

CITY OF VINELAND

ORDINANCE NO. 2018-56

ORDINANCE ADOPTING THE VINELAND  
CONSTRUCTION REDEVELOPMENT PLAN CONSISTENT  
WITH RESOLUTION 6305 OF THE PLANNING BOARD OF  
THE CITY OF VINELAND.

WHEREAS, the Cumberland County Improvement Authority (CCIA) has requested the City of Vineland consider having a 24.28 acres parcel of land located on the southwest corner of the intersection of Park Avenue and North West Avenue in the City of Vineland, Block 2801 Lots 5, 9, 10 and 11 (Property) designated as an “area in need of redevelopment” in accordance with the New Jersey Local Redevelopment Housing Law, N.J.S.A. 40a:12a-1; and

WHEREAS, on February 28, 2017 the City Council of the City of Vineland adopted Resolution 2017-135 directing the Planning Board to undertake a preliminary investigation to determine whether the Property should be designated as a Redevelopment Area in accordance with N.J.S.A. 12A-1 et seq.; and

WHEREAS, while conducting a preliminary investigation and public hearing on April 27, 2017 Kathleen Hicks submitted a Preliminary Investigation Report dated April 2017 wherein her assessment of the Property concluded the Property did meet the criteria to be designated as an area in need of redevelopment; and

WHEREAS, on April 27, 2017 the Vineland Planning Board adopted Resolution 6211 finding that the Property met the criteria of an area in need of redevelopment and designated the Property as the Vineland Construction Redevelopment Area; and

WHEREAS, on May 9, 2017 City Council adopted Resolution 2017-211 adopting the findings and conclusions of the Planning Board and determined the Property a Redevelopment Area; and

WHEREAS, the CCIA has proposed a Redevelopment Plan for the Property prepared by Marathon Engineering and Environmental Services dated October 25, 2017 attached hereto, (Redevelopment Plan) and City Council requested the Planning Board review the Redevelopment Plan and provide comments regarding consistency with the Master Plan and to provide a recommendation to the City Council as to whether or not to accept the Redevelopment Plan; and

WHEREAS, on August 8, 2018 the Planning Board held a public hearing and considered testimony of Albert Riccardi, PP, Steven J. Nardelli, PE, PP and Kathleen Hicks, PP and thereafter found that the Redevelopment Plan is in accordance with the City’s Master Plan, the Redevelopment Plan addresses issues raised in the original designation of this area as an area in need of redevelopment and the Redevelopment Plan will improve the Property; and

WHEREAS, the Planning Board adopted Resolution 6305, a Resolution of findings and conclusions and decision of the Vineland Planning Board recommending City Council adopt the Redevelopment Plan.

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

1. The Zone Map and Zoning Section of the Land Use Code of the City of Vineland be amended consistent with the Vineland Construction Redevelopment Plan attached hereto and made a part hereof.
2. The Vineland Construction Redevelopment Plan prepared by Marathon Engineering and Environmental Services dated October 25, 2017 shall be and is hereby adopted.

CITY OF VINELAND

BE IT FURTHER ORDAINED that any Ordinances or portions thereof that are inconsistent herewith shall be deleted and void to the extent of such inconsistencies and the terms of this Ordinance shall supersede and replace the same.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk

**REDEVELOPMENT PLAN**  
**FOR**  
**BLOCK 2801, LOTS 5, 9, 10 AND 11**  
**CITY OF VINELAND, CUMBERLAND COUNTY, NJ**  
**October 25, 2017**

*Prepared for:*

Jerry Velazquez, Executive Director  
Cumberland County Improvement Authority  
2 North High Street,  
Millville, NJ 08332

*Prepared by:*

Albert Ricciardi, P.P., A.I.C.P.  
Marathon Engineering and Environmental Services, Inc.  
553 Beckett Road, Suite 608  
Swedesboro, New Jersey 08085



**MARATHON**  
Engineering & Environmental Services

**Redevelopment Plan  
for  
Block 2801, Lots 5, 9 10 and 11  
City of Vineland, Cumberland County, New Jersey**

**Prepared by:  
Marathon Engineering and Environmental Services, Inc.**

*Albert Ricciardi*

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**Albert Ricciardi, P.P., A.I.C.P  
Professional Planner License # 33LI00555000**

**Vineland Mayor and City Council**

Anthony Fanucci, Mayor  
Paul Spinelli, Council President  
David Acosta, Council Vice President  
Angela Calakos  
Ronald Franceschini, Jr.  
Albert Vargas

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Christine Scarpa  
Sandy Velez  
Ryan Headley, Alternate # 1  
Gary Stanker, Alternate # 2



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## TABLE OF CONTENTS

Cover Page.....	1
Table of Contents .....	3
List of Figures .....	4
List of Appendices .....	4
1.0 INTRODUCTION .....	5
2.0 EXISTING SITE CONDITIONS.....	9
3.0 REDEVELOPMENT PLAN .....	10
4.0 REDEVELOPMENT PLAN COMPLIANCE WITH NJSA 40:12A-5 .....	12
5.0 PLAN VISION AND GOALS .....	13
6.0 REDEVELOPMENT PLAN COMPLIANCE WITH NJSA 40:12A-7 .....	14
7.0 ZONING AND LAND USE STANDARDS .....	17
8.0 CONSISTENCY WITH VINELAND MASTER PLAN AND ZONING ORDINANCE .....	18
9.0 CONSISTENCY WITH THE STATE AND LOCAL PLAN AND REGULATIONS .....	19
10.0 AMENDMENTS TO THE PLAN .....	21
11.0 REFERENCES .....	21



LIST OF FIGURES

Figure 1 – USGS Topographical Quadrangle Location Map.....6  
Figure 2 – City of Vineland Tax Map.....7  
Figure 3 – 2015 Orthographic Aerial Photography of the Redevelopment Area.....8

LIST OF APPENDICES

Appendix A - City of Vineland, Resolution No. 2017 – 211  
Appendix B - Vineland City Council, Resolution No. 2017 -135  
Appendix C - Vineland Planning Board, Resolution No. 6211  
Appendix D - Preliminary Investigation Report



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## 1.0 INTRODUCTION

The Cumberland County Improvement Authority (CCIA) submitted an application to the City of Vineland to have a 24.2- acre parcel of land, located on the southwest corner of the intersection of Park Avenue and N. West Avenue in the City of Vineland, Cumberland County, New Jersey, designated as an “area in need of redevelopment” (the Redevelopment Area/the Subject Properties), in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1. The City of Vineland approved Resolution No. 2017 – 211 (Appendix A) on May 9, 2017, adopting the Findings and Conclusions of the Planning Board of Vineland that certain specified properties be declared as an area in need of redevelopment, pursuant to the New Jersey Housing and Redevelopment Laws. The location of the proposed Redevelopment Area is shown on the attached United States Geological Survey’s 7.5’ Topographical Quadrangle Map for Millville, New Jersey (Figure 1). The parcel is identified as Block 2801, Lots 5, 9, 10 and 11 on the City of Vineland, Cumberland County, New Jersey Tax Map (Figure 2). A copy of the 2015 orthographic aerial photography, depicting the extent of the proposed Redevelopment Area and adjacent properties is provided in Figure 3.

The CCIA purchased the Subject Properties from Vineland Construction Company (VCC) on October 4, 2017 for \$12,000,000 and anticipate having the renovations completed by the end of 2018.

