



AUG 25 2015

REDEVELOPMENT PLAN AMENDMENT REQUEST

APPLICANT: Pastor Osvaldo Heredia for Daniel's Den Community Center (non-denominational non-profit)

PROPERTY: 27 S. East Blvd. (Block 4001/Lot 25)
NE corner of S. East Blvd. & Elmer St.

REQUEST: Allow a community center that would offer counseling to parents (particularly single parents) and children in the Landis Avenue Main Street Redevelopment District. The proposed use would initially only use a portion of the building. The former medical office building has been vacant for 15 years.

STAFF REVIEW: Kathleen Hicks, Stephen Hawk, Kenneth Heather, Sandra Forosisky, Dale Jones, Robert Aussenberg, Patrick Finley & Sharon Paterno

DATE: August 24, 2015

Staff members met first on August 17th, and again on August 20th with Pastor Heredia, to preliminarily review the above-referenced Redevelopment Plan Amendment Request. Staff members initially had questions about the proposed use and the partial utilization of the building. At the second meeting, Pastor Heredia explained that they intended to start small and grow, ultimately developing 3 phases. Phase 1 would include about 20 rooms. The mission of the non-profit is to empower families. He explained that the project wouldn't include a church, homeless shelter or substance abuse counseling function. Phase 1 would be rooms for counseling.

Staff members were generally supportive of conversion of the property to a community center. Questions remain, however, about what building improvements might be needed to establish the use. Of particular concern with the building is the lack of a sprinkler system and windows. A floor plan identifying the use of each room, and ultimately architectural drawings, will be needed. Pastor Heredia was encouraged to work with an architect to get guidance on necessary renovations.

Staff suggests the following:

1. Each phase will have to be code compliant.

2. The following uses should not be allowed:

- Church
- Homeless shelter (i.e., no over-night residency)
- Substance abuse counseling
- Medical services
- Daycare

Should you have any questions, please feel free to contact any of the staff involved.

CITY OF VINELAND

Application for Center City Redevelopment Plan Amendment

Application fee of \$200.00 must be submitted with application

Property address: 27 S.E Blvd Block 4001 Lot 25

Property owner: Industrial Developement

Owner's address: 1013 E. Landis Ave
Vineland, NJ. 08360

Phone: 856-265-9809

Applicant is: owner 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.

Daniels Den Community Center
40 W. Landis Ave
856-265-9809

Proposed use is for a Family Centered
Community Center.

Current or most recent use of the property: Vacant for past
15 years.

Proposed use of the property: Community Center
Helping Single Parents, Kids, Youth, etc.
See attached Brochure.

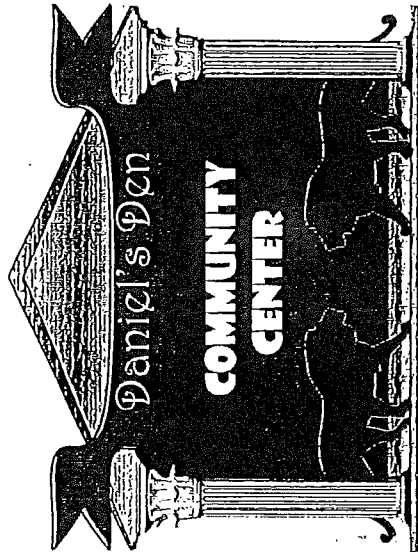
(Office use only)

Application received (including fee) _____

Application complete _____



Daniel's Den
COMMUNITY
CENTER
"Hope Becomes Reality"



Daniel's Den Community Center
1187 S. West Ave
Vineland, NJ 08360

Mailing Address:

P.O. Box 118, Vineland, NJ 08362

Phone: (856) 839-2376

Fax: (856) 839-2375

Daniel's Den Programs

At Daniel's Den, we will offer programs to help equip families with tools and resources that will aid them with the diverse obstacles and challenges our inner-city families encounter on a daily basis.

Our programming targets all members of the family, as we believe that channeling the whole family into a positive perspective and mindset holds the key to answering many inner-city family struggles.

Here is a short list of our programs in development:

"REBOUND" - Single Parents Program

✘ This program is designed to aid single parents through diverse mentorship programs - working one-on-one and in small groups with parents and children.

"1 AM" - Youth Program

✘ This program is designed to aid our teens in crisis, helping them to find and/or create a sense of identity that is both positive and productive.

"PUSH-UPS" - Children's Initiative

✘ This program is designed to challenge our young children to expose all of the their potential through creative arts, music, writing, and other talents and skills.

Other Partnerships/Initiatives On The Horizon

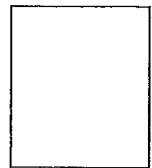
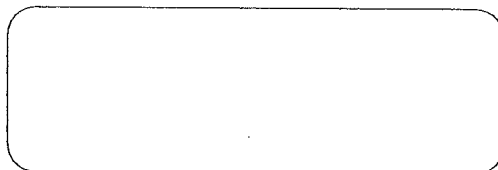
- ✘ HCZ Practitioners Institute
- ✘ Early Childhood Program Development
- ✘ Elementary/Middle/High School Promise Academies
- ✘ Employment and Technology Center
- ✘ College Preparatory Program
- ✘ Community Pride
- ✘ Fitness, Nutrition, Health, & Wellness Programs

Daniel's Den
COMMUNITY CENTER



Mailing Address:
P.O. Box 118, Vineland, NJ 08362

Address Correction Required



Daniel's Den Community Center

HOPE BECOMES REALITY

Welcome to the Daniel's Den Community Center (DDCC). The DDCC is at its core, the lifelong vision of One Man driven by a heart of compassion, to empower a generation of young people. Pastor Ozzie Heredia is that man.

