

CITY OF VINELAND

ORDINANCE NO. 2018- 27

ORDINANCE AMENDING ORDINANCE 2012-8, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING RESOLUTION NO. 5989 OF THE VINELAND PLANNING BOARD RECOMMENDING THE REDEVELOPMENT PLAN FOR THE NEWCOMB HOSPITAL SITE, CONSISTENT WITH RESOLUTION 5989 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 4216 LOTS 1.1, 1.2 AND 1.3 CONSISTENT WITH RESOLUTION 6275 OF THE PLANNING BOARD

WHEREAS, on February 14, 2012, the City of Vineland adopted Ordinance 2012-8, An Ordinance Adopting Resolution No. 5989 of the Planning Board of the City of Vineland recommending the Redevelopment Plan for the Newcomb Hospital Site (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 the abandoned Newcomb hospital Site; and

WHEREAS, the owner of the Newcomb Redevelopment District and Redeveloper, Newcomb Medical Alliance, LLC, has requested City Council consider amending the Newcomb Hospital Redevelopment Plan so as to permit the construction of 4-story buildings for senior housing and assisted living facilities on Block 4216 Lots 1.1, 1.2, and 1.3; and

WHEREAS, City Council passed a Motion to Request the Planning Board review the proposed Redevelopment Plan Amendment so as to permit the construction of 4-story buildings for senior housing and assisted living on Block 4216 Lots 1.1, 1.2 and 1.3; and

WHEREAS, on April 11, 2018 the Planning Board adopted Resolution No. 6275, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board after hearing the testimony of Kathleen Hicks, PP, Supervising Planner wherein they recommended City Council adopt an Ordinance amending the Newcomb Hospital Redevelopment Plan so as to allow 4-story buildings for senior housing and assisted living on Block 4216 Lots 1.1, 1.2 and 1.3; 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. 6275 excepting therefrom the requirement for the Redeveloper to provide shadow diagrams in their site plan to establish whether the neighboring properties would be negatively impacted by the placement of 4-story buildings on the lots in question, understanding that the previous improvements were well in excess of the proposed 4-story buildings and therefore City Council leaves to the Redeveloper the ability to request a waiver of this recommendation, understanding that other factors may be presented to the Planning Board by the Redeveloper which would alter their recommendation regarding the need to present shadow diagrams with their site plan; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6275 excepting the recommendation that shadow diagrams be presented with site plans.

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

1. The Center City Redevelopment Plan shall be amended relating to Block 4216, Lots 1.1, 1.2 and 1.3, to allow 4-story buildings for senior housing and assisted living thereon consistent with Resolution 6275 of the Planning Board of the City of Vineland.

CITY OF VINELAND

2. The Redeveloper shall provide shadow diagrams as part of the site plan application or request this requirement be waived after presentation of information to the Planning Board they deem appropriate so as to consider such a waiver.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6275
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 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 that the Planning Board provide comments regarding a proposed amendment to the Newcomb Redevelopment Plan requested by Newcomb Medical Alliance, LLC relating to the former Newcomb Hospital site at to 65 South State Street, being known as Block 4216, Lots 1.1, 1.2 and 1.3; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the Redevelopment Amendment request by Newcomb Medical Alliance, LLC and having considered the staff report dated April 3, 2018, made the following factual findings:

1. The property in question is located at 65 South State Street, and was the site of the former Newcomb Hospital.
2. The applicant is requesting to amend the Newcomb Redevelopment Plan so as to permit 4-story buildings for senior housing and assisted living.
3. The City staff had no objection to the request for 4-story buildings in the Newcomb Redevelopment District.
4. However, the staff recommended that as part of the site plan application, shadow diagrams be submitted to establish to the Planning Board's satisfaction that neighboring properties will not be negatively impacted by the placement of 4-story buildings on the lots in question.
5. The Master Plan permits residential uses in this area and encourages senior housing and assisted living facilities; therefore, is in accordance with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that a proposed amendment to the Newcomb Redevelopment District so as to permit 4-story buildings for senior housing and assisted living facilities should be adopted by City Council.

The Planning Board recommends that the applicant be required to comply with the comments of the City's staff as set forth in this Resolution.

The Planning Board recommends that the applicant submit shadow diagrams to show that neighboring properties will not be negatively impacted by the placement of 4-story buildings on the lots in question.

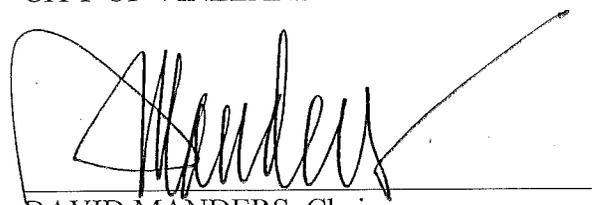
The Planning Board finds that the proposed change is consistent with the City's Master Plan.

The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on April 11, 2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 4-11-18


YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND


DAVID MANDERS, Chairperson