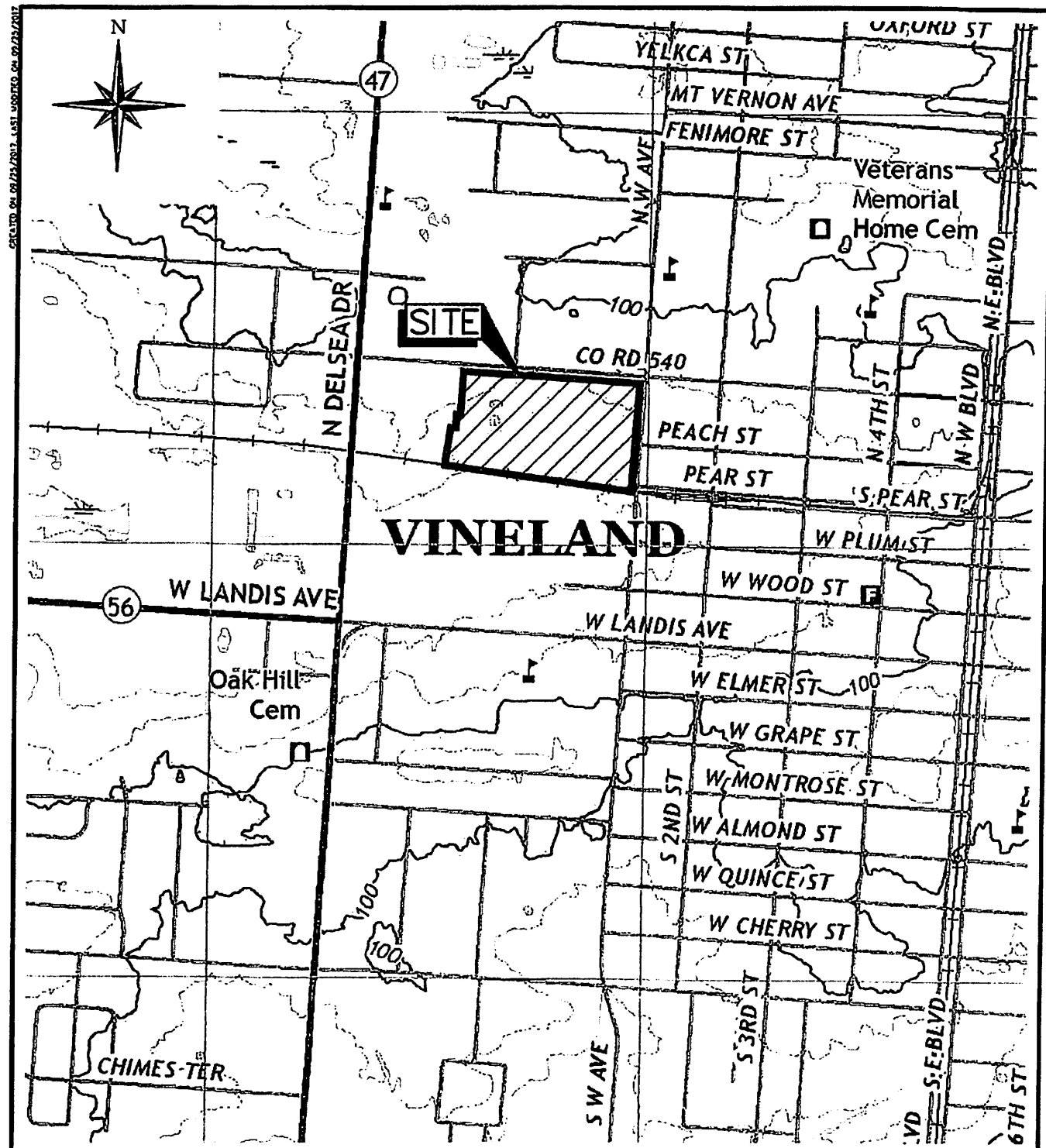
For the Subject Properties to be deemed an “area in need of redevelopment”, the Vineland City Council adopted Resolution No. 2017 -135 (Attachment B) on February 28, 2017 directing the Vineland Planning Board to undertake a preliminary investigation to determine whether the Subject Properties met the criteria to qualify as a redevelopment site, pursuant to the New Jersey Local Redevelopment and Housing Law. A Preliminary Investigation Report was prepared by Kathleen Hicks, P.P., A.I.C.P. of the Vineland Planning Division in April of 2017 assessing the condition of the Subject Properties and determining that the site satisfied the criteria to be designated as an area in need of redevelopment. The Preliminary Investigation Report concluded the Subject Properties did meet the criteria of the Local Redevelopment and Housing Law. The Vineland Planning Board approved Resolution No. 6211 (Attachment C) on April 27, 2017 that documented the Subject Properties met this criteria. Vineland City Council adopted Resolution No 2017-211 (Attachment A) on May 9, 2017, accepting the findings and recommendations of Vineland Planning Board Resolution 6211.

As a determination has already been made by the City of Vineland that the Subject Properties satisfies the criteria under Section N.J.S.A.40A:12A - 5 *Determination of need for redevelopment*, this report will supplement Vineland’s decision to include the



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CREATED ON 09/21/2017, LAST UPDATED ON 09/21/2017

SOURCE: 2016 U.S.G.S. MILLVILLE QUADRANGLE

CUB 008.01

553 Beckett Road  
Suite 608  
Swedesboro  
New Jersey 08085

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Certificate of Authorization #24GA27995700

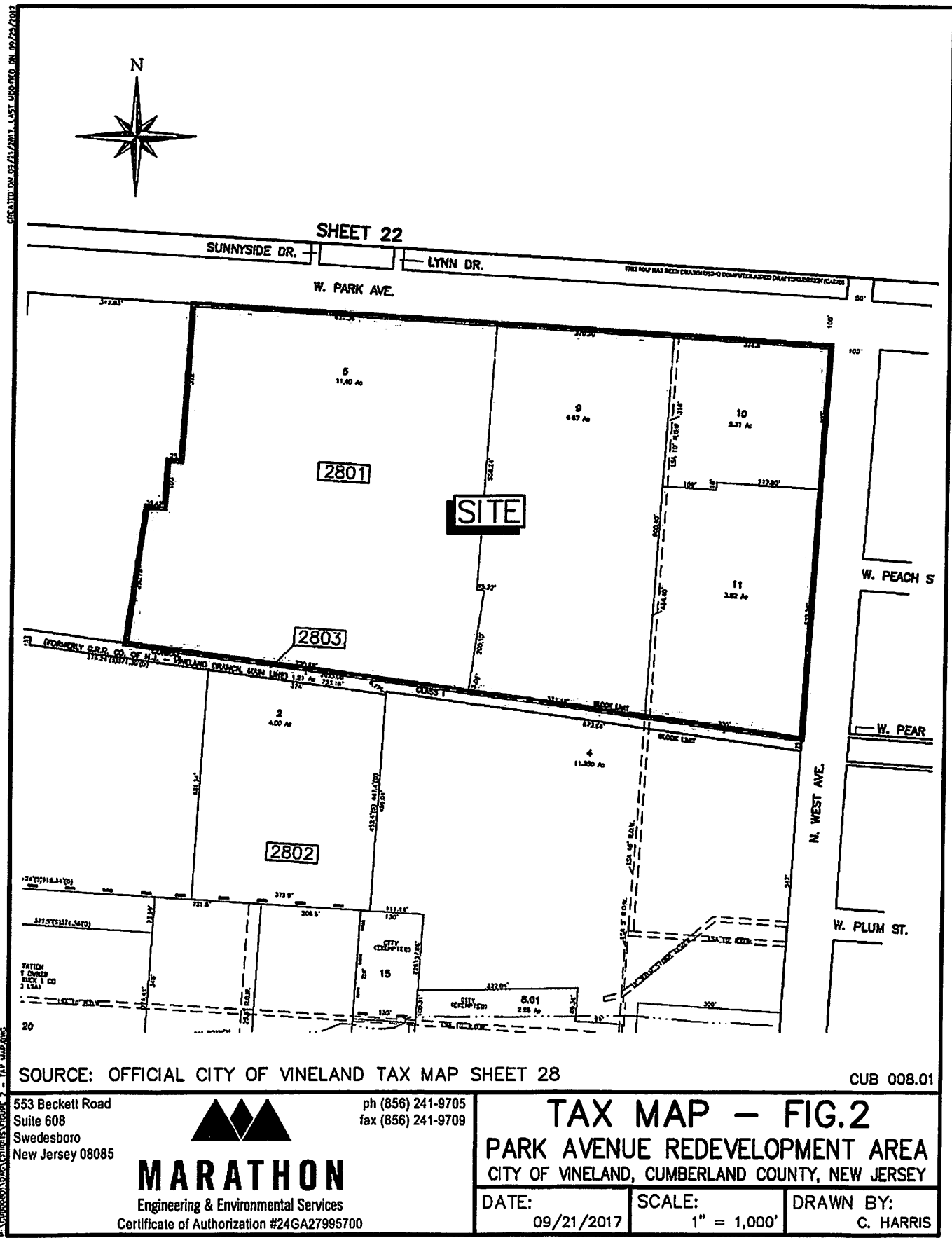
ph (856) 241-9705  
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**QUAD MAP - FIG.1**  
**PARK AVENUE REDEVELOPMENT AREA**  
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

DATE: 09/21/2017	SCALE: 1" = 1,000'	DRAWN BY: C. HARRIS
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P:\00000001\00000001\00000001 - 10/25/07





SOURCE: OFFICIAL CITY OF VINELAND TAX MAP SHEET 28

CUB 008.01

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**TAX MAP - FIG.2**  
**PARK AVENUE REDEVELOPMENT AREA**  
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

DATE:  
09/21/2017

SCALE:  
1" = 1,000'

DRAWN BY:  
C. HARRIS



sites as an area in need of redevelopment. The report will address the criteria under N.J.S.A.40A:12A – 7 *Adoption of redevelopment plan.*

## 2.0 EXISTING SITE CONDITIONS

The Redevelopment Area encompasses 24.2 acres (1,054,152 square feet) of land, identified as Block 2801, Lots 5, 9, 10 and 11 and located on the southwest corner of the intersection of Park Avenue and North West Avenue in the City of Vineland, Cumberland County, New Jersey. The land use of the proposed Redevelopment Area is of a professional office - industrial nature. There are four building structures within the site. There is a 214,000-square foot warehouse within Lots 5 and 9; a 35,000 - square foot warehouse on Lot 9; a 68,000 - square foot warehouse on Lot 11; and a 30,000 square foot office building on Lot 11. There are no residential units within the Subject Properties. Approximately 90 percent of the site is comprised of existing impervious coverage.

