

ORDINANCE AMENDING ORDINANCE 2012-8, ENTITLED AN ORDINANCE ADOPTING RESOLUTION NO. 5989 OF THE VINELAND PLANNING BOARD RECOMMENDING THE REDEVELOPMENT PLAN FOR THE NEWCOMB HOSPITAL SITE, AS AMENDED BY ORDINANCE 2018-27 PERMITTING THE CONSTRUCTION OF 4-STORY BUILDINGS FOR SENIORS ON BLOCK 4216 LOTS 1.01 AND 1.02, SO AS TO FURTHER ALLOW A 4-STORY BUILDING ON BLOCK 4216 LOTS 1.03 AND 1.05.

WHEREAS, on February 14, 2012, the City of Vineland adopted Ordinance 2012-8 adopting Resolution No. 5989 of the Vineland Planning Board recommending the Redevelopment Plan for the Newcomb Hospital Site, as amended by Ordinance 2018-27 permitting the construction of 4-story buildings for seniors on Block 4216 Lots 1.01 and 1.02 of the Redevelopment Area in accordance with Resolution 6257 of the Planning Board; 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 old Newcomb Hospital; and

WHEREAS, the owners of certain property located at 68 Howard Street and 71 South State Street, Block 4216, Lots 1.03 and 1.05 ("Property") have proposed the construction of an additional (third) 4-story building senior housing project on said Block and Lots; and

WHEREAS, on January 28, 2025, City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the construction of an additional 4-story building senior housing project and to provide findings of fact and recommendations thereto; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan Amendment Report and considered the sworn testimony of Kathleen Hicks, P.P. AICP and made the following factual findings:

1. The applicant has already constructed 2 senior housing projects in the Newcomb Redevelopment District, for which the Redevelopment Plan was amended by Ordinance No. 2018-27 to permit 4-story buildings on Block 4216/Lots 1.01 and 1.02
2. The applicant now intends to construct a third 4-story building senior housing project on Block 4216/Lots 1.03 and 1.05, which will also necessitate approval of an amendment to the Redevelopment Plan.
3. The Redevelopment Plan Amendment Report prepared by professional staff, dated February 7, 2025, recommended approval of the requested amendment.
4. The City of Vineland Master Plan designates the Newcomb property as Mixed Use. While a senior housing project is not listed as a potential use, and while the number of dwelling units proposed exceeds what was envisioned for the site, a senior housing project is compatible/similar to the potential uses listed, such as affordable housing, assisted living and nursing home. The proposed use is there for deemed consistent.

WHEREAS, on February 12, 2025, the Planning Board adopted Resolution 6684, a Resolution of Findings and Conclusions and Decision of the Vineland Planning Board, which set forth therein the findings as set forth herein above,

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. 6684; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6684 regarding the amendments to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Newcomb Hospital Redevelopment Plan shall be amended allowing the construction of one 4-story building senior housing project on Block 4216 Lots 1.03 and 1.05.

CITY OF VINELAND

Passed first reading: March 11, 2025

Passed final reading: March 25, 2025

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President of Council

pfs

Approved by the Mayor:

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Mayor

arf

ATTEST:

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City Clerk

rgf



## REDEVELOPMENT PLAN AMENDMENT REPORT REDEVELOPMENT PROPOSAL 2025-1

APPLICANT: Eastern Pacific Development, LLC

PROPERTY: 68 Howard Street & 71 S. State Street (Block 4216/Lots 1.03 & 1.05)

REQUEST: Additional 4-story apartment building

STAFF REVIEW: Kathleen Hicks, Ryan Headley, David Maillet, Sandy Forosisky, Elizabeth Jambor & Patrick Finley

DATE: February 7, 2025

In the Newcomb Hospital Redevelopment District, Eastern Pacific Development, LLC has requested a plan amendment to allow a 4-story building on block 4216/lots 1.03 and 1.05. A previous plan amendment had already allowed (2) 4-story buildings on lots 1.01 and 1.02, which have been constructed. (Please note that the application that was submitted erroneously included lots 1.04, 2, 3 and 5.)

The consensus of the staff is that the request should be approved.



## REDEVELOPMENT PROPOSAL 2025-1

### NAME OF APPLICANT

Eastern Pacific Development, LLC  
925 E. Landis Avenue  
Suite E  
Vineland, NJ 08360  
(856)696-0200

### REPRESENTED BY

Michael J. Guccio, Esq.

