

**ORDINANCE NO. 2015-11**

**AN ORDINANCE TO ACCEPT THE DEDICATION OF LAND TO BE  
A PORTION OF THE MEADE DRIVE CUL-DE-SAC**

**WHEREAS, LANDMARK DEVELOPMENT NO. 4, LLC**, a New Jersey Limited Liability Company, whose address is 1317 S. Main Road, Vineland, NJ 08360 (Petitioner), by Petition and Deed, filed with the Clerk of the City of Vineland, has dedicated to the City of Vineland certain land to be a portion of the Meade Drive cul-de-sac, without improvements, and as required by Resolution No. 6094 of the City of Vineland Planning Board, which land is more particularly described in the attached Schedule "A";

**WHEREAS**, all land described in the attached schedule is set forth and otherwise delineated on the plan entitled "Proposed Minor Subdivision Plan for Landmark Development No. 4, LLC", Block 6801, Lot 65, City of Vineland, Cumberland County, New Jersey" prepared by Howard A. Transue, PLS, New Jersey License No. 33541 of Schaeffer Nassar Scheidegg Consulting Engineers, LLC, which plan has been approved by the City of Vineland Planning Board pursuant to Resolution No. 6094 and filed with the Clerk of the City of Vineland.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VINELAND:**

1. That the dedication by Petitioner of the portion of the Meade Drive cul-de-sac, without improvements, pursuant to Resolution No. 6094 of the City of Vineland Planning Board and as described in the attached Schedule "A", be and is hereby accepted.

2. That no buildings shall be erected or placed on any premises within the areas described in the attached Schedule, contrary to the provisions of any Ordinance of the City of Vineland.

3. That the cost(s) incident to the said dedication(s) including, but not limited to, expenses associated with the recordation of any and all instruments in the Clerk's Office of Cumberland County, and with respect to the passage and publication of this Ordinance, shall be paid by the Petitioner.

4. That this Ordinance shall take effect upon its publication, as provided by Law.

Passed on First Reading: \_\_\_\_\_

Passed on Final Ready: \_\_\_\_\_

Approved by Mayor: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
KEITH PETROSKY, RMC  
City Clerk

\_\_\_\_\_  
ANTHONY FANUCCI  
President of City Council

\_\_\_\_\_  
RUBEN BERMUDEZ  
Mayor of the City of Vineland

25 August 2014

F-14-102  
Landmark Development No. 4, L.L.C.  
**Block 6801, Lot 65 (Right of Way Dedication)**  
Meade Drive  
City of Vineland  
Cumberland County, NJ

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a pin found for a corner in the Easterly line of Meade Drive (50.00 feet wide), said pin being along a curve to the left having a radius of 50.00 feet and having an arc length of 95.99 feet from a Point of Reverse Curvature, said Point of Reverse Curvature being along a curve to the right having a radius of 20.00 feet and an arc distance of 17.45 feet from a Point of Curvature, said Point of Curvature being South 19 degrees 19 minutes 16 seconds West 455.83 feet from a Point of Tangency, said Point of Tangency being along a curve to the right having a radius of 225.00 feet and an arc distance of 29.22 feet from a Point of Curvature, said Point of Curvature being South 11 degrees 52 minutes 50 seconds West 167.05 feet from a Point of Tangency, said Point of Tangency being along a curve to the left having a radius of 175.00 feet and an arc distance of 22.73 feet from a Point of Curvature and said Point of Curvature being South 19 degrees 19 minutes 16 seconds West 221.33 feet from the Southerly terminus of a 20.00 feet radius curve connecting the Easterly line of Meade Drive with the Southerly line of Grant Avenue (50.00 feet wide); thence

1. along Proposed Lot 65.01 of Block 6801, along a curve to the right having a radius of 50.00 feet for an arc distance of 52.36 and having a chord bearing North 70 degrees 40 minutes 44 seconds West 50.00 feet to a pin found for a corner; thence
2. along the Southerly terminus of Meade Drive, South 70 degrees 40 minutes 44 seconds East 50.00 feet to the Point of Beginning.