The land use of the properties that are adjacent to the proposed Redevelopment Area is mostly developed as industrial, commercial and office use. There are no residences adjacent to the site. The area to the south and east of the Subject Properties was previously designated as a redevelopment area in 2004 by the City of Vineland. The area to the northwest of the Subject Properties encompasses property that was previously developed by the CCIA for the New Jersey Division of Motor Vehicles.

The site is relatively flat with elevations of approximately 90 feet above mean sea level. Drainage from the site flows in a southwesterly direction towards the municipal stormwater system and ultimately discharges into the Little Robin Branch of the Maurice River.

The proposed Redevelopment Area is situated within Watershed Management Area # 17 and within the Maurice River Watershed. There are no surface water bodies within the site. The site is outside the designated 100-year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Vineland.

There are no wetlands or wetland buffers within or adjacent to the site. There are no threatened or endangered plant or wildlife species within or adjacent to the site.

The site has direct access to utility infrastructure including sewage, water, electric, gas and stormwater. The Redevelopment Area is within a mapped sewer service area of the Cumberland County Water Quality Management Plan.

The Redevelopment Area lies within Vineland's I-2 Industrial Zone. It is the intent of this zone to recognize and preserve the character of established industrial areas within the Vineland. As there is suitable developable land within these zones, it is Vineland's goal



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to create industrial areas that allow for more uses than permitted within the I-1 or I-B Zones. This will provide more varied industrial opportunities within Vineland.

It is noted in the Vineland Zoning Ordinance that zone requirements and design standards should not be sacrificed to allow for overdevelopment of properties, as this would negatively impact upon the utility of these industrial areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important.

Permitted uses in the I-2 Industrial Zone are as follows:

- (1)** All uses permitted in the I-1 Zone, except for corporate office and governmental or public utility office.
- (2)** Vocational training facility (industrial).
- (3)** Wholesale operation.
- (4)** Manufacture of sandpaper or emery.
- (5)** Manufacture, reconditioning or rebuilding of machinery.
- (6)** Animal or poultry processing (slaughtering).
- (7)** Mass production of pottery or ceramics.
- (8)** Commercial/industrial operation, such as farm machinery or earthmoving equipment sales and service.
- (9)** Passenger terminal facility.

The properties to the north of the Redevelopment Area and Park Avenue are located within the B-2 Business and B-3 Business Zones. The properties to the west are in the B-4 Business Zone. The properties to the south and east are zoned PC – Plaza Commercial Redevelopment and WW – West Vineland Village Redevelopment.

### 3.0 REDEVELOPMENT PLAN

The CCIA plans to renovate two of the existing buildings within the Redevelopment Area and utilize the remaining two warehouse buildings “as is”. The estimated cost of the renovations is \$455,000. The proposed uses under the Redevelopment Plan are described in more detail below:



Block 2801, Lot 5 is a 11.46- acre tract of land located at 17 West Park Avenue. There is a 214,000-square foot warehouse with rail service, located to the rear of the site. A portion of the warehouse extends onto Lot 9. Access into the site is provided by multiple driveways onto West Park Avenue. The entire frontage of the site is truck parking for the warehouse use. The entire tract is comprised of impervious coverage. This warehouse building will remain "as is" and will continue to be used as warehouse facility over the short term but will be marketed for future manufacturing and production to private industry.

Block 2801, Lot 9 is a 6.65- acre tract of land located at 57 West Park West Avenue. There is a 35,000-square foot garage that fronts on Park Avenue. Access into the site is provided off of Park Avenue. There are no designated parking spaces within the site, though the impervious areas surrounding the building appear to be used for parking. The entire tract is comprised of impervious coverage. This building will be renovated and leased to the Vineland City Electric Utility and the Vineland Department of Public Works. The CCIA also plans to develop a central fleet fueling and maintenance facility within this building to service Cumberland County, the City of Vineland and the Landis Sewerage Authority. This state of the art facility will have electric modules that will signal to the fleet service departments of the county and municipality when it is time to service the vehicles. These services will include fueling of vehicles, tune ups, tire rotations, changing of oil as well as other major services that are essential to enhancing the performance of a vehicle and prolonging the life of the vehicles. The renovation of this building is scheduled to be completed by the end of 2018.

Block 2801, Lot 10 is a 2.28-acre tract of land located at 71 West Park Avenue. There is a 30,000-square foot two-story office building, located at the northeast corner of the site adjacent to the intersection of Park and N. West Avenue. There is an extensive lawn area in front of the building. Access into the site is provided by a looped driveway off of Park Avenue. There are 13 parking spaces in front of the office building. A little more than 50 % of the site is impervious coverage. This building will be renovated and leased to the United States Department of the Treasury. The renovation of this building is scheduled to be completed by the end of 2018.

Block 2801, Lot 11 is a 3.74-acre tract of land located at 50 West Park Avenue. There is a 68,000-square foot warehouse with rail service, located at southerly end of the site. Access into the site is provided by multiple driveways onto N. West Avenue. There are 182 parking spaces along the N. West Avenue side of the property. The entire tract is comprised of impervious coverage. This warehouse building will remain "as is" and will continue to be used as a warehouse facility over the short term but will be marketed for future manufacturing and production to private industry.



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Though corporate and governmental offices are currently not a permitted use within Vineland's I-2 zone, VCC has historically used the facilities within the Subject Property as a professional office. The CCIA is requesting that the Redevelopment Plan allow for corporate and governmental offices, as permitted in Vineland's I-1 zone. The Redevelopment Plan would still maintain the area, yard, bulk and parking standards of the I-2 zone.

#### 4.0 REDEVELOPMENT PLAN COMPLIANCE WITH NJSA 40:12A-5

For a site to be recognized as an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, the governing body of the municipality must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the property meets the criteria as a redevelopment area under N.J.S.A. 40:12A-5.

The City of Vineland adopted Resolution No. 2017 - 135 on February 28, 2017 providing authorization to the Vineland Planning Board to conduct a Preliminary Investigation Report. A copy of this Resolution is provided in Attachment B of this report. In the Preliminary Investigation Report (Attachment D), prepared by Kathleen Hicks, P.P., A.I.C.P. of the Vineland Planning Division, it was determined that the Subject Properties satisfied the criteria, noted below thereby deeming the Subject Properties to be an area in need of redevelopment:

- N.J.S.A.40A:12A-5(a). *The generality of buildings is 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.*
- N.J.S.A.40A:12A-5(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.*
- N.J.S.A.40A:12A-5(g). *In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zone.*
- N.J.S.A.40A-12A-5(h). *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

A detailed discussion as to how the Redevelopment Area met the criteria of N.J.S.A. 40-12A-5 is provided in the Preliminary Investigation Report.



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## 5.0 PLAN VISION AND GOALS

The Redevelopment Plan is multifaceted and is expected to satisfy the vision, goals and objectives of the state, county and municipality. From the broader viewpoint, the redevelopment of this site will advance smart growth planning principals including the creation of compact building design, the preservation of open space, farmland and environmentally critically areas and strengthening and directing of development towards existing developed areas.

