

**NEP RE-ZONING REQUEST**

PALE PINK – I-B INDUSTRIAL-BUSINESS ZONE

PALE GREEN – A-5 AGRICULTURAL ZONE

## Hicks Kathie

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**From:** Michael Fralinger <michaelf@southjerseycounsel.com>  
**Sent:** Wednesday, March 2, 2022 12:07 PM  
**To:** Hicks Kathie  
**Subject:** RE: NEP  
**Attachments:** REZONING.reline.docx

Kathie-

In follow up to our conversation, please exclude Lot 13 from the requested change and include all of Lot 35.02 (I believe your map includes all of 35.02 but want to make sure). Also, please revise your map to include all of Lots 5.01, 6.01 and 6 along Sheridan.

Also, attached is redlined version of the Whereas Clauses. I'm not sure where the existing zone line ends as regards Lot 3.01, 4.01 and 5.01 – as such it may be safer just to include reference to all of those lots in lieu of parts. You may need to click the red vertical line in the margin to see the changes.

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**From:** Hicks Kathie [mailto:khicks@vinelandcity.org]  
**Sent:** Wednesday, March 2, 2022 11:45 AM  
**To:** Michael Fralinger <michaelf@southjerseycounsel.com>  
**Subject:** NEP

I gave Frank some language for the draft resolution. I also did a little simpler map. Do you see any errors?

## Hicks Kathie

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**From:** Michael Fralinger <michaelf@southjerseycounsel.com>  
**Sent:** Monday, February 28, 2022 12:13 PM  
**To:** Tonetta Richard  
**Cc:** Hicks Kathie; John Ruga  
**Subject:** Proposed Zone Change  
**Attachments:** Zone Map.pdf; 4 NECS 21.001\_S\_Subdivision Plan-B.PDF

Good morning Rick-

As you know, I represent NEP Real Estate of Vineland NJ Urban Renewal, LLC whose sole member is John Ruga. As you also know, NEP or related entities to NEP, owns a large amount of the Block 7503 properties located on the east side of Lincoln Avenue. In follow up to our meeting last week, please accept this email as a request for zone change for certain properties located within Block 7503 **to I-B zoning**. I ask that you place the matter on the Council Work Session for tomorrow so that the matter can be taken up by Council at the March 8<sup>th</sup> Council meeting, hopefully for referral to Planning.

I am attaching a copy of the zone map that I have marked up showing the impacted properties – being the properties that we wish to change zoning to I-B. Again, all of the properties are located within Block 7503. I am also attaching a portion of what will be a proposed subdivision plan. The zone map shows that we are requesting portions of lots 7, 13 and 35.2 be included. The proposed subdivision plan is a blow up of those areas. We are going under agreement for the portions of the Lot 7 and 13 properties that are shown. As part of the Agreement with the Lot 13 land owner, we will be conveying a portion of Lot 35.2 (owned by NEP) to the Lot 15 property (also owned by the Lot 13 land owner).

I have gone over the attached with Kathie Hicks so that she is familiar with the request. I believe she will be in attendance at the Work Session tomorrow to discuss the request with Council.

The request is being made since NEP has been successful in its effort to assemble lands for industrial development in the area – and as a result of those efforts, has also been successful in acquiring interest for industrial development to occur.

Kindly advise if you have any questions with regard to the foregoing or the attached.