CONTAINING: 226 square feet of land.

  
HOWARD A. TRANSUE

Professional Land Surveyor, NJ License No. 33541

## Reid Wanda

---

**From:** Barsotti Ann  
**Sent:** Wednesday, December 17, 2014 10:41 AM  
**To:** Reid Wanda  
**Subject:** FW: Dedication for Landmark Development No.4, LLC

For your files.


---

**From:** Ricketts Yasmin  
**Sent:** Wednesday, December 10, 2014 8:50 AM  
**To:** Barsotti Ann  
**Subject:** Dedication for Landmark Development No.4, LLC

The Planning Division and Engineering Department have no comments for the Landmark Development No.4, LLC, dedication for Sherman Avenue Minor Subdivision.

*Yasmin Ricketts, Zoning and Planning Board Secretary  
City of Vineland, Planning Division  
City Hall, 640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08362-1508  
856-794-4000 ext. 4088/ 856-405-4606 Fax  
[yicketts@vinelandcity.org](mailto:yicketts@vinelandcity.org)*

 Please consider the environment before printing this email.

*Place on Agenda*  




November 25, 2014

MEMO TO: Robert Dickenson, Assistant Business Administrator  
Richard P. Tonetta, City Solicitor  
Yasmin Ricketts, Planning Board Secretary

FROM: Anna Marie Barsotti, RMC, Chief Clerk

RE: Landmark Development No. 4, L.L.C.  
Dedication: Sherman Avenue Minor Subdivision  
Right-of-Way Meade Drive Cul-de-sac, without improvements  
Block 6801, Lot 65

Documents were filed with the City Clerk's Office this date, by Rocco Tedesco, Esquire, for the purpose of dedicating the above referenced matter.

I am turning over to you herewith copies of the following listed documents that have been received for this dedication so that you may review same prior to official presentation to City Council for their action:

1. Copy of Petition of Dedication (with attached Legal Description, Schedule "A" - Right-of-Way Dedication, Block 6801, Lot 65, Meade Drive).
2. Copy of Deed of Dedication of a portion of the Meade Drive Cul-de-sac, (with attached Legal Description, Schedule "A" - Right-of -Way Dedication, Block 6801, Lot 65, Meade Drive).
3. Copy of Ordinance to Accept the Dedication of Land to be a portion of the Meade Drive Cul-de-sac, (with attached Legal Description, Schedule "A" - Right-of -Way Dedication, Block 6801, Lot 65, Meade Drive).
4. Copy of Resolution Accepting, Approving and Authorizing the Recording of a Deed to be filed by Landmark Development No. 4, L.L.C., for a portion of the Meade Drive Cul-de-sac.
5. Copy of Affidavit of Record Ownership Pursuant to N.J.S.A. 46:23-9.11 (p) (Map Filing Law) (Vineland Planning Division Project No. 14-1396) (Not Required)

I await a Certificate of Title.

Upon all approvals, I will await the Assistant Business Administrator's advisement for placement of this matter on Council's future Agenda.

Enclosures

c.: Rocco J. Tedesco, Esquire  
Karl Senseman, Landmark Development No. 4, L.L.C.

Prepared by:

\_\_\_\_\_  
Rocco J. Tedesco, Esquire

# *Petition of Dedication*

## TO THE MAYOR AND COUNCIL OF THE CITY OF VINELAND:

**LANDMARK DEVELOPMENT NO. 4, LLC**, whose address is 1317 S. Main Road, #1B, Vineland, NJ 08360 (referred to as "Petitioner"), does hereby **PETITION THE MAYOR AND COUNCIL OF THE CITY OF VINELAND**, in accordance with the Proposed Minor Subdivision Plan for: Landmark Development No. 4, LLC, as to the proposed development of the property designated as Lot 65, Block 6801, as shown on the City of Vineland Tax Map Sheet #68, prepared by Howard A. Transue, PLS, of Schaeffer Nassar Scheidegg Consulting Engineers, LLC, which Plan has been filed with the Clerk of the City of Vineland, concurrently with this **PETITION OF DEDICATION**, to do the following:

- a. Have you accept and approve, as the dedication of land for the completion of the **Meade Drive cul-de-sac, without improvements**, containing right-of-way of 226 square feet of land, as described in the attached Schedule "A" in accordance with Resolution 6094 of the City of Vineland Planning Board.