The Plan will also achieve the following:

- This Redevelopment Plan will take obsolete and substandard professional office and light industrial warehouse space and convert it into a more efficient and desirable use that will attract a portion of its work force from the immediate area. The facade of the repurposed building will be improved thereby enhancing the aesthetics and character of the downtown area of Vineland. This should attract new tenants.
- The Plan will upgrade the onsite stormwater management system and as well as the local road drainage system to reduce the quantity of stormwater runoff discharging from the site. This should reduce flooding of local roadways, properties and downstream surface water bodies. The upgraded stormwater system should also improve the quality of stormwater discharging from the site.
- The redevelopment of the site will improve the circulation of truck traffic entering into the Subject Properties thereby alleviating traffic jams on local road and reducing safety hazards. The improved flow of traffic will also reduce the concentration of air pollution being emitted into the air.
- The Plan will reduce the operational costs of Cumberland County, Vineland and the Landis Sewerage Authority by centralizing the fleet fueling and maintenance services and improving the efficiencies of servicing these vehicles. The maintenance plan will also extend the life of the service vehicles being used by the county and municipality. The reduced capital costs will reduce the tax burden on the residents of Vineland and Cumberland County.
- This Redevelopment Plan will focus development in areas where infrastructure already exists, thereby minimizing the public subsidy necessary to support these activities and reducing the cost to businesses to build facilities, transport goods, connect with suppliers, customers and partners, and access employees.



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- The Redevelopment Plan will contribute to the revitalization of the downtown area of Vineland. This site is immediately adjacent to the Vineland Center City Redevelopment Plan and the CCIA's redevelopment of the parcel north of Park Avenue where the New Jersey Division of Motor Vehicles is located.
- The Redevelopment Plan will create short and long-term jobs for the residents within Cumberland County. One of the positive secondary impacts associated with the additional jobs will be a more vibrant downtown area that will benefit the local businesses of Vineland.

#### 6. REDEVELOPMENT PLAN COMPONENTS (COMPLIANCE WITH N.J.S.A. 40:12A-7)

To comply with Section N.J.S.A.40:12A-7 of the New Jersey Local Redevelopment and Housing Law, a redevelopment project can only be carried out in accordance with a development plan that is adopted by the municipality in which the project is located and it has been demonstrated that the property has been determined to be in need of redevelopment in accordance with Section N.J.S.A.40:12A-5. The Preliminary Investigation Report, prepared by Vineland has demonstrated that the Subject Properties meet these standards through their approval of Resolution No. 2017 – 211 (Appendix A) on May 9, 2017, adopting the Findings and Conclusions of the Planning Board of Vineland that certain specified properties be declared as an area in need of redevelopment, pursuant to the New Jersey Housing and Redevelopment Laws.

The Redevelopment Plan must also include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate the following:

- *Plan relationship to definite local objectives as to appropriate land uses, density of population, traffic circulation, public transportation, public utilities, recreational and community facilities and other public improvements.*

The redevelopment of the Subject Properties will satisfy the local planning objectives, established by Vineland. The primary objective of the plan will be the renovation and modernization of outdated and obsolete buildings in the downtown area that are not functioning to their highest potential. This will serve to enhance the visual character of the downtown area by providing a more efficient and modern building and an attractive, architecturally pleasing building façade. With more modern facilities, new businesses should be attracted to the downtown area of Vineland. Pedestrian activity should also be enhanced with the improved motor vehicular and pedestrian circulation.





This Redevelopment Plan will focus development in areas where infrastructure already exists, thereby minimizing the public subsidy necessary to support these activities and reducing the cost to businesses to build facilities, transport goods, connect with suppliers, customers and partners, and access employees.

The Redevelopment Plan will improve traffic circulation in the area. When the original facility operated as a truck terminal and light industrial warehouse, the truck traffic would stack onto local roadways as it awaited entrance into the facility. This created traffic problems and a safety hazards for the local resident population. The idling of truck traffic also generated air pollution that was detrimental to the health and well-being of the nearby community as well as pedestrians in the area. The Redevelopment Plan will improve traffic circulation and reduce air pollution by reconfiguring the entrance into the facility in a more efficient manner that is done in accordance with acceptable transportation engineering standards.

The Redevelopment Plan will improve the drainage problems that are experienced in the immediate area surrounding the Subject Properties. The Subject Properties do not have a stormwater management system, that can effectively manages stormwater that is generated from the impervious coverage within the site. With existing impervious site coverage exceeding approximately 90 percent, the stormwater that is generated from the site places a considerable demand on the adjacent municipal stormwater collection system and causes flooding of adjacent properties and roads. This flooding is a hazard to local traffic and property.

The quality of the stormwater runoff that is generated from the site is also degraded and poses an adverse impact to the water quality of downgradient surface water bodies. Petroleum hydrocarbons, suspended solids and other contaminants collect on the surface of the parking facility and these contaminants are easily transported offsite by stormwater runoff. The proposed upgrades to the stormwater management system should improve water quality.

The efficiencies from the central fleet monitoring and maintenance will result in substantial savings to Cumberland County and Vineland by consolidating the services that typically would be performed by each individual entity into one. The ongoing monitoring and repairing of service vehicles will substantially increase the life of these vehicles, thereby reducing the need to replace the vehicles. This will reduce capital costs of Cumberland County, Vineland and the Landis Sewerage Authority and will reduce the tax burden to the residents of Cumberland County and Vineland. Property taxes that will be paid by the private entities that develop within the Redevelopment Area will also lessen the financial burden of the taxpayers of Vineland.



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- *Proposed land uses and building requirements in the Area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.*

There are no residential dwelling units within or immediately adjacent to the Redevelopment Area so there will be no displacement of residents.

- *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Area, including an estimate of the extent to which decent, safe and sanitary dwelling units will be provided within the local housing market.*

There is no need to relocate residences as the Subject Properties is entirely industrial in nature.

- *Identification of any property which is proposed to be acquired in accordance with the Plan, within the Redevelopment Area.*

The CCIA acquired 24.2 acres of professional office and industrially developed land from VCC on October 4, 2017. The property that is to be included within the Redevelopment Plan includes Block 2801, Lots 5, 9, 10 and 11. Some of the existing businesses that are currently using the facilities within the site will over time, be relocated. The location of the properties that were acquired by the CCIA are identified on the attached Redevelopment Plan. The CCIA plans to complete renovations to the existing buildings by the end of 2018.

- *Any significant relationship between the Plan and the Master Plans of contiguous municipalities, the Master Plan of the County in which the Plan is located (Cumberland County), and the State Development and Redevelopment Plan adopted pursuant to the State Planning Act.*

The proposed Redevelopment Plan advances the goals and objectives of the Master Plans of contiguous municipalities by applying smart growth planning principals including the creation of compact building design; the preservation of open space, farmland and environmentally critically areas and strengthening and directing of development towards existing developed areas. The Redevelopment Area is part of the Vineland -Millville Urban Enterprise Zone (UEZ) that was created for the purpose of creating an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment. The benefits of being within this UEZ include a reduced retail sales tax of 3.5 percent for retail vendors and consumers; exemption from state sales tax for property and services at business locations; unemployment insurance tax



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offset for first four years; credit against the corporation Business Tax Act Liability of \$1500 per employee; priority in state financing programs; job skill training; and six-year municipal real estate tax abatement program.

The Subject Properties are located in a PA -1 Metropolitan Planning Area under the State Development and Redevelopment Plan and therefore considered an area targeted for growth and redevelopment. The Subject Properties have direct access to infrastructure including roads, sewage, water, electric and gas. The redevelopment of this site will advance smart growth planning principals including the creation of compact building design; the preservation of open space, farmland and environmentally critically areas and strengthening and directing of development towards existing developed areas.

- *Inventory of housing units to be removed within the Redevelopment Area.*

As there are no housing units within the proposed Redevelopment Area, the inventory of housing within the City of Vineland will not be reduced.

## 7. ZONING AND LAND USE STANDARDS

The proposed Redevelopment Area is located within Vineland's I-2 Industrial Zone. It is the intent of this zoning designation to recognize and preserve the character of established industrial areas within Vineland. This Redevelopment Plan will expand the permitted uses within the Subject Properties to allow for corporate and governmental offices. Corporate office use has historically been established within the Subject Properties by VCC though it was never a permitted use with the I-2 zone. The Redevelopment Plan would still maintain the area, yard, bulk and parking standards of the I-2 Zone.

There are no proposed changes to the Land Use Standards for this site.

## 8. CONSISTENCY WITH THE VINELAND MASTER PLAN AND ZONING ORDINANCE

The proposed Redevelopment Plan will be consistent with the Vineland Master Plan whose stated principles include balanced land use, sustainable development and equitable growth. The Plan will satisfy these principles in the following manner:

- Balance Land Use

The Vineland Master Plan recognizes that land and water are finite resources that are to be valued and protected. Residential, commercial, industrial, agricultural, public, recreational, and open space uses compete for a share of these two limited and increasingly valuable resources. Vineland's future land use and development must be balanced to meet the public needs and serve the goals and objectives of their plan for



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housing and economic development, redevelopment of the City center, agricultural land use, community facilities and services, clean and abundant water, good quality air, and green spaces for recreation and biological diversity.