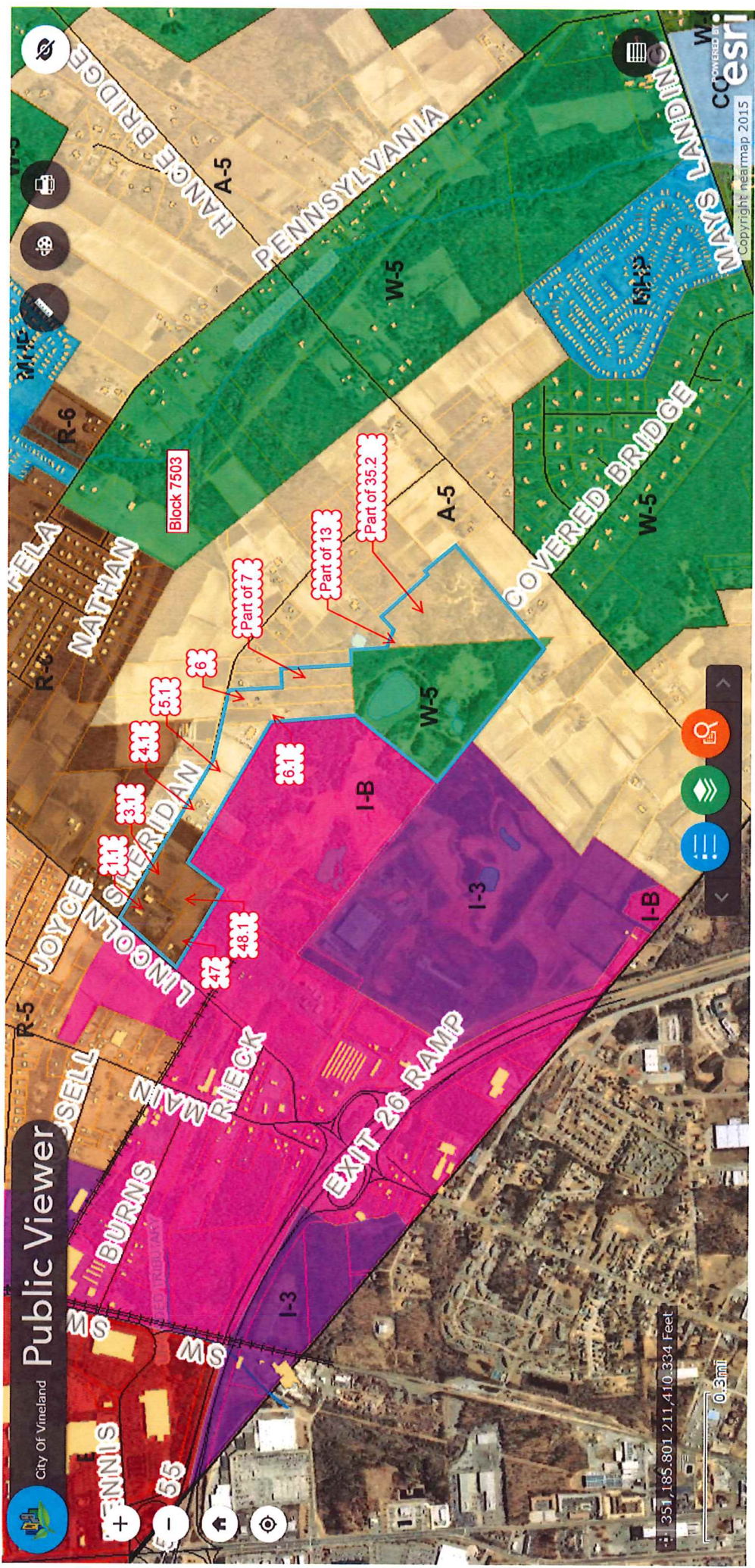
Thank you Rick.

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35, 185, 801, 211, 410, 334 Feet