All areas described in the attached schedule are set forth and otherwise delineated on a plan entitled "**PROPOSED MINOR SUBDIVISION PLAN FOR LANDMARK DEVELOPMENT NO. 4, LLC, BLOCK 6801, LOT 65, CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY**" prepared by Howard A. Transue, PLS, New Jersey License No. 33541, of Schaeffer Nassar Scheidegg Consulting Engineers, LLC, which plan has been approved by the City of Vineland Planning Board and filed with the Clerk of the City of Vineland.

The Petitioner agrees for itself, and for its successors and assigns, that no building(s) shall be erected on or placed in any of said dedicated areas contrary to the provisions of any Ordinance of the City of Vineland.

The Petitioner agrees to pay all costs incident to the dedication set forth herein and all costs associated with the passage and publication of an appropriate Ordinance.

**IN WITNESS WHEREOF**, the Petitioner has caused these presents to be properly signed and sealed this \_\_\_\_\_ of \_\_\_\_\_, 2014.

WITNESS/ATTEST:

LANDMARK DEVELOPMENT NO. 4, LLC

\_\_\_\_\_

By: \_\_\_\_\_

Karl E. Senseman, Member

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND                      ss:

I CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, Karl E. Senseman, Authorized Member of Landmark Development No. 4, LLC, a New Jersey Limited Liability Company, identified in the foregoing Petition of Dedication, personally came before me and stated to my satisfaction that this person:

(a) is the maker of the aforesaid Petition of Dedication on behalf of the Petitioner;

(b) was, and remains, authorized to, and did, execute the aforesaid Petition of Dedication as a Member of Landmark Development No. 4, LLC, identified in the instrument as the Petitioner Limited Liability Company; and

(c) executed this instrument as the act of the entity named as the Petitioner.

\_\_\_\_\_  
(Notary)

25 August 2014

F-14-102  
Landmark Development No. 4, L.L.C.  
**Block 6801, Lot 65 (Right of Way Dedication)**  
Meade Drive  
City of Vineland  
Cumberland County, NJ

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a pin found for a corner in the Easterly line of Meade Drive (50.00 feet wide), said pin being along a curve to the left having a radius of 50.00 feet and having an arc length of 95.99 feet from a Point of Reverse Curvature, said Point of Reverse Curvature being along a curve to the right having a radius of 20.00 feet and an arc distance of 17.45 feet from a Point of Curvature, said Point of Curvature being South 19 degrees 19 minutes 16 seconds West 455.83 feet from a Point of Tangency, said Point of Tangency being along a curve to the right having a radius of 225.00 feet and an arc distance of 29.22 feet from a Point of Curvature, said Point of Curvature being South 11 degrees 52 minutes 50 seconds West 167.05 feet from a Point of Tangency, said Point of Tangency being along a curve to the left having a radius of 175.00 feet and an arc distance of 22.73 feet from a Point of Curvature and said Point of Curvature being South 19 degrees 19 minutes 16 seconds West 221.33 feet from the Southerly terminus of a 20.00 feet radius curve connecting the Easterly line of Meade Drive with the Southerly line of Grant Avenue (50.00 feet wide); thence

1. along Proposed Lot 65.01 of Block 6801, along a curve to the right having a radius of 50.00 feet for an arc distance of 52.36 and having a chord bearing North 70 degrees 40 minutes 44 seconds West 50.00 feet to a pin found for a corner; thence
2. along the Southerly terminus of Meade Drive, South 70 degrees 40 minutes 44 seconds East 50.00 feet to the Point of Beginning.