### NAME OF CURRENT PROPERTY OWNER

Vineland Development Corp.  
640 E. Wood Street  
Vineland, NJ 08360  
(856)794-4000

### DATE OF APPLICATION

January 2, 2025

### BLOCK & LOT NUMBERS

Block 4216/Lots 1.03 & 1.05  
(Note: Application erroneously included Lots 1.04, 2, 3 & 5)

### ADDRESS

68 Howard Street & 71 S. State Street

### EXISTING USE

Vacant – formerly Newcomb Hospital

### PROPERTY DIMENSIONS

205' on Howard Street  
346.25' on State Street  
2.86 acres

### PROPOSED USE

Additional 4-story apartment buildings

REDEVELOPMENT DISTRICT

Newcomb Redevelopment District

UNDERLYING ZONING DISTRICT

R-B-2 Residential-Business Zone

PLAN AMENDMENT REQUIRED (YES/NO)

Yes – 4-story buildings not permitted



CITY OF  
**VINELAND**  
WHERE IT'S ALWAYS GROWING SEASON

Richard G. Franchetta, RMC, EJD  
Deputy Municipal Clerk  
Rfranchetta@vinelandcity.org  
www.vinelandcity.org

640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08362-1508  
Phone: (856) 794-4060  
Fax: (856) 405-4611

January 30, 2025

*Sent via e-mail*

TO: Kathleen Hicks, Principal Planner  
Yasmin Perez, Planning/Zoning Secretary

FROM: Richard G. Franchetta, RMC, EJD, Deputy Municipal Clerk

RE: City Council Motion

At their regular scheduled meeting conducted on January 28, 2025, Vineland City Council adopted a motion, *"to refer to the Planning Board of the City of Vineland 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, 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 a letter from Michael Gruccio, Esq., attorney for applicant Eastern Pacific Development LLC dated January 2, 2025 attached hereto and provide the facts and findings thereto"*

Please allow this notification to serve as an official referral of said motion and a request to take the necessary action regarding this matter.

Thank you for your assistance.

Xc: Mayor Anthony R. Fanucci  
Robert E. Dickenson, Jr., Business Administrator  
Greg Gallo, Assistant Business Administrator  
Richard P. Tonetta, Esq., City Solicitor  
Maryanne Wolf, City Clerk Office Legal Secretary

/RGF

Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.

# 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 1.05
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

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

Very truly yours,

*Michael J. Guccio*

Michael J. Guccio, Esq.

MJG/wn

Enclosure

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



**CITY OF VINELAND**

**Application for Newcomb Redevelopment Plan Amendment**  
Application fee of \$200.00 must be submitted with application

Property addresses:	68 Howard Street	Block 4216, Lot 1.03
	76 Howard Street	Block 4216, Lot 1.04
	71 S. State Street	Block 4216, Lot 1.05
	1038 E. Chestnut Avenue	Block 4216, Lot 2
	1032 E. Chestnut Avenue	Block 4216, Lot 3
	83 S. State Street	Block 4216, Lot 5

Property owner: Vineland Development Corp.

Owner's address: 640 E. Wood Street, Vineland, NJ 08360

Phone: 856-794-4000

Applicant is:  owner  other

If applicant is not currently the owner, provide name, address and telephone number of applicant, describe interest in the property and attached signed statement from owner that this request is being made with the owner's knowledge and consent.

Eastern Pacific Development, LLC, a New Jersey Limited Liability Company, 925 E. Landis Avenue, Suite E, Vineland, New Jersey 08360. 856-696-0200

Current or most recent use of the property:

1. Paved Parking Area (Lots 1.03 and 1.05)
2. City Emergency Medical Services Facility (Lot 1.04)
3. Medical Office Building and Parking Garage (Lot 2)
4. Vacant Ground (Lot 3)
5. Former Dental Office Building (Lot 5)

Proposed use of the property (Provide as much detail as possible. Additional pages may be attached):

Description of proposed use of the property:

Lot 1.03 in Block 4216  
Lot 1.04 in Block 4216  
Lot 1.05 in Block 4216  
Lot 2 in Block 4216  
Lot 3 in Block 4216  
Lot 5 in Block 4216

At this point in time, the Applicant proposes to construct a four-story structure to contain sixty (60) independent living units, bituminous parking lot and drive aisles with ingress from and egress to S. State Street, along with associated grading and utility connections. The overall development site encompasses 3.265 acres encompassing Lot 1.03, Lot 1.04 and Lot 1.05 in Block 4216 on the City of Vineland Tax Map. A portion of existing Lot 1.03 is proposed to be conveyed to existing Lot 1.04, and the remainder of Lot 1.03 together with Lot 1.05, as currently constituted, are proposed to be consolidated into one new Lot.

The proposed lot adjustments are as follows:

- 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.

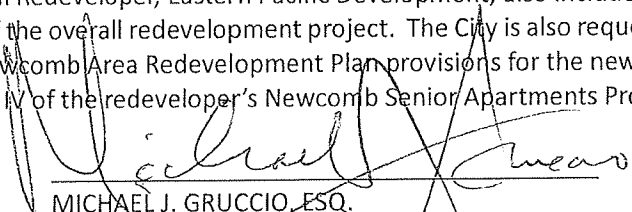
As stated, the developer now wishes to undertake the buildout of a comparable four-story structure on the land currently designated as Lot 1.05. Because of the proposed reconfiguration of Lot 1.03, Lot 1.04 and Lot 1.05, and the effective reduction of the number of those lots from three parcels to two 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

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(Office use only)