He was the founder of Generation X Ministries, which became one of the most influential ministries for teens in South Jersey, Dominican Republic, and Haiti.

This planted the seed that led to the development and birth of Daniel's Den.

The Den's Mission

Reaching out to South Jersey's suburban and inner city youth is our essence. The SOUL of Daniel's Den, is to help each young person to discover their identity, to find their life's purpose, and to reach their true destiny.

The purpose of DDCC is to bring into our inner-city, a place that can become a safe haven to our youth. In essence, to be a den to expose their true potential via a diverse pipeline of dynamic programs and robust community resources.

Our call to action is an integrated, strategic network collaboration approach working together with others in the public, nonprofit, and private sector, which will directly impact the family structure.

Daniel's Den
Community Center (DDCC)



Hope Becomes Reality

Daniel's Den Community Center

Community Trustee/Advisory Board
Building Fund Donor Cultivation & Capital Campaign

Our goal is not only to reach the youth, but to work on programs that will help to educate and equip children, youth, and their parents with the tools needed to overcome the obstacles that promote poverty.

According to a recent report (cited below), studies acknowledge that real problems need to be addressed to help our inner-city families in South Jersey with obtaining their primary needs. The report states that: "More than 100,000 families in New Jersey with children under 8 years old include parents who do not have a full-time year-round job. This number represents about half of the 200,000 low-income families with young children in the state." It states further that: "Although the number of families on welfare has changed little over the past five years:

- The number of children in families on welfare (NJ SNAP food stamps) has skyrocketed by more than 65% statewide, from almost:
 - ✓ 254,000 in 2009 to almost
 - ✓ 420,000 in 2013;
- Statewide more than half of families pay more than 30% of their income on rent. However, in:
 - o Atlantic City,
 - o Cape May, and
 - o Ocean counties,
- This rate rises to more than: 60%, and
- Lack of full-time jobs with benefits, leaves many parents with part-time employment without regular hours - leading to:
 - ✓ No money for college or continued education (for parents or kids)
 - ✓ Little or no money for high and increasing childcare costs (a fleeting luxury)."

Source: Kids Count Data Center Report:
Creating Opportunity for Families - A Two-Generation Approach -
Released by the: Annie E. Casey Foundation (November 12, 2014)

Partner/Sponsor/Donor Support

Type of Support:	Frequency	Amount
<input type="checkbox"/> Corporate Partner	<input type="checkbox"/> Daily	<input type="checkbox"/> \$1.00
<input type="checkbox"/> Community Partner	<input type="checkbox"/> Weekly	<input type="checkbox"/> \$5.00
<input type="checkbox"/> Program Partner	<input type="checkbox"/> Monthly	<input type="checkbox"/> \$10.00
<input type="checkbox"/> Education Partner	<input type="checkbox"/> Bi-Monthly	<input type="checkbox"/> \$25.00
<input type="checkbox"/> Org/Admin Partner	<input type="checkbox"/> Quarterly	<input type="checkbox"/> \$50.00
<input type="checkbox"/> Patron Sponsor	<input type="checkbox"/> Annually	<input type="checkbox"/> \$100.00
<input type="checkbox"/> Child/Youth/Teen Sponsor	<input type="checkbox"/> One-time	<input type="checkbox"/> \$250.00
<input type="checkbox"/> Individual Donor	<input type="checkbox"/> Other/In-Kind	

Name _____

Address _____

Phone _____

E-mail _____

Method of Payment

- Check MasterCard
- Bill Me American Express
- Visa

Credit Card No. _____

Expire Date _____

Signature _____

Daniel's Den Community Center
1187 S. West Ave
Vineland, NJ 08360

Mailing Address:
P.O. Box 118, Vineland, NJ 08362

Phone: (856) 839-2376
Fax: (856) 839-2375

Industrial Leasing Company

1013 E. Landis Ave. Vineland, NJ 08360-4043
856-205-1782 Fax 856-696-2895
e mail ejs4954@comcast.net

July 27, 2015

City of Vineland
640 E. Wood Street
Vineland, NJ 08360

Re: 27 South East Boulevard
Block 4001, Lot 25

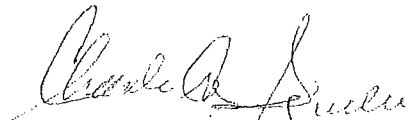
To Whom It May Concern:

Please be advised that we have been contacted by "Daniels Den Community Center" to lease and use the above space for a family centered community center.

We are aware of the potential use and we agree with and consent to said use.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles A. Spinelli, CPA
Comptroller

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 13 2015

DANIELS DEN COMMUNITY CENTER-A NJ
NONPROFIT CORPORATION
C/O OSVALDO HEREDIA
40 W LANDIS AVE
VINELAND, NJ 08360

Employer Identification Number:
47-3175209
DLN:
17053110316035
Contact Person:
RICHARD COMBS ID# 31024
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
February 19, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

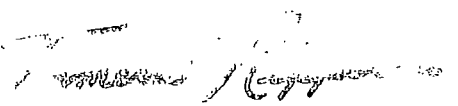
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106, or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

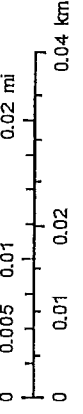

Director, Exempt Organizations

Letter 947

Block 4001/Lot 25



August 4, 2015



- Lot Numbers (Labels)
- Street Names (Label)
- Building Footprints
- Streams (DEP)
- Parcel Outline