CONTAINING: 226 square feet of land.



HOWARD A. TRANSUE

Professional Land Surveyor, NJ License No. 33541



Rocco J. Tedesco, Esquire

## *Deed of Dedication of a Portion of the Meade Drive Cul-de-Sac*

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between **LANDMARK DEVELOPMENT NO. 4, LLC**, a New Jersey Limited Liability Company, whose address is 1317 S. Main Road, Vineland, NJ 08360, party of the first part; and

**CITY OF VINELAND**, a Municipal Corporation of the County of Cumberland and State of New Jersey, whose address is Vineland City Hall, 640 East Wood Street, PO Box 1508, Vineland, NJ 08362-1508, party of the second part.

### **WITNESSETH:**

**WHEREAS**, as a condition of minor subdivision approval as provided for in Resolution No. 6094 adopted by the Planning Board of the City of Vineland on August 13, 2014, Landmark Development No. 4, LLC is required to dedicate lands and premises (without improvements) hereinafter described, situate in the City of Vineland, County of Cumberland and State of New Jersey, for and as part of the Meade Drive cul-de-sac, for the free and unobstructed use of the public; and

**WHEREAS**, Landmark Development No. 4, LLC, as owner, is desirous of dedicating the land hereinafter described in compliance with the condition of final subdivision approval, as set forth in Vineland Planning Board Resolution No. 6094 for a portion of the MEADE DRIVE CUL-DE-SAC, for the free and unobstructed use of the public; and

**WHEREAS**, the party of the second part deems it advisable to accept the lands described herein, for the purpose of obtaining the unimproved right-of-way to complete the Meade Drive cul-de-sac, for the free and unobstructed use of the public.

### **NOW, THEREFORE, THIS INDENTURE WITNESSETH:**

That Landmark Development No. 4, LLC, in consideration of the stipulations and purposes above set forth, and consideration of the sum of One (\$1.00) Dollar, in hand, paid at and before the ensealing and delivery hereof, receipt of which is hereby acknowledged, does hereby grant, convey and dedicate to the City of Vineland, for the use of the public as streets or highways, forever, all those certain tracts or parcels

of land and premises situate in the City of Vineland, County of Cumberland and State of New Jersey, as described in the attached Schedule "A".

1. The description attached hereto and made part hereof as Schedule "A" describes the boundaries of the public street containing a right-of-way of 226 square feet to be known as a portion of **Meade Drive cul-de-sac** so dedicated.

Being the lands and premises dedicated in conformity with final subdivision approval of the development known as the Sherman Avenue minor subdivision, as memorialized by Vineland Planning Board Resolution No. 6094 adopted on August 13, 2014, and in accordance with a Map entitled "PROPOSED MINOR SUBDIVISION PLAN FOR: LANDMARK DEVELOPMENT NO. 4, LLC, BLOCK 6801, LOT 65, TAX MAP SHEET NO. 68, CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY" prepared by Howard A. Transue, PLS, New Jersey License No. 33541, of Schaeffer Nassar Scheidegg Consulting Engineers, LLC, and heretofore filed by Landmark Development No. 4, LLC with the party of the second part.

**TO HAVE AND TO HOLD** the above-described premises to the party of the second part, and its successors and assigns, for the free and unobstructed use by the public as streets/roadways, and the names thereof shall be a portion of the Meade Drive cul-de-sac, with respect to the approved dedication of land for these roadways and for the free and unobstructed use by the public.

The premises described in the attached Schedule "A" constitute portions of the lands and premises title to which became vested in Landmark Development No. 4, LLC, party of the first party herein, by Deed dated December 19, 2013, executed and delivered by Wyndham Landmark Development, LLC, and recorded on December 20, 2013 in the Cumberland County Clerk's Office in Deed Book 4112, Page 7736, as Instrument No. 452098.

**IN WITNESS WHEREOF**, the party of the first part has hereunder set its hand and seal the day and year first written above.