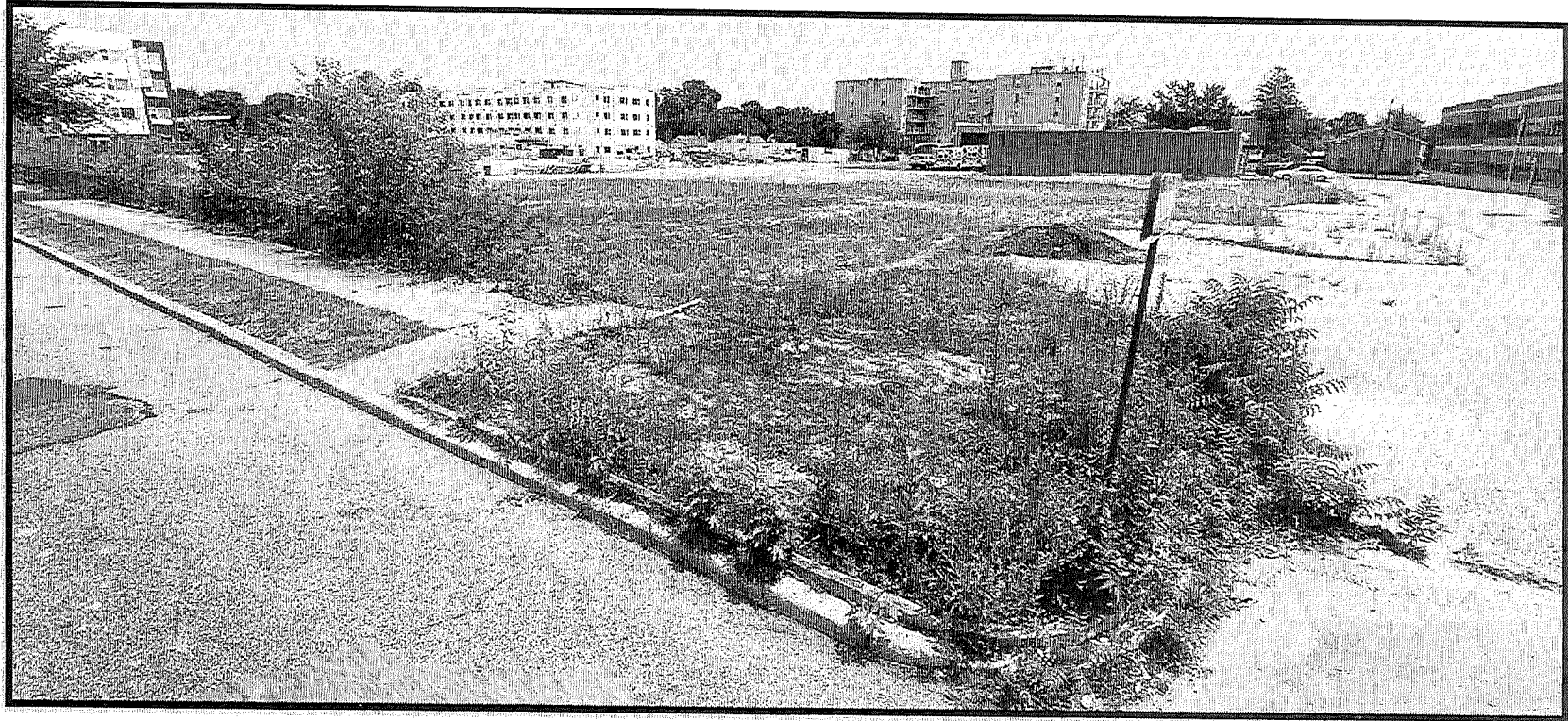
Application received (including fee) \_\_\_\_\_

Application complete \_\_\_\_\_



AERIAL





**VIEW OF SITE FROM STATE STREET**

**RESOLUTION NO. 6684**

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

**WHEREAS**, City Council of the City of Vineland requested that the Planning Board review a proposed amendment to the Newcomb Hospital Redevelopment Plan for 68 Howard Street and 71 S. State Street (Block 4216/Lots 1.03 and 1.05), submitted by Eastern Pacific Development, LLC and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland, on January 30, 2025; and

**WHEREAS**, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, and having considered the Redevelopment Plan Amendment Report developed by City staff, made the following factual findings:

1. The applicant, Eastern Pacific Development, LLC has already constructed 2 senior housing projects in the Newcomb Redevelopment District, for which the Redevelopment Plan was amended by Ordinance No. 2018-27 to permit 4-story buildings on Block 4216/Lots 1.01 and 1.02
2. The applicant now intends to construct a third 4-story building senior housing project on Block 4216/Lots 1.03 and 1.05, which will also necessitate approval of an amendment to the Redevelopment Plan.
3. The Redevelopment Plan Amendment Report prepared by professional staff, dated February 7, 2025, recommended approval of the requested amendment.
4. The City of Vineland Master Plan designates the Newcomb property as Mixed Use. While a senior housing project is not listed as a potential use, and while the number of dwelling units proposed exceeds what was envisioned for the site, a senior housing project is compatible/similar to the potential uses listed, such as affordable housing, assisted living and nursing home. The proposed use is therefor deemed consistent.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Vineland recommends that City Council give positive consideration to the proposed amendment to the Newcomb Hospital Redevelopment Plan to allow for a third 4-story building for a senior housing project.