

MOTION TO REFER TO THE PLANNING BOARD A REQUEST TO AMEND THE NEWCOMB HOSPITAL REDEVELOPMENT AREA SO AS TO ALLOW THE CONSTRUCTION OF A FOUR STORY BUILDING WITH 60 INDEPENDENT LIVING UNITS AND PARKING ON 3.265 ACRES OF LAND ON BLOCK 4216 LOT 1.05 AND A PORTION OF LOT 1.03, RECONFIGURE BLOCK 4216, LOTS 1.03, 1.04 AND 1.05 AND ONE OR MORE FOUR STORY APARTMENT BUILDINGS ON BLOCK 4216 LOTS 2, 3 AND 5 AND APPROPRIATE SITE AMENITIES AND APPURTENANCES MORE PARTICULARLY DESCRIBED IN LETTER FROM MICHAEL GRUCCIO, ESQ. ATTORNEY FOR APPLICANT EASTERN PACIFIC DEVELOPMENT LLC DATED JANUARY 2, 2025 ATTACHED HERETO.

MICHAEL GRUCCIO LAW

Limited Liability Company

Michael J. Gruccio, Esquire
Member of NJ and Florida Bars

727 Landis Avenue- Ste. 2
Vineland, NJ 08360
Phone: 856-457-7705
Fax: 856-213-5468
Email: mgruccio@tgrlaw.com

January 2, 2025

VIA HAND DELIVERY

Kathleen M. Hicks, Supervising Planner
City of Vineland Planning Division
640 E. Wood Street
Vineland, NJ 08360

RE: Application for Newcomb Redevelopment Plan Amendment
Submitted on behalf of Conditional Redeveloper-Eastern Pacific Development LLC,
A New Jersey Limited Liability Company

Property Addresses and Tax Map Designations:

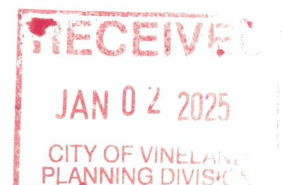
68 Howard Street	Block 4216, Lot 1.03
76 Howard Street	Block 4216, Lot 1.04
71 S. State Street	Block 4216, Lot 1.04 ⁵
1038 E. Chestnut Avenue	Block 4216, Lot 2
1032 E. Chestnut Avenue	Block 4216, Lot 3
83 S. State Street	Block 4216, Lot 5

Dear Ms. Hicks:

Respectfully submitted on behalf of my client, Eastern Pacific Development LLC, the Conditional Redeveloper, appointed by the City of Vineland, with respect to the Newcomb Redevelopment Area, is an application for a comprehensive Newcomb Redevelopment Plan Amendment to include all of the properties designated above.

The principal purpose of this submission is to secure a further amendment to the Newcomb Redevelopment Plan to permit the construction of more four-story apartment buildings. The amendment sought is consistent with an earlier amendment to the Plan approved in calendar year 2018, as memorialized by City Ordinance 2018-27 by which the construction of four-story buildings for senior housing and assisted living on Blocks 4216, Lots 1.01, 1.02 and 1.03 was authorized.

Our check in the amount of \$200.00 is included representing the filing fee in this matter.



Page Two
January 2, 2025

Kindly confirm all actions taken by the City with respect to this submission as the process proceeds.

Very truly yours,

Michael J. Gruccio

Michael J. Gruccio, Esq.

MJG/wn

Enclosure

C: Eastern Pacific Development -
Attn: Hans Lampart-Via e-mail
Attn: William Gruccio - Via e-mail
MidAtlantic Engineering Partners -
Attn: William Parkhill - Via e-mail
Attn: Phillip Brubaker - Via e-mail

- A. 4,755 square foot portion of existing Lot 1.03 is proposed to be conveyed to Lot 1.04. The proposed enlarged Lot 1.04 will contain net area of 30,838 square feet (0.70 +/- acres), with frontage of 167' on Howard Street and net depth of 184.66'.
- B. The proposed consolidated Lot (which is a combination of the remainder of Lot 1.03 and the entirety of Lot 1.05) will contain net area of 111, 332 square feet (2.56 +/- acres), with frontage of 179.25' on Howard Street and 346.25' on State Street.

It is to be noted that an earlier Amendment to the Newcomb Redevelopment Plan, memorialized by Vineland City Council Ordinance Number 2018-27, was adopted to permit the construction of four-story buildings for senior housing on Lots 1.01, 1.02 and 1.03 in Block 4216. The Redeveloper of the Newcomb Redevelopment Area, Eastern Pacific Development, the Applicant has, in fact, constructed four story structures in accordance with the 2018 Plan Amendment.

As stated, the developer now wishes to undertake the buildout of a comparable four-story structure on the land currently designated as Lot 1.05. Because of the proposed reconfiguration of Lot 1.03, Lot 1.04 and Lot 1.05, and the effective reduction of the number of those lots from three parcels to two parcels, new lot numbers, as assigned by the City Tax Assessor, will be required. Be that as it may, Eastern Pacific Development, as Redeveloper of the Newcomb Redevelopment Area, respectfully requests the City to adopt another Redevelopment Plan Amendment, similar to the Amendment legislated in calendar year 2018, to allow and to otherwise permit the construction of a four story facility on land currently exists as Lot 1.05 and as a portion of Lot 1.03.

The construction which is proposed to be undertaken by the Redeveloper will be consistent with the build out of Phase I and Phase II of Newcomb Senior Apartments, the development of which, as stated, was authorized by and proceeded in accordance with the Redevelopment Plan Amendment memorialized by City Ordinance Number 2018-27. In essence, the City is respectfully requested to enact a comparable Ordinance Amending the Newcomb Area Redevelopment Plan for the new four story structure that will, for all intents and purposes, constitute Phase III of the Newcomb Senior Apartments Project.

In terms of a less immediate future project, the development of Phase IV of Newcomb Senior Apartments is contemplated by the Applicant. Phase IV will also include one or more four story apartment buildings that will be constructed on Lots 2, 3 and 5 in Block 4216. Appropriate site amenities and appurtenances will also be built to accommodate the units. Accordingly, the Newcomb Redevelopment Plan Amendment presently requested by the City's Conditional Redeveloper, Eastern Pacific Development, also includes the future buildout of apartments of Phase IV of the overall redevelopment project. The City is also requested to include in an ordinance amending the Newcomb Area Redevelopment Plan provisions for the new four story structure(s) associated with the Phase IV of the redeveloper's Newcomb Senior Apartments Project.

Dated: January 2, 2025

BY:


 MICHAEL J. GRUCCIO, ESQ.

Attorney for Applicant, Eastern Pacific Development LLC,
 A New Jersey Limited Liability Company
 Conditional Redeveloper of the Newcomb
 Redevelopment Area

(Office use only)

Application received (including fee) _____

Application complete _____