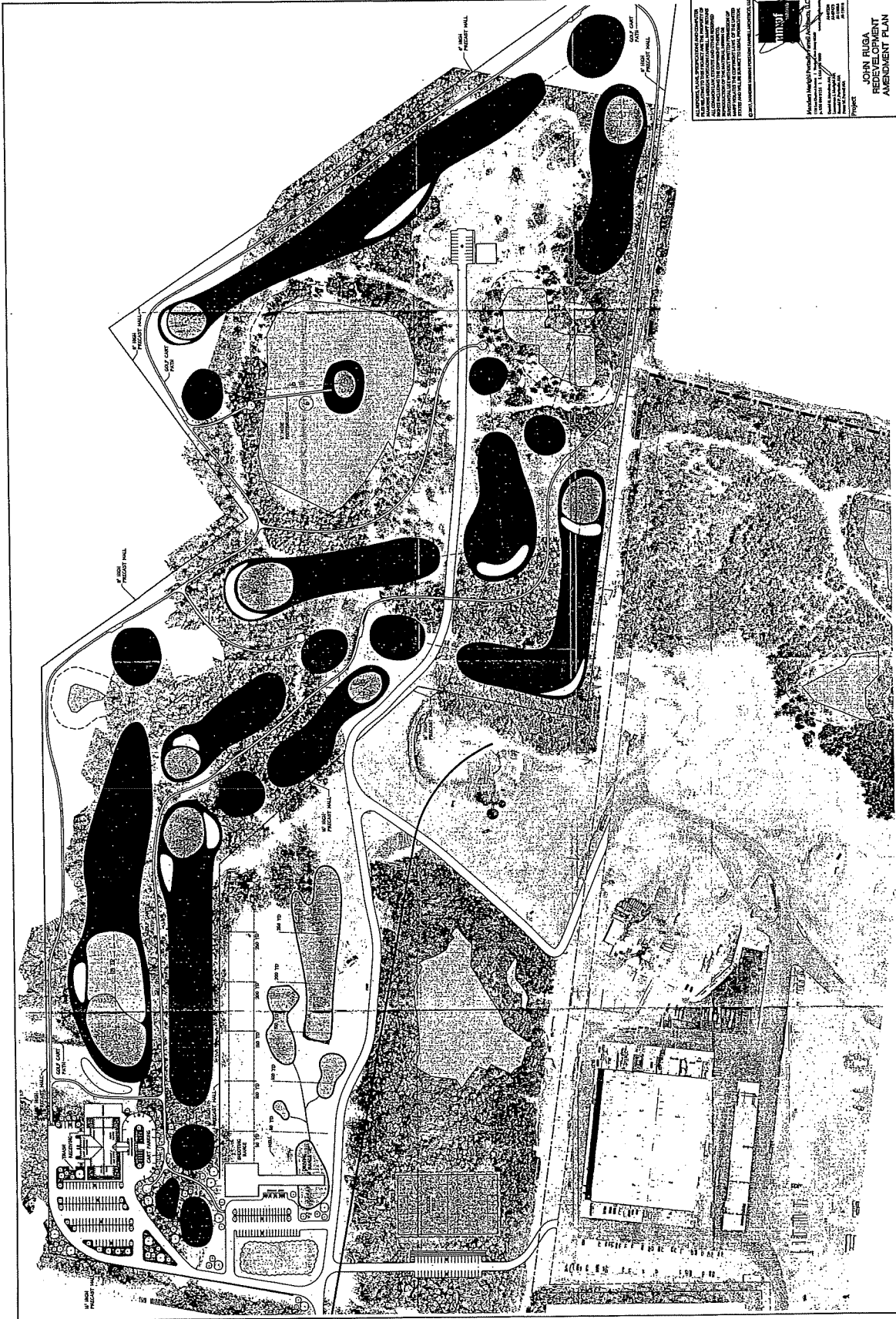


Michael P. Fralinger, Esq., Attorney for
Applicant and Owner

(Office use only)

Application received (including fee) _____

Application complete _____



JOHN RIGA REDEVELOPMENT AMENDMENT PLAN

Project: JOHN RIGA REDEVELOPMENT AMENDMENT PLAN

Scale: 1" = 100'-0"

Date: 7/27/20

Sheet: SP-N

of 1

Drawn: [Signature]

Checked: [Signature]

Approved: [Signature]

Prepared by: [Signature]