This Redevelopment Plan will serve to balance the land use trends in Vineland. The municipality has diverse land use coverage that includes a downtown urban area with typical impervious site coverages in excess of 75 %, a residential suburban component of about 40 % site coverage and farmland and woodland/wetlands along the outer perimeter that have impervious coverages of less than 3 percent. Historical land development trends have been to site new development within the agricultural and woodlands areas. This trend has resulted in poor management of our natural resources and an inefficient usage of utility infrastructure that contributes to sprawl.

This Plan will renovate and modernize obsolete and outdated professional office and warehouse buildings and repurpose these buildings for the United States Department of the Treasury, City of Vineland, Cumberland County and the Landis Sewage Department. The Plan will also preserve a section of the site for future light industrial use that will be sold off to private developers for potential manufacturing and production industry. The redevelopment plan will improve traffic circulation as previously discussed in this report. The Plan will mitigate downstream flooding of local roads and property attributed to a lack of onsite stormwater facilities by upgrading on and offsite stormwater conveyance systems.

- Sustainable Development

Sustainable development serves to meet the needs of the present without compromising the ability of future generations to meet their needs. Development should not exceed the limits of the City's natural systems and its infrastructure system nor should it degrade those systems.

By redeveloping the site that has extensive existing utility infrastructure, there will be less pressure to develop more sensitive farms and woodlands along the outer perimeter of Vineland. This Redevelopment Plan will improve the limits of the City's natural systems and its infrastructure and it will reduce the degradation of those systems. The Plan will transform obsolete and outdated buildings into more modern, attractive and functional buildings that will serve to enhance the urban character of the area and preserve Vineland's natural environmental outside of the downtown area.

Due to its obsolete site design and utility infrastructure, the stormwater that is discharged from the site is causing flooding of the roadways and local properties. This condition poses a safety hazard to drivers on the local roads and potential water damage to property owners within the area. The pollution-laden stormwater runoff also has an adverse impact on the water quality of downstream surface water bodies and the



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biota within the streams. There will be a positive impact resulting from the management of stormwater within the area once the site is redeveloped

- **Equitable Growth**

The benefits and the responsibilities of the Vineland's growth, development and redevelopment, and conservation should be equitably shared. The Master Plan supports the vitality of their urban and suburban areas that have the appropriate infrastructure, regional highway access, and community facilities to support and serve the City's present and future population and provide for new job creation and housing. The City will utilize its existing urban and suburban footprint more efficiently through the redevelopment and rehabilitation of the City's downtown, by reclaiming brownfields and greyfields for beneficial economic development, through the adaptive reuse of existing developed sites, and by promoting the infill of areas where sewer and water lines already exist.

This Redevelopment Plan will have a positive impact on Vineland's growth, development, redevelopment and conservation. The Plan will redevelop and repurpose outdated and obsolete professional office and industrial structures that have diminished ability to compete with the more up-to-date inventory of the region. The new facilities will enhance the aesthetics of the area by providing an architectural façade that is aesthetically pleasing. The revenues that are generated from the tenants that occupy the renovated space and the sale of portions of the property will lessen the tax burden of the Cumberland County and Vineland residents

Once development is completed, the site characteristic will result in a modern professional office and warehouse design and provide a state of the art professional office campus and central fleet fueling and maintenance facility that will service county and municipal vehicles in a cost - effective manner. These savings will lessen the tax burden of County and Vineland residents

It is the intent of Vineland's I-2 zone to recognize and preserve the character of established industrial areas within the City. As there is available land that can be developed within this zone, the goal is to allow for more industrial areas in the I-2 Zone than the I-1 or I-B Zones, so as to provide varied industrial opportunities. The Redevelopment Plan will propose expanding the permitted uses within the I-2 Zone to include corporate and government office. There are not changes to the area, yard, bulk and parking standards of the I-2 zone.

## 9. CONSISTENCY WITH STATE AND LOCAL PLANS AND REGULATIONS

- **Local Plans**



**MARATHON**

Engineering & Environmental Services

The uses that are proposed within this Redevelopment Plan will be consistent with the established land use within the site and the surrounding properties. The current land use is partially vacant corporate office space and light industrial warehousing. The site was previously used as a truck terminal facility by NFI prior to vacating the premises ten years ago.

Though corporate offices are currently not a permitted use within Vineland's I-2 zone, VCC has historically maintained their professional offices within the Subject Property. Under the proposed Redevelopment Plan, the CCIA is proposing to expand the permitted uses within the I-2 zone to allow for corporate and governmental offices. The Redevelopment Plan would still maintain the area, yard, bulk and parking standards of the current I-2 zone.

- State Development and Redevelopment Plans

In 1985, the New Jersey State Legislature adopted the State Planning Act (N.J.S.A. 52:18A-196 et. seq.). One of the primary goals of the Act was to:

*... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal.*

The redevelopment of this site in the manner proposed by the CCIA will achieve these goals. The proposed Redevelopment Area was originally developed as a professional office warehouse and trucking terminal facility between 1963 and 1970. The Preliminary Investigation Report that was prepared by Kathleen Hicks of the Vineland Planning Division noted the buildings are outdated and obsolete and can no longer compete with the modern light industrial facilities that have more efficient circulation and storage. Originally built to service rail freight, the buildings were designed with single side docking. Now that rail freight is not as widely used, the trend is to design the buildings with cross-docking so materials can be offloaded by trucks on one side of the building and transported out of the building on the other side. The existing buildings within the site are also much lower in height and width than current day standards, thereby reducing the storage capacity of the structures and rendering them less marketable than newer buildings that are constructed to current day trends in warehousing.

The New Jersey State Development and Redevelopment Plan has designated this section of Vineland where the proposed Redevelopment Area is located as a Metropolitan Planning Area # 1. These areas are characterized by mature settlement patterns, infrastructure systems that are approaching their reasonable life expectancy, the recognition that redevelopment will be the predominant form of growth, and a growing realization of the need to regionalize services and systems.



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The redevelopment of this site will help to revitalize the downtown area of Vineland, promote growth in compact forms, preserve the rural, undeveloped areas of Vineland, provide for the State's future growth, and help to stabilize the area.

#### 10. AMENDMENTS TO THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statues and upon the approval of the Governing Body. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board and a public hearing and adoption by the City of Vineland Council. A copy of any proposed changes to the Redevelopment Plan shall be filed with the City of Vineland Clerk's office.

#### 11. REFERENCES

- City of Vineland, Tax Map, Sheet 28
- Master Plan, prepared by T & M Associates, dated April 2008
- City of Vineland Zoning Map
- City Council of Vineland Resolution No. 2017 -135, dated February 28, 2017
- Vineland Planning Board Resolution No. 6211, dated April 27, 2017
- City Council of Vineland Resolution No 2017-211
- City Council of Vineland Resolution No. 2017 -135
- City of Vineland, Cumberland County, Center City Redevelopment Plan, prepared by Heyer, Gruel and Associates, dated May 2004
- New Jersey 2015 High Resolution Orthophotography, NAD83(2011) NJ State Plane Feet, MrSID Tiles, prepared by NJ Office of Information Technology (NJOIT), Office of Geographic Information Systems (OGIS), published 02/24/2016
- New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1
- New Jersey State Development and Redevelopment Plan, prepared by the New Jersey Planning Commission
- Vineland Construction Redevelopment Study, Block 2801, Lots 5,9,10 and 11, City of Vineland, Cumberland County, New Jersey, prepared by Kathleen Hicks, Vineland Planning Division, City of Vineland, dated April 2017
- United States Geological Survey's 7.5' topographic quadrangle map for Millville, New Jersey



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**APPENDIX A**

**City of Vineland, Resolution No. 2017 – 211, May 9,  
2017**



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CITY OF VINELAND

RESOLUTION NO. 2017- 211

RESOLUTION ADOPTING THE FINDINGS AND RECOMMENDATIONS OF RESOLUTION 6211 OF THE PLANNING BOARD OF THE CITY OF VINELAND THAT CERTAIN SPECIFIED PROPERTIES BE DECLARED AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY HOUSING AND REDEVELOPMENT LAWS

