

CITY OF VINELAND

RESOLUTION NO. 386

**RESOLUTION APPROVING AND AUTHORIZING THE
RECORDING OF A MAP FILED BY LANDIS PROPERTIES LLC WITH
RESPECT TO THE SUBDIVISION KNOWN AS PRESIDENTIAL
HEIGHTS II MAJOR SUBDIVISION**

WHEREAS, Landis Properties LLC, whose address is 1784 Pine Avenue, Vineland, New Jersey, is the owner of property designated as Block 4406.01, Lot 4.1 on the City of Vineland Tax Map, as set forth on a Map filed with the Clerk of the City of Vineland.

WHEREAS, said Map has been approved by the Planning Board of the City of Vineland as set forth in its Resolution No. 6442, adopted May 12, 2021, as more fully appears by its approval affixed thereto.

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

1. That the Map referred to, and filed aforesaid, in respect to the subdivision known as Presidential Heights II Major Subdivision, be and the same is hereby approved.
2. That the owner, Landis Properties LLC, be and is hereby authorized to file in the Office of the Clerk of the County of Cumberland, the map described herein.

Adopted: _____

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 6442

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

WHEREAS, Landis Properties, LLC, with an address at 1784 Pine Avenue, Vineland, NJ 08360, has applied to the Planning Board of the City of Vineland for final major subdivision approval, for property located on the southside of E. Chestnut Avenue between Highland Avenue and Brentwood Drive, being known as Block 4406.01, Lot 4.1, as shown on the City of Vineland Tax Map, Sheet #44; and

WHEREAS, the Board, having considered the presentation of Steven Fabietti, Esquire, attorney for the applicant; having considered the application of the applicant; having considered the report of Ryan R. Headley, PE, PP, Planning Board Professional Engineer and Professional Planner, dated April 7, 2021; having considered the report of David J. Maillet, PE, City Engineer, dated April 7, 2021 and having considered sworn testimony from the Board's Professionals made the following factual findings:

1. The applicant requests a final major subdivision approval to create thirteen (13) new lots with one remainder lot. Eleven (11) of the lots would be available for the construction of a single-family dwelling, two (2) lots are proposed for stormwater basins, and one (1) lot will remain vacant.
2. The proposed major subdivision is within an R-4 Residential Zone.
3. The proposed major subdivision involves the establishment of two (2) new streets. The first street connects two dead ends of Jefferson Avenue and the second street connects two dead ends of Washington Avenue. An existing temporary cul-de-sac on the eastern dead end of Jefferson will be vacated as part of the development.
4. The final plan submission conforms to the layout of lots given preliminary major subdivision approval by the Planning Board on April 10, 2019 via Resolution No. 6340.
5. The plan utilized for review consists of sheets 1 through 1, prepared by Schaeffer Nassar Scheidegg Consulting Engineers LLC, dated January 5, 2021, (un-revised), entitled: "Final Plat for: Presidential Heights II Major Subdivision; Landis Properties LLC; 2351 East Chestnut Avenue, Block 4406.01, Lot 4.01, City of Vineland, Cumberland County, New Jersey".
6. A perfected plan shall show the following omitted subdivision plan details in accordance with Code Chapter 425-60A, B & C:
 - a) Show existing on-site structures, their use, and dimensions to property lines. Also 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) If the map shows proposed highways, streets, lanes or alleys, a certificate of the Municipal Clerk shall be endorsed on the map as follows:
City Council has approved the highways, streets, lanes, or alleys shown on this map.
(Signature)
Municipal Clerk
7. Steven Fabietti, Esquire, attorney for the applicant, noted the following:
 - a) The applicant was granted preliminary subdivision approval by way of Resolution No. 6340 during the Spring of 2019.
 - b) The proposal is for eleven (11) lots for single family homes; two (2) basin lots, and one (1) vacant lot.
 - c) Two new streets are proposed.

*The applicant requests a waiver for (a) above.

