

RESOLUTION NO. 2013- 343

RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT  
FOR A SECOND PHASE OF A MAJOR SUBDIVISION KNOWN  
AS LANDIS POINTE PHASE 2A

WHEREAS, Hogback Group, LLC, has presented to the Clerk of the City of Vineland certain plat prepared by Maser Consulting, PA, dated September 12, 2008, entitled “Final Plat-Major Subdivision for Landis Pointe Estates – Section 2A (hereinafter also referred to as Landis Pointe Estates 2A)” regarding Block 6901, Lots 43 and 44 and Block 6909, Lot 9, as shown on the Tax Map of the City of Vineland; and

WHEREAS, it appears that Hogback Group, LLC, in the interest of Landis Pointe Estates 2A has complied with the statutory requirements and has received final approval of the said plat by the Planning Board of the City of Vineland in accordance with Resolution No. 5836, the Municipal Engineer of the City of Vineland, the Tax Collector of the City of Vineland and that the said map appears to be in compliance with all provisions of law and ordinances.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that said map entitled Final Plat – Major Subdivision for Landis Pointe Estates, Section 2A, prepared by Maser Consulting, PA, dated September 12, 2008, be approved by the City Council of the City of Vineland and be submitted for filing as a Major Subdivision in conformity with the map filing law and that the same be appropriately filed with the County Clerk of the County of Cumberland within the time allowed in accordance with the laws of the State of New Jersey.

Adopted:

---

President of Council

ATTEST:

---

City Clerk

MEMORANDUM



TO: Denise Monaco, Business Administrator  
FROM: Yasmin Ricketts, Planning Board Secretary  
DATE: July 17, 2013  
RE: Landis Pointe Estates Final Phase 2A  
Final Major Subdivision

In accordance with the City of Vineland policy, the board secretary is to insure that the project complies with its approval, as follows:

- The final plans and mylars have been signed and are enclosed.
- The developer has posted a Performance Letter of Credit #1002, issued by First Commerce Bank in the amount of \$120,800.00 as surety for the project.
- The developer has paid the following:
  - Underground electric service and street lighting was paid for under the Phase 1 portion of the project.
- Homeowners' association documents were recorded as part of the Phase 1 portion of the project and apply to this portion.

This matter is being forwarded to be placed on City Council's agenda for acceptance of the map for filing. Enclosed for your information is a copy of Resolution #5836 of the Planning Board granting final approval. This resolution was adopted by the Board on December 10, 2008 and the Final Major Subdivision approval is still valid.

Since no new streets are part of this portion of the project, no dedication documents are necessary.

YR/  
Encl.  
xc: Keith Petrosky, City Clerk

**RESOLUTION NO. 5836**  
**RESOLUTION OF FINDINGS AND CONCLUSIONS AND**  
**DECISION OF THE VINELAND PLANNING BOARD**

**WHEREAS**, Hogback Group, LLC, has applied to the Planning Board of the City of Vineland, for major subdivision approval, final, for Landis Pointe Estates Phase 2A, being located on the northerly and southerly sides of London Lane between Medina Street and Seville Street, being known as Block 6901, Lots 43 and 44 and Block 6909, Lot 9, as shown on the tax map of the City of Vineland, Sheet No. 69.03; and

**WHEREAS**, the Board, having considered the presentation of Michael Fralinger, Esquire, attorney for the applicant; having considered the report of the Minor Site Plan and Subdivision Committee dated December 2, 2008; having considered the report of the city engineer dated December 1, 2008; having considered the letter from the City of Vineland Water Utility dated November 26, 2008; having considered the sworn testimony of the Board's professionals, made the following factual findings:

1. The applicant requests a final major subdivision approval to configure three (3) existing lots into a total of eighteen (18) lots thereby creating fifteen (15) new lots. All eighteen lots would be available for the construction of a single-family dwelling.
2. The lots within the proposed Phase 2A area conform to the layout of lots given preliminary major subdivision approval by the Planning Board on February 9, 2005 under Resolution #5301. This final major subdivision application is essentially a request to create lots within only the portion of the Phase 2 area, previously given preliminary approval, where dedicated streets and public utilities exist.

The Board granted revised preliminary approval for Phase 2A by way of Resolution 5835.