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(a), the City Council of the City of Vineland (Council) directed the Planning Board of the City of Vineland (Planning Board) to undertake a preliminary investigation to determine whether Block 2801 Lots 5, 9, 10 and 11 (Study Area) should be designated as a Condemnation Redevelopment Area in accordance with NJSA 40A:12A-1, et seq.; and

WHEREAS, Kathleen Hicks, Supervising, Planner of the City of Vineland prepared a report entitled "Vineland Construction Redevelopment Study" (Study) dated April 2017 and a map of the area to be investigated and a preliminary investigation of the proposed areas to be designated as redevelopment areas was presented; and

WHEREAS, the Planning Board conducted public hearings on April 27, 2017 at which time all interested individuals and property owners were provided the opportunity to address all their questions and concerns, and considered the sworn testimony of Kathleen Hicks; and

WHEREAS after careful study and deliberation of the statements and testimony made during the public hearing and the evidence presented during the course of the public hearing, the Planning Board recommended to City Council that Block 2801, Lots 5, 9, 10 and 11 meet at least one of the criteria as set forth in N.J.S.A. 40A:12 A-5 and therefore are determined to be Lots in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that it hereby adopts and approves the findings and recommendations made by the Planning Board as memorialized in Planning Board Resolution Number 6211, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board, and hereby declares Block, 2801, Lots 5, 9, 10 and 11 is a Condemnation Redevelopment Area in accordance with NJSA 40A:12A-1 et seq. Specifically, Lots 5, 9, 10 and 11 meet the criteria of (1) subsection a of N.J.S.A. 40A:12A-5, the generality of the buildings are substandard or obsolescent for reasons set forth in the Study; (2) subsection d of N.J.S.A. 40A:12A-5, the Lots have buildings or improvements which by reason of obsolescence, faulty arrangements or design, and excessive land coverage are detrimental to the safety and welfare of the community and should the property ever return to full utilization in its current condition, the configuration of the fencing and gate would be detrimental to the safety of the community because of the resulting truck stacking on Park Avenue. Further, the drainage system is absolutely obsolete and faulty design in that there is a 24.2 acre site with no on site retention of detention drainage facilities causing a significant impact on the city drainage system and contributes to the periodic flooding of West Avenue; (3) subsection g of N.J.S.A. 40A:12A-5, the entire Study Area is located within the Vineland - Millville Urban Enterprise Zone; (4) subsection h of N.J.S.A. 40A:12A-5, the property is located in a PA-1

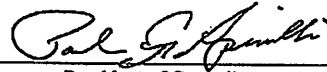
CITY OF VINELAND

Metropolitan Planning Area under the State Development and Redevelopment Plan and therefore considered an area targeted for growth and redevelopment. As such redevelopment of this property will advance smart growth planning principals.

BE IT FURTHER RESOLVED, that the area shall be designated as a Condemnation Redevelopment Area

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Adopted: May 9, 2017



President of Council

pfs

ATTEST:



City Clerk

kp

**Appendix B**

**Vineland City Council, Resolution No. 2017 -135**



**MARATHON**  
Engineering & Environmental Services

# APPENDIX A – City Council Resolution 2017-135

RESOLUTION NO. 2017- 135

A RESOLUTION AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE PLANNING BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 2801, LOTS 5, 9, 10 AND 11 IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, Block 2801, Lots 5, 9, 10 and 11 (area) has been under review 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 as defined in N.J.S.A. 40A:12A-5 and 6 with the City Council having the full authority to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, further referred to as a Condemnation 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 2801, Lots 5, 9, 10 and 11 constitutes a redevelopment area as defined by N.J.S.A. 12A-1, et seq. Said hearings shall be held in accordance with N.J.S.A. 40A:12A-6 as a Condemnation Redevelopment Area.
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:

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

## **Appendix C**

**Vineland Planning Board, Resolution No. 6211, April  
27, 2017**



**MARATHON**  
Engineering & Environmental Services

RESOLUTION NO. 6211

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

WHEREAS, the City Council of the City of Vineland has by way of Resolution 2017-135 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 N.J.S.A. 40A:12A-1, et seq; and

WHEREAS, City Council has directed the Planning Board to investigate the following areas:

- a) Block 2801, Lots 5, 9, 10 and 11, to be known as the Vineland Construction Redevelopment Area; and

WHEREAS, the Planning Board has conducted a preliminary investigation of the proposed area to be designated as a redevelopment area; and

WHEREAS, the Planning Board conducted a public hearing on April 27, 2017, after newspaper notice and notification to landowners of the property in question; and

WHEREAS, during the public hearing, the Board considered the sworn testimony of Kathleen Hicks, PP, a Professional Planner licensed by the State of New Jersey, and Supervising Planner, City of Vineland, who conducted the investigation. The Board further considered the report of Kathleen Hicks and made the following factual findings:

1. The area City Council directed the Planning Board to examine was examined and determined to be an area in need of redevelopment.
2. Kathleen Hicks, PP, provided the following sworn testimony:
  - a) She is a licensed Professional Planner of the State of New Jersey and is the Supervising Planner for the City of Vineland.
  - b) She conducted a study of the area in question to determine whether or not the area met the statutory requirements for an area in need of redevelopment.
  - c) The area in question is owned by Vineland Construction Company and includes 2 warehouse buildings, a garage and an office building.
  - d) The area satisfies the criteria set forth in N.J.S.A. 40A:12A-5(a), (d), (g) and (h).
  - e) Specifically, the buildings meet criteria 'a' because the warehouses are obsolete and substandard as they are not adequate for modern warehousing based upon the low ceilings, insufficient depth and lack of cross docking.
  - f) The entire layout of the area also meets criteria 'd', obsolescence, overcrowding and faulty arrangement or design and excessive land coverage. The entire area is covered with concrete or asphalt and again is not conducive for modern warehousing or industrial operations. The fencing/gate configuration resulted in truck stacking on Park Avenue when the facility was fully operational, and the total lack of on-site drainage facilities contributes to significant flooding in the area.
  - g) The area also meets criteria 'g', being in an Urban Enterprise Zone and criteria 'h', being in a PA-1 Metropolitan Planning Area.
  - h) For all of these reasons, she finds that the area is in need of redevelopment as set forth in the statute.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland recommends to City Council that the following areas be included in a redevelopment area as an area in need of redevelopment as set forth herein and in the report of Kathleen Hicks, PP:

Block 2801, Lots 5, 9, 10 and 11.

The Planning Board incorporates by reference into this Resolution the Redevelopment Study and Preliminary Investigation Report dated April 2017 as prepared by Kathleen Hicks, PP.

The Planning Board further finds that all procedural aspects of the Planning Board's public hearing have been satisfied, specifically notice requirement. The Planning Board finds that the public was notified in accordance with N.J.S.A. 40A:12A-6.


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 27, 2017, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 4-27-17

Attest:

  
YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE  
CITY OF VINELAND

  
MICHAEL PANTALONE, Vice  
Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

ABSTAINING

ABSENT

OPPOSED

**Appendix D**  
**Preliminary Investigation Report, April 2017**



**MARATHON**  
Engineering & Environmental Services



**VINELAND CONSTRUCTION  
REDEVELOPMENT STUDY  
BLOCK 2801/LOTS 5, 9, 10, & 11**

CITY OF VINELAND  
CUMBERLAND COUNTY, NEW JERSEY

APRIL 2017

Prepared by:  
Kathleen M. Hicks, P.P., AICP  
License No.: LI-3067  
Vineland Planning Division

## **VINELAND MAYOR & CITY COUNCIL**

**Anthony Fanucci, Mayor**

**Paul Spinelli, Council President**  
**David Acosta, Council Vice President**  
**Angela Calakos**  
**Ronald Franceschini, Jr.**  
**Albert Vargas**

## **PLANNING BOARD**

**David Manders, Chairman**  
**Michael Pantalone, Vice Chairman**  
**Anthony Fanucci, Mayor**  
**David Acosta, Councilman**  
**John A. Casadia, Jr.**  
**Maria Perez**  
**Stephen Plevins**  
**Christine Scarpa**  
**Sandy Velez**  
**Ryan Headley, Alternate #1**  
**Gary Stanker, Alternate #2**

**TABLE OF CONTENTS**  
**PRELIMINARY INVESTIGATION REPORT**

**INTRODUCTION**

**Purpose**  
**Study Area History**  
**Study Area Description**  
**Surrounding Area**  
**Current Utilization of Property**

**AREA IN NEED OF REDEVELOPMENT ANALYSIS**

**Criteria for Area in Need of Redevelopment**  
**Findings**

**FIGURES**

**1 – Site Study Area Map (Block 2801/Lots 5, 9, 10 & 11)**  
**2 – Tax Map**  
**3 – Aerial Photograph**

**APPENDICES**

**A – City Council Resolution No. 2017-135**

# **PRELIMINARY INVESTIGATION REPORT**

## **INTRODUCTION**

### **Purpose**

The purpose of this report is to determine whether the Vineland Construction property, four (4) parcels located on the south side of Park Avenue between Delsea Drive and West Avenue, qualify as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79, hereafter referred to as LRHL. The Study Area, which includes block 2801/lots 5, 9, 10 and 11, is shown on the Site Study Area Map (Figure 1).