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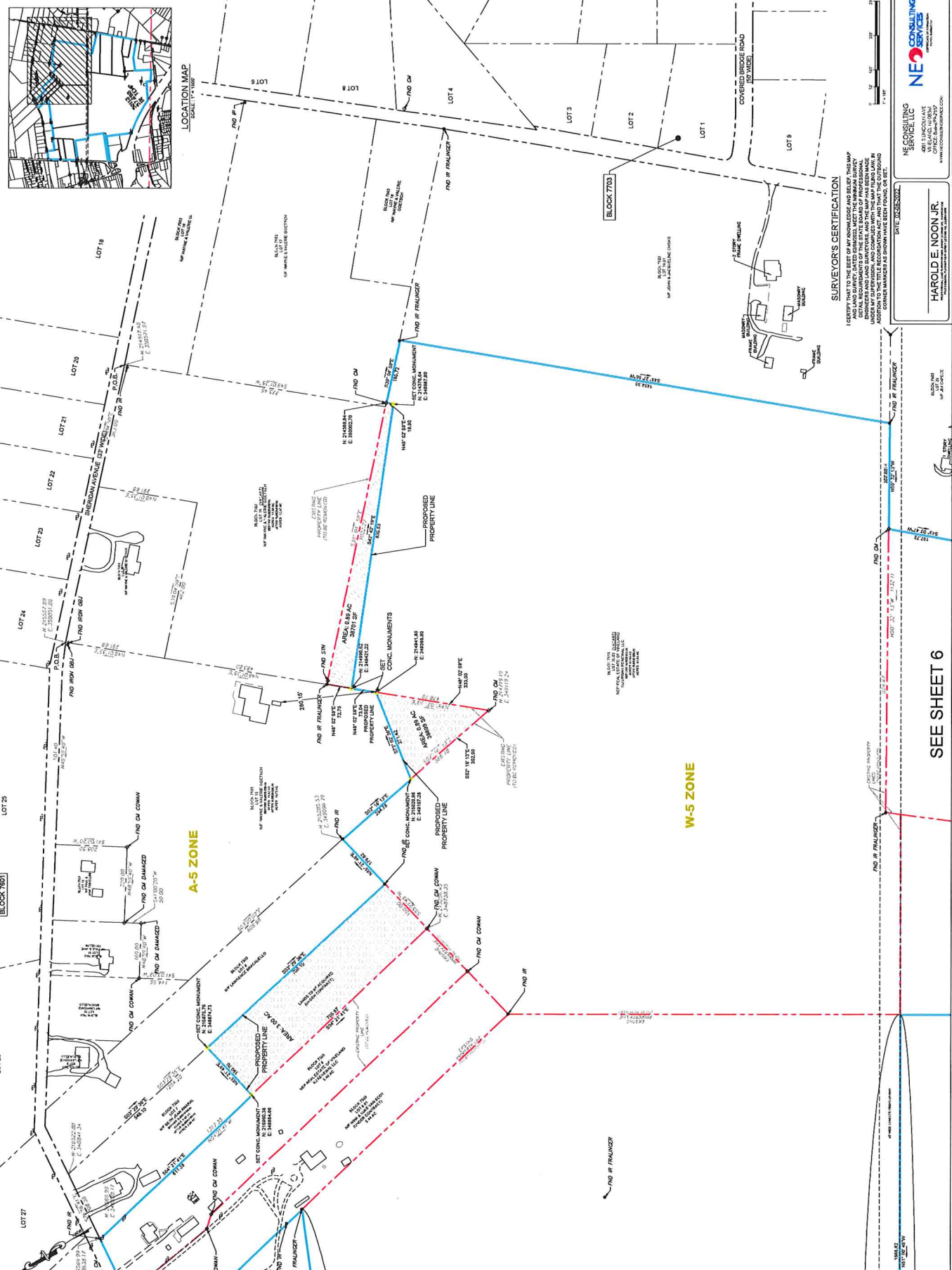
KEY	DATE	CHANGES	BY

ABBREVIATIONS	MEANING

**PLAN OF MINOR SUBDIVISION**  
**FOR**  
**NEP REAL ESTATE OF VINELAND NJ**  
 NEP REAL ESTATE OF VINELAND NJ, LLC

BLOCK 7103	7.13
LOT 26	10.00
LOT 27	10.00
LOT 28	10.00
LOT 29	10.00
LOT 30	10.00
LOT 31	10.00
LOT 32	10.00
LOT 33	10.00
LOT 34	10.00
LOT 35	10.00
LOT 36	10.00
LOT 37	10.00
LOT 38	10.00
LOT 39	10.00
LOT 40	10.00
LOT 41	10.00
LOT 42	10.00
LOT 43	10.00
LOT 44	10.00
LOT 45	10.00
LOT 46	10.00
LOT 47	10.00
LOT 48	10.00
LOT 49	10.00
LOT 50	10.00

**NE CONSULTING SERVICES LLC**  
 400 LINDENWAY  
 VINELAND, NJ 08388  
 DATE: 10/28/2022  
**SHEET NUMBER**  
 4 OF 7



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LOT 35	10.00
LOT 36	10.00
LOT 37	10.00
LOT 38	10.00
LOT 39	10.00
LOT 40	10.00
LOT 41	10.00
LOT 42	10.00
LOT 43	10.00
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