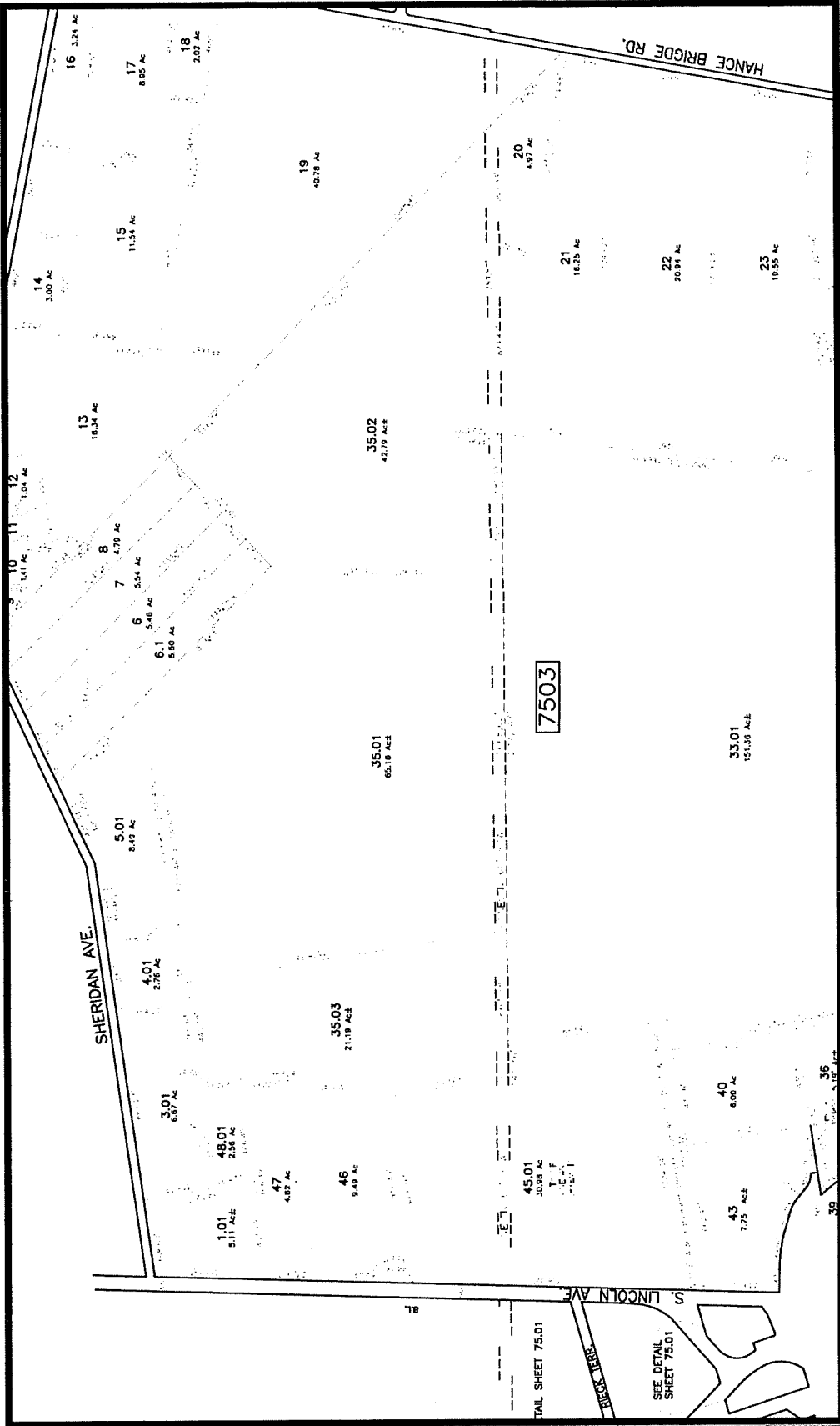
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Project: JOHN RIGA REDEVELOPMENT AMENDMENT PLAN



SCHMATIC SITE PLAN
 Sheet 1 of 2







TAX MAP

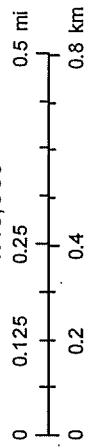
AERIAL PHOTOGRAPH



August 6, 2020

- Street Names (Label)  Railroad
-  Parcel Outline  Streets
-  Streams (DEP)

1:16,000





September 7, 2017

Street Names (Label)

Figure 4
Redevelopment Area Zoning