3. The proposed major subdivision is within an R-4 zone.
4. Public sanitary sewer is available for the proposed lots.
5. The proposed major subdivision involves no new streets. The three involved lots have frontage on dedicated streets that are not fully improved. However the remaining required improvements for the streets and associated areas are under surety held by the City of Vineland.  
The applicant should provide a construction time table, and provide testimony as to coordination with the developer of phase 1 as to the completion of required street improvements.
6. The plan utilized for review consists of sheets 1 and 2, and was prepared by Maser Consulting, P.A., dated September 12, 2008, (all sheets un-revised), entitled: "Final Plat-Major Subdivision for Landis Pointe Estates-Section 2A".
7. In addition to any other required items a perfected plan will be required to show the following:
  - a) Remove all endorsements and signature lines from sheet 2 of 2.
  - b) Remove the labeling on Block 6910, Lot 11: "Landis Pointe Estates Section 2B".
  - c) Provide a heavier line weight (consistent with the other two lots) for the out bounds of Lot 44 of Block 6901.
8. A perfected plan shall show the following omitted subdivision plan details in accordance with Code Chapter 300-60A, B & C:
  - a) Show all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells.
  - b) Note current use of properties within 200 feet of the subject parcel.
  - c) Include a note indicating all conditions put upon the development as a result of the Planning Board's approving resolution.

- d) Provide an endorsement as follows: I/We the undersigned hereby certify, I/we are the owners of record of the lands involved in this subdivision and do hereby consent to the filing of the map shown.

\_\_\_\_\_  
 Owner Date

\_\_\_\_\_  
 Owner Date

The owners endorsement on the plan shall be revised to be consistent with the above.

- e) Provide an endorsement as follows: The Planning Board of the City of Vineland has duly reviewed and approved this subdivision under Resolution No. \_\_\_\_\_ dated \_\_\_\_\_, in accordance with Ordinance No. 86-38 (as amended). Said map shall be properly filed on or before \_\_\_\_\_.

\_\_\_\_\_  
 Chairman Date

\_\_\_\_\_  
 Secretary Date

The Planning Board endorsement on the plan shall be revised to be consistent with the above.

- 9. Traffic items /street signs shall be installed by the developer in accordance with report of the City Traffic Engineer.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of the City Vineland, that approval for final major subdivision for Landis Pointe Estates Phase 2A, is hereby granted.

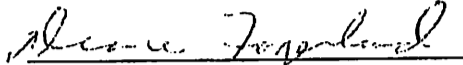
Approval shall be subject to the following:

1. The following standard requirements must be met prior to the commencement of earthwork and site improvements in association with the proposed major subdivision:
  - a) Certification from the Cumberland Soil Conservation District.
  - b) Any other agency approvals that may apply.
2. The following standard requirements must be met prior to the final plan being signed by the Board Chairman and Secretary:
  - a) Perfected plan for revised preliminary major subdivision.
  - b) Perfected final plan including 3 mylar copies.
  - c) Posting performance guarantee in the amount as determined by the City Engineer.
  - d) Final Cumberland County Planning Board approval.
  - e) Payment of inspection fee.
  - f) Approval by the Board Solicitor and Planning Division of the required homeowners association documents for basin performance and maintenance to be filed simultaneously with the filing of the final plat. The home owner's documents shall include language that street shade trees will be required within private property.
  - g) Submission of affidavit setting forth the names and addresses of all record title owners of the subdivided lands.
  - h) Setting of outbound markers in accordance with Map Filing Law.
  - i) Approval of storm water maintenance plan.
3. The following must be met before the issuance of any construction permits:
  - a) Final major subdivision approval and compliance with all conditions of approval.
  - b) Certification from the Cumberland Soil Conservation District.
  - c) Final plat being recorded within 95 days of signing by the Board Chairman and Secretary.
4. Submission of two copies of the as-built street profiles will be required for Phase 1 in accordance with City of Vineland Code Chapter 300-52D, prior to release of surety and acceptance of streets. The Phase 1 portion of the project is inclusive of the area of proposed Phase 2A.

5. The developer shall arrange for a pre-construction meeting with the City of Vineland Engineering Division prior to the commencement of work.

ADOPTED: December 10, 2008

Attest:

  
Diane Fagerlund, Secretary

PLANNING BOARD OF THE  
CITY OF VINELAND

  
DAVID CATALANA, Chairman

**VOTING IN FAVOR**

STEVEN PLEVINS  
JOHN PIERANTOZZI  
DAVID G. PICKETT  
DOUGLAS A. ALBRECHT  
DAVID CATALANA

**ABSTAINING**

GINA BIAGI

**OPPOSED**

NONE

**ABSENT**

DALE JONES  
ROBERT FERRARI, JR.  
MARIA PEREZ  
MICHAEL CYTER