WITNESS/ATTEST:

LANDMARK DEVELOPMENT NO. 4, LLC

BY: \_\_\_\_\_

Karl E. Senseman, Member



25 August 2014

F-14-102

Landmark Development No. 4, L.L.C.

**Block 6801, Lot 65 (Right of Way Dedication)**

Meade Drive

City of Vineland

Cumberland County, NJ

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a pin found for a corner in the Easterly line of Meade Drive (50.00 feet wide), said pin being along a curve to the left having a radius of 50.00 feet and having an arc length of 95.99 feet from a Point of Reverse Curvature, said Point of Reverse Curvature being along a curve to the right having a radius of 20.00 feet and an arc distance of 17.45 feet from a Point of Curvature, said Point of Curvature being South 19 degrees 19 minutes 16 seconds West 455.83 feet from a Point of Tangency, said Point of Tangency being along a curve to the right having a radius of 225.00 feet and an arc distance of 29.22 feet from a Point of Curvature, said Point of Curvature being South 11 degrees 52 minutes 50 seconds West 167.05 feet from a Point of Tangency, said Point of Tangency being along a curve to the left having a radius of 175.00 feet and an arc distance of 22.73 feet from a Point of Curvature and said Point of Curvature being South 19 degrees 19 minutes 16 seconds West 221.33 feet from the Southerly terminus of a 20.00 feet radius curve connecting the Easterly line of Meade Drive with the Southerly line of Grant Avenue (50.00 feet wide); thence

1. along Proposed Lot 65.01 of Block 6801, along a curve to the right having a radius of 50.00 feet for an arc distance of 52.36 and having a chord bearing North 70 degrees 40 minutes 44 seconds West 50.00 feet to a pin found for a corner; thence
2. along the Southerly terminus of Meade Drive, South 70 degrees 40 minutes 44 seconds East 50.00 feet to the Point of Beginning.

CONTAINING: 226 square feet of land.

  
HOWARD A. TRANSUE

Professional Land Surveyor, NJ License No. 33541



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ACCEPTING, APPROVING AND AUTHORIZING THE RECORDING  
OF A DEED TO BE FILED BY LANDMARK DEVELOPMENT NO. 4, LLC,  
FOR A PORTION OF THE MEADE DRIVE CUL-DE-SAC**

**WHEREAS, LANDMARK DEVELOPMENT NO. 4, LLC**, whose address is 1317 S. Main Road, Vineland, NJ 08360 (Petitioner), has filed a Petition with the Clerk of the City of Vineland requesting approval and acceptance of the dedication of a portion of the Meade Drive cul-de-sac, without improvements, in respect to the Sherman Avenue minor subdivision proposed for development on property designated as Block 6801 Lot 65 on the City of Vineland Tax Map, as set forth on a Map filed with the Clerk of the City of Vineland; and

**WHEREAS**, it appears that Petitioner has complied with the statutory requirements in such particular case; and

**WHEREAS**, the minor subdivision has been approved by the Planning Board of the City of Vineland as set forth in Resolution No. 6094, adopted August 13, 2014.

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

1. That the proposed Deed of Dedication for the dedication of a portion of the Meade Drive cul-de-sac, without improvements, be and the same is hereby approved.

2. That the developer, Landmark Development No. 4, LLC, a New Jersey Limited Liability Company, be and is hereby authorized to file in the Office of the Clerk of the County of Cumberland, the Deed of Dedication.

ADOPTED: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
KEITH PETROSKY, RMC  
City Clerk

\_\_\_\_\_  
ANTHONY FANUCCI  
President of City Council



recorded in the Cumberland County Clerk's Office on December 20, 2013, in Book 4112, Page 7736 as Instrument Number 452098.

5. Landmark Development No. 4, LLC hereby consents to the filing of the Deed of Dedication pursuant to the provisions of N.J.S.A. 46:23-9.11(P).