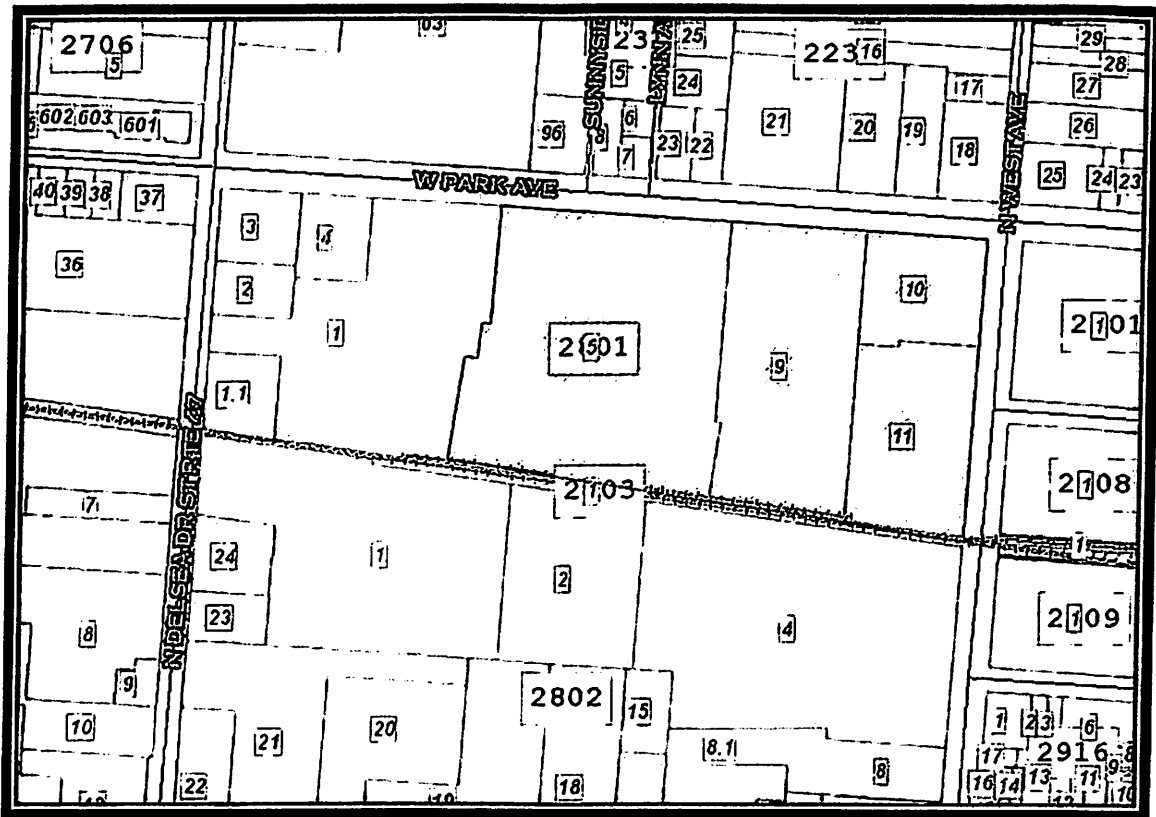
This report is written in accordance with N.J.S.A. 40A:12A-6(a), which says, 'No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 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'.

On February 28, 2017, City Council adopted Resolution No. 2017-135, which directed the Planning Board to undertake a preliminary investigation as to whether the Study Area qualifies as an area in need of redevelopment, more particularly a condemnation redevelopment area, pursuant to LRHL (Appendix A). This report includes the Site Study Area Map (Figure 1), as mentioned above, which shows the boundaries of the Study Area, and which is the basis for conducting the investigation, as required by N.J.S.A. 40A:12A-6(b)(1).

In accordance with N.J.S.A. 40A:12A-6(b)(5), following a public hearing, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

### **Study Area History**

Little information is available on the history of the study area. An examination of historic aerial photographs reveals that there were homes and farm fields on the property prior to 1931. The first warehouse, garage and trucking operation were constructed



**VINELAND CONSTRUCTION  
REDEVELOPMENT STUDY AREA**  
April 2017

**BASIS FOR THE INVESTIGATION**

The City of Vineland City Council instructed the Planning Board to undertake a preliminary investigation as to whether Block 2801/Lots 5, 9, 10 and 11 can be designated an area in need of redevelopment, which would give City Council full authority to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, further referred to as a Condemnation Redevelopment Area. The property was once a large scale trucking/warehousing facility. Since the departure of National Freight, the property is only used minimally for short term warehousing. Being a large tract, located near the intersection of 2 important arterial roadways, close to Center City, the property has failed to develop under normal market conditions even though it has actively been marketed for over 5 years.

**FIGURE 1 – Site Study Area Map (Block 2801/Lots 5, 9, 10 & 11)**

sometime between 1963 and 1970. Additional warehousing was constructed between 1970 and 1972. The last structure to be built appears to have been the office building.

The property has long been owned by Vineland Construction Company, a real estate development/construction enterprise owned by the Brown family. Until recent years, the site was also home to National Freight, Inc., a large trucking operation, another enterprise owned by the Brown family. The property was a very active trucking terminal and warehouse operation until about a decade ago when National Freight, Inc. vacated the site.

### **Study Area Description**

The Study Area includes block 2801/lots 5, 9, 10 and 11 (Figure 2). The 24.2 acre site is located on the southwest corner of Park and West Avenues, both municipal minor arterials. It has 1,329.38 feet of frontage along Park Avenue and 822.36 feet of frontage along West Avenue. It is bound on the south side by a Conrail rail line, which remains active. On the west side, it abuts Block 2801/Lot 1, a property owned by the Cumberland County Improvement Authority. The Cumberland County Board of Social Services is located on this parcel. This property was once part of the Vineland Construction Company holdings, which allowed access from Delsea Drive (State Route 47), a major roadway in South Jersey prior to the construction of State Route 55, a limited access highway.

The property is home to four (4) buildings. There is a large warehouse, of approximately 214,000 square feet along the Conrail rail line. It sits on lots 5 and 9. There is a second smaller warehouse, of approximately 68,000 square feet, also along the Conrail rail line. It sits on lot 11. There is a garage, of approximately 35,000 square feet, fronting on Park Avenue. It sits on lot 9. Lastly there is a two (2) story office building of approximately 30,000 square feet at the northeast corner of the property, at the intersection of Park and West Avenues. It sits on lot 10. In addition to the four (4) buildings, there are acres and acres of asphalt that had been used for truck parking. While there are four (4) separate lots and four (4) separate buildings, the property was developed as a complex, with shared access, parking and utilities. In particular, solar panels installed on the warehouses serve all the buildings, making partitioning the property to sell pieces difficult.

The bulk of the Study Area is enclosed in a chain link fence. The main entrance is off of Park Avenue, with the gate approximately 10 feet from the curblin. When National Freight, Inc, occupied the site there was a problem with trucks stacking on Park Avenue, as there was only room for one (1) truck at the gate waiting to be admitted.

