

Newcomb Senior Apartments complex in Vineland is set for expansion. What to expect.

Joseph P. Smith - Cherry Hill Courier-Post
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VINELAND — The [Newcomb Senior Apartments](#) complex is to see a third mid-rise building that would add 60 apartments, plus include space for a retail business and medical offices for the entire community.

Eastern Pacific Development is the city-appointed redeveloper for the former hospital site at 66 S. State St. in Vineland, which is also off Almond Street. The corporation has built and opened two similar senior citizen apartment buildings there over the last several years.

Members of Vineland's planning board unanimously approved the site plan for the project at their meeting May 14. Eastern Pacific owner Hans Lampart told board members that the new four-story building has the same design as the two buildings in the first phase. Fifty-seven units are one-bedroom designs and three offer two bedrooms.

Lampart said the idea for first-floor retail space originated with the current residents, who asked about bringing in an 89 Cents Plus convenience store.

Landis Square Senior Apartments, another local Lampart property, already has an 89 Cents Plus that's popular with its residents.



Project developer Hans Lampart reviews plans for the proposed Newcomb Senior Apartment expansion.

“The tenant at the 89 Cents store, he asks me like almost every other month, ‘When are you doing phase three?’ So, he wants a piece of this corner,” Lampart said.

Lampart said he's talking with administrators at Inspira Health Network and a second health care provider about adding various senior citizen-appropriate medical programs in the new building.

Three apartment buildings will offer a significant and convenient patient base for a provider, he said.

“We have about 10 ... residents who are enrolled in the LIFE program with Inspira,” Lampart said.

“So, every day, they get picked up and they get taken there. So, we had talked to them (Inspira) about putting some of that facility space here in this building. Then, we’d have about 180-plus units in one location.

"That’s quite a bit of units together.”

Lampart said both existing buildings are fully occupied with a waiting list of approximately 300 people. The units are designated for people with low to moderate incomes.

As part of the third phase, members of the planning board on Wednesday night also approved a redrawing of property lot lines at the site.

The resulting subdivision is to benefit the adjacent city Emergency Medical Services facility along Howard Street. The EMS property is to add a 4,755-square-foot paved lot.

Project engineer William Parkhill said EMS already uses that area. The subdivision, he added, just makes it legally part of that facility.

Lampart said construction may start in 2026.