LANDMARK DEVELOPMENT NO. 4, LLC

By: \_\_\_\_\_

KARL E. SENSEMAN,  
Managing Member

Sworn and subscribed to before me  
this \_\_\_\_\_ day of November, 2014.

\_\_\_\_\_

## Reid Wanda

---

**From:** Barsotti Ann  
**Sent:** Wednesday, December 17, 2014 10:41 AM  
**To:** Reid Wanda  
**Subject:** FW: Landmark Development No.4, LLC- Certificate of Title

For your files.

---

**From:** Ricketts Yasmin  
**Sent:** Wednesday, December 17, 2014 10:30 AM  
**To:** Barsotti Ann  
**Subject:** Landmark Development No.4, LLC- Certificate of Title

The Planning and Engineering Department have no comment regarding the Certificate of Title.

*Yasmin Ricketts, Zoning and Planning Board Secretary  
City of Vineland, Planning Division  
City Hall, 640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08362-1508  
856-794-4000 ext. 4088/ 856-405-4606 Fax  
[yricketts@vinelandcity.org](mailto:yricketts@vinelandcity.org)*







December 11, 2014

MEMO TO: Robert E. Dickenson, Jr., Assistant Business Administrator *rw*  
Richard P. Tonetta, City Solicitor  
Yasmin Ricketts, Planning Board Secretary

FROM: Anna Marie Barsotti, RMC, Chief Clerk *AMB*

RE: Landmark Development No. 4, L.L.C.  
Certificate of Title (*received via e-mail 12.5.2014; original via regular mail 12.11.2014*)  
Dedication: Sherman Avenue Minor Subdivision  
Right-of-Way Meade Drive Cul-de-sac, without improvements  
Block 6801, Lot 65

Please find attached a copy of Certificate of Title furnished by Rocco J. Tedesco, Esquire, in connection with the above-referenced matter.

Following your review of this document, along with any unaffected items, I await the Assistant Business Administrator's advisement for placement of this matter on Council's Agenda.

Enclosure

c.: Rocco J. Tedesco, Esquire  
Karl Senseman, Landmark Development No. 4, L.L.C.

# TEDESCO GRUCCIO & REUSS, LLC

Rocco J. Tedesco, Esquire  
727 Landis Avenue, PO Box 1327  
Vineland, New Jersey 08362-1327  
856-696-1500  
Attorney for Applicant, Landmark Development No. 4, LLC

## CERTIFICATE OF TITLE

I, Rocco J. Tedesco, Esquire, hereby certify as follows:

1. I am an attorney-at-law practicing in the State of New Jersey and am a principal of the firm of Tedesco, Gruccio & Reuss, LLC.

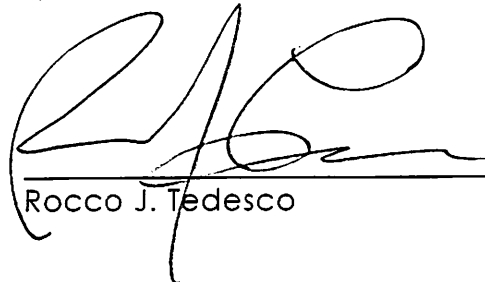
2. I represent Landmark Development No. 4, LLC in connection with the dedication of a right-of-way of 226 square feet to be known as a portion of Meade Drive cul-de-sac, as set forth in a Petition of Dedication and Deed of Dedication each submitted herewith.

3. Landmark Development No. 4, LLC is the owner of the property which was the subject matter of the Minor Subdivision for the property known as Block 6801, Lot 65 as shown on the City of Vineland Tax Map, and acquired title to that property by Deed from Wyndham Landmark Development, LLC dated December 19, 2013, and recorded in the Cumberland County Clerk's Office on December 20, 2013, in Book 4112, Page 7736 as Instrument Number 452098.

4. The members of Landmark Development No. 4, LLC have the authority to dedicate the right-of-way to the City of Vineland.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: 12.5.14

  
\_\_\_\_\_  
Rocco J. Tedesco