There are 192 parking stalls associated with the office building. While there are very limited lawn areas on the north side and the east side of the office building, the balance of the site is impervious. As there is no on-site drainage retention or detention facilities, all run-off flows into the City system. This is problematic as the City system is very constrained. The run-off from the this site, along with a significant portion of the run-off

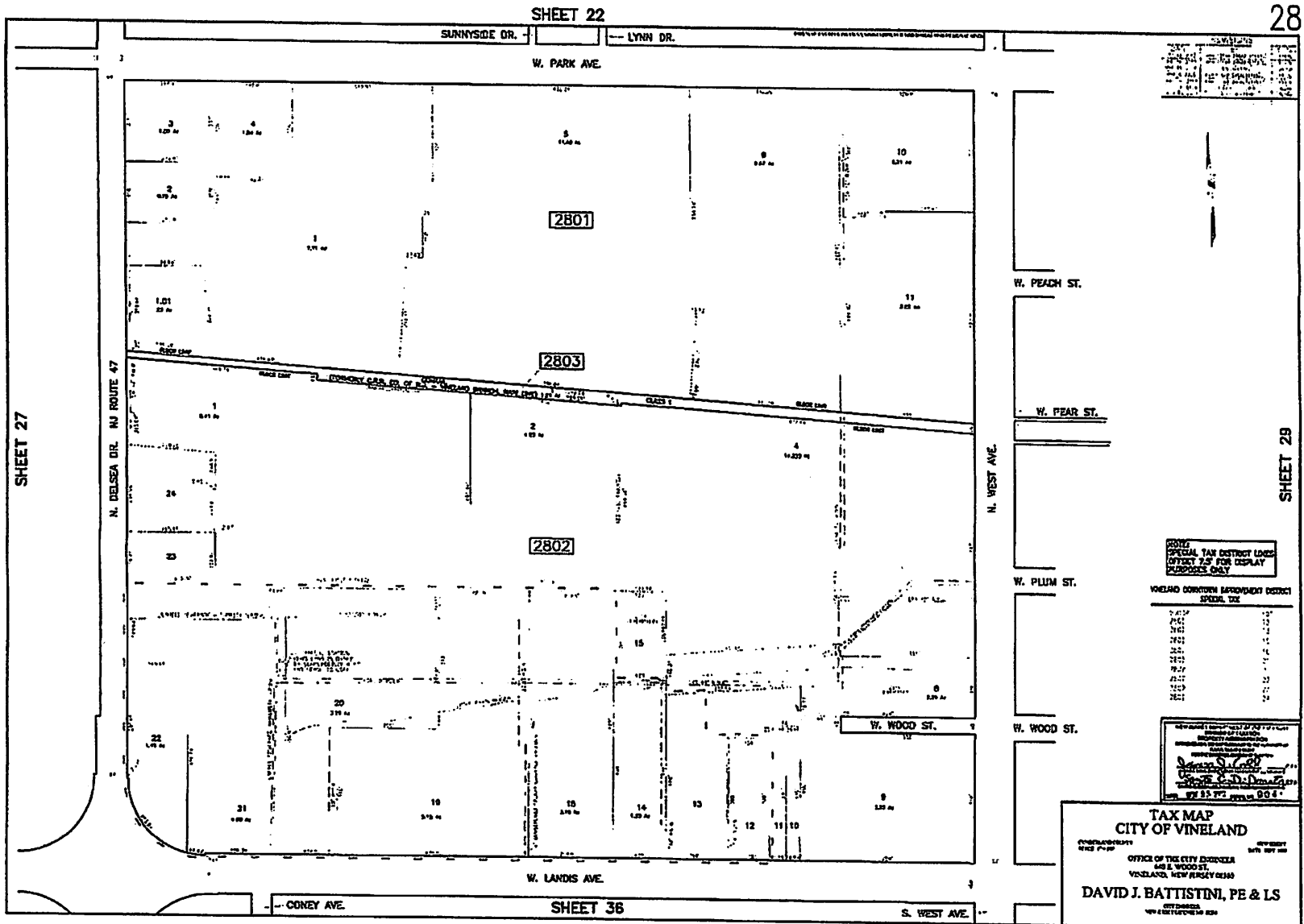


FIGURE 2 – Tax Map

from the Old Borough, is piped to a City-owned drainage basin on the west side of West Avenue approximately 500 feet south of the Study Area. This system has a finite capacity as it discharges to what was formerly a stream that is now piped under the parking lots of Sears, Walgreens and Walmart. It is also piped under Delsea Drive (State Route 47). The size of the pipes, particularly under Delsea Drive limit the capacity of the system, resulting in periodic flooding of the Sears store.

In 2016, the total assessed value of the property was \$6,850,000, according to records in the Tax Assessor's Office (\$1,856,900 land value, \$4,993,100 improvements value), generating \$176,456 in tax revenue.

### **Surrounding Area**

The area surrounding the Vineland Construction Company property is largely commercial/industrial (Figure 3). As mentioned previously, to the west is the Cumberland County Board of Social Services building. It actually was once part of the larger of the two (2) warehouses owned by Vineland Construction Company prior to redevelopment. A common wall separates the properties. To the north, across Park Avenue, there is a mix of uses. There is a shopping center, a sign company, an auto repair garage, a medical office building and three (3) residential parcels. To the east, across West Avenue, the Vineland Municipal Electric Utility takes up several blocks. Lastly, to the south, across the Conrail rail line, there are industrial and commercial buildings, in addition to a church, which leases a former theater.

The Study Area sits approximately 750 feet away from Delsea Drive (State Route 47), which is the major highway business district in the City. No longer having direct access to Delsea Drive diminishes the attractiveness of the site for re-use. While there has been development and redevelopment of properties along Delsea Drive in this area (e.g., Wawa, Walgreens, and shopping center), the Study Area has stagnated.

### **Current Utilization of Property**

The property is still in use, but minimally. With the departure of National Freight, Inc. about a decade ago, activity has greatly diminished. A portion of the office building continues to be used by administrative staff for Vineland Construction Company. The building is in need of rehabilitation and accessibility improvements.

The warehouses are dated. When built, freight rail was a popular mode of transport. The placement of the buildings along the Conrail rail line allowed for multi-modal cross docking. Now that rail is no longer a popular mode of transport, the buildings are left with docks for trucks on a single side. Modern warehousing has cross-docking for trucks so product can be received on one (1) side of the building and go out on the opposing side, reducing product handling. While structurally sound, the two (2) warehouses also have lower ceiling heights and less building depth (i.e., 200 feet vs desired 300 feet) than modern warehousing, making them less desirable. The construction of State Route 55 has also negatively impacted the Study Area, as it became the major north/south freight

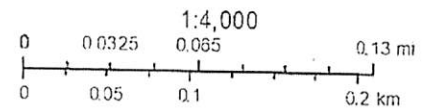




April 20, 2017

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

**FIGURE 3 – Aerial Photograph**



corridor, rather than Delsea Drive (State Route 47). The Study Area is approximately two (2) miles from the closest State Route 55 interchange. Vineland Construction Company has been unable to get any long term leases on these buildings. They are occupied sporadically for short term use.

The garage is also used minimally, if at all. The lifts were removed, along with the fuel station that had been utilized by National Freight, Inc.

## **AREA IN NEED OF REDEVELOPMENT ANALYSIS**

### **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**

#### **Criteria 'a'**

This property satisfies criteria 'a'. The generality of buildings are substandard or obsolescent. The two (2) warehouse buildings are obsolete. The lack of cross docking for trucks and the low ceiling heights and building depth make them undesirable for today's large scale warehousing operations. The office building and garage are both substandard. The office building hasn't been renovated since it was constructed. While two (2) story, there have been no accessibility improvements. The garage also has limited utility because of the removal of all the lifts.

#### **Criteria 'd'**

This property satisfies criteria 'd'. It has areas with buildings or improvements which by reason of obsolescence, faulty arrangement or design, and excessive land coverage are detrimental to the safety and welfare of the community.

As mentioned earlier, this property, while four (4) lots, was developed as a complex, with shared access, parking and utilities. Any attempt to partition the property would be very difficult because of this integration, particularly the rooftop solar systems on the warehouses. Allowing the property to remain 'as is', with minimal utilization, is detrimental to the welfare of the community.

Additionally, if the property were ever to return to full utilization in its current condition, the configuration of the fencing and gate would be detrimental to the safety of the community because of the resultant truck stacking on Park Avenue.

Of greatest significance to the safety of the community, however, is the impact that this property has on the City drainage system. It is absolutely obsolete and faulty design to have a 24.2 acre site with no on-site retention or detention drainage facilities. This property, in its current conditions, contributes to the periodic flooding of West Avenue and the Sears store.

**Criterion 'g'**

The entire Study Area is located within the Vineland-Millville Urban Enterprise Zone.

**Criterion 'h'**

The property is located across the street from the Old Borough, the historic urban core of the City. Its location is therefore in a portion of the City that is built out with complete public infrastructure. Since the property is located in a PA-1 Metropolitan Planning Area under the State Development and Redevelopment Plan, it is considered an area targeted for growth and redevelopment. Therefore, redevelopment of this property will advance smart growth planning principles. As a result, the study area satisfies criterion 'h'

To summarize, the Vineland Construction Study Area property qualifies as an area in need of redevelopment based upon criteria 'a', 'd', 'g' and 'h'.



**MARATHON**  
Engineering & Environmental Services