- d) The applicant is seeking waiver for omitted subdivision plan detail. Specifically, showing onsite structures, their use, and dimensions to the property lines.
- e) The applicant is seeking the same waiver which is paragraph 11 of the City Engineer's report. that waiver is also showing all structures onsite within 150 feet of the land to be developed.
- f) He notes that the applicant will record the major subdivision by map.
- g) The applicant agrees to the remainder of the Ryan R. Headley Report as well as the report of the City Engineer, David J. Maillet.

8. Ryan R. Headley, PE, PP, indicated no objection to the waiver request.

9. No members of the public appeared to speak in favor nor against the proposed application.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that final major subdivision is approved for the creation of eleven (11) lots to be used for the construction of single-family homes, two (2) lots for stormwater management basins and one (1) vacant lot.

The applicant is granted waiver from omitted subdivision plan detail showing existing onsite structures, their use, and dimensions to the property lines.

Final major subdivision 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 applicant shall comply with the City of Vineland ordinances regarding affordable housing/COAH.
3. The following standard requirements must be met prior to the final plan being signed by the Board Chairman and Secretary:
 - a) Perfected final plan including 3 mylar copies.
 - b) Posting performance guarantee in the amount as determined by the City Engineer.
 - c) Payment for street lighting (Obtain amount from the City of Vineland Electric Utility and make payment to the Planning Division.)
 - d) Payment for underground electric (Obtain the amount from and submit payment to the City of Vineland Electric Utility).
 - e) Final Cumberland County Planning Board approval.
 - f) Payment of inspection fee.
 - g) 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 homeowners documents shall include language that street shade trees will be required within private property and that temporary cul-de-sacs may be extended in the future.
 - h) Setting of outbound markers in accordance with the title Recordation Act.
4. 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) Dedication of streets.
 - c) Certification from the Cumberland Soil Conservation District.
 - d) Final plat being recorded within 95 days of signing by the Board Chairman and Secretary.
 - e) Recording of storm water maintenance plan.
5. Submission of two copies of the as-built street profiles will be required in accordance with City of Vineland Code Chapter 300-52D, prior to release of surety and acceptance of streets.
6. The developer shall arrange for a pre-construction meeting with City of Vineland Engineering Division prior to the commencement of work.

7. The applicant shall be required to post a maintenance guarantee as required by statute and in the amount as determined by the City Engineer.
8. The required site improvements shall be completed and deemed satisfactory by the City of Vineland within a two-year period from the date of final plan approval unless extensions are granted by the Board.
9. The applicant is advised that the following shall be required prior to the final release of the performance guarantee:
 - a) As-built permeability test results shall be provided for all components of the stormwater management system.
 - b) The design engineer shall certify in writing to the City of Vineland that the basin(s) has been constructed according to the approved design, that any approved deviations are noted, and that the basin has been properly cleaned after 90% of the project completion. The engineer's certification shall also certify that the basin currently operates as intended by its design taking into account all soil and water conditions encountered during construction.
 - c) The applicant shall provide an as-built plan of any and all stormwater systems and stormwater management basins. The as-built plan shall include, but not be limited to, basin bottom elevation and basin berm elevation at twenty-five-foot intervals, inverts and outlet structures.

The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on April 14, 2021 as reflected in the recorded minutes of said meeting.

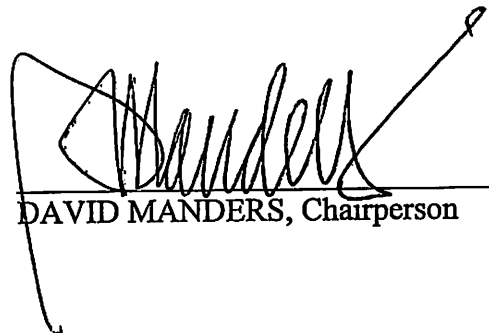
ADOPTED DATE: 5/12/21

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
DOUG MENZ
STEPHEN PLEVINS
DAVID ACOSTA
SANDY VELEZ
DAVID CATALANA
JOHN CASADIA

ABSTAINING

SAMUEL FIOCCHI

ABSENT

CHRISTINE SCARPA
ROBERT ODORIZZI

OPPOSED

NONE