

RESOLUTION NO. 2021- 403

A RESOLUTION APPROVING A MAP FILED DESCRIBING
STREETS TO BE KNOWN AS SENECA COURT.

WHEREAS, MENANTICO, LLC, a New Jersey Limited Liability Company, located at PO Box 558, Berlin, NJ 08009, has filed a Petition with the City Clerk of the City of Vineland, requesting approval of a street to be known as Seneca Court, as shown on a map filed with said Clerk; and

WHEREAS, it appears that the above company has complied with the statutory requirements in such particular cases; and

WHEREAS, said map has been approved by the Planning Board of the City of Vineland as set forth in its Resolution No. 6293 dated June 13, 2018, as more fully appears by its approval affixed thereto.

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

That the map referred to above and filed as aforesaid, describing Seneca Court, be and the same as such is hereby approved.

Adopted:

President of Council

ATTEST:

City Clerk

RESOLUTION NO. 6293

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

WHEREAS, Menantico LLC, with an address at P.O. Box 558, Berlin, NJ 08009, has applied to the Planning Board of the City of Vineland, for major subdivision approval, final, for Menantico Estates Final Major Subdivision, located on the south side of Menantico Road between Lincoln Avenue and Venezia Avenue, being known as Block 5204, Lots 3 and 5, as shown on the City of Vineland Tax Map, Sheet #52; and

WHEREAS, the Board, having considered the presentation of Richard J. Hoff, Jr, 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, City of Vineland dated January 22, 2018; having considered the report of the City Engineer dated January 8, 2018; having considered the exhibits entered into evidence by the applicant; having considered the sworn testimony of the Board's professionals; made the following factual findings:

1. The applicant requests a final major subdivision to configure two (2) existing lots into sixteen (16) lots thereby creating fourteen (14) new lots. Fifteen (15) of the lots would be available for the construction of a single-family dwelling and one (1) lot is proposed for a storm water basin.
2. The proposed major subdivision is within an R-6 Zone.
3. The proposed major subdivision involves the establishment of a new street off of the southerly side of Menantico Road. The proposed new street will terminate within the southerly portion of the property with a permanent cul-de-sac. An area will be dedicated as right-of-way for a future street. This future street will allow connection of the proposed cul-de-sac street to adjacent lands to the east.

The street layout is in accordance with the Master Plan of Street Extensions revision approved by the Planning Board through Resolution No. 6038 adopted on May 8, 2013.
4. The final plan submission conforms to the layout of lots given preliminary major subdivision approval by the Planning Board on August 13, 2014 via Resolution No. 6096.
5. The plan utilized for review consists of sheets 1 of 1, prepared by Fralinger Engineering, dated November 20, 2017, (un-revised), entitled: "Final Plan prepared for Menantico, LLC".
6. A perfected plan shall show the following omitted subdivision plan details in accordance with Code Chapter 425-60A, 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, septic systems, and wells.
 - b) Show and identify the developable land area of each lot.
The plan should be revised to show both the proposed and maximum clearing limits for each lot as shown on the perfected preliminary plan. Additionally, a chart should be provided which indicates the proposed and maximum clearing area on each lot.
 - c) Provide two copies of descriptions for dedication of streets, of lands reserved for public use,
 - d) Include a note indicating all conditions put upon the development as a result of the Planning Board's approving resolution,

7. Richard J. Hoff, Jr, Esquire, attorney for the applicant, noticing the following;
 - a) The applicant received preliminary approval by resolution number 6096 on August 13, 2014.
 - b) The applicant is now seeking final approval of the major subdivision.
 - c) The applicant will comply with the reports of Ryan R. Headley dated January 22, 2018 and will comply with the City's Engineer report dated January 8, 2018.
 - d) Although, the Ryan R. Headley report required complying with the City's affordable housing/ COAH ordinance, COAH was addressed in the preliminary approval.
 - e) The final plan submitted conforms to the preliminary approval.
 - f) The applicant is also seeking a one-year extension of the preliminary major subdivision approval. Therefore, that extension would be the first one-year extension for the period August 13, 2017through August 13, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland, grants major subdivision approval, final, for the Menantico Estates Major Subdivision.

Major subdivision approval, final, shall be subject to the following:

1. In addition to any other required items, the sign easement legal description appears to need an additional course prior to Course (1) on the provided deed description for Sign Easement Description Block 5204, Lot 3.01 (PART) prepared by Fralinger Engineering dated November 17, 2017.
2. The planning division recommends that the proposed and maximum clearing limits be incorporated into the deeds of the individual lots.
3. 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.
4. The applicant shall comply with the City of Vineland ordinances regarding affordable housing/COAH.
5. 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 (if applicable).
 - 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 (if applicable).
 - g) Approval by the Board Solicitor and Planning Division of the required homeowner's association documents for basin performance and maintenance to be filed simultaneously with the filing of the final plat. The homeowner's 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) Submission of affidavit setting forth the names and addresses of all record title owners of the subdivided lands.
 - i) Setting of outbound markers in accordance with the Title Recordation Act.
 - j) Provide proof of legal right to discharge drainage through abutting properties (if applicable).
 - k) Approval of storm water maintenance plan.

6. 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.

7. 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.

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

9. The applicant shall be required to post a maintenance guarantee as required by statute and in the amount as determined by the City Engineer.

10. 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.

11. The applicant is advised that the following shall be required prior to the final release of the performance guarantee:
 - a) A basin maintenance bond shall be posted for a period of two years after final acceptance of the basin.
 - b) As-built permeability test results shall be provided for all components of the stormwater management system.
 - c) 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.
 - d) 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.

12. The applicant is also granted the first of two one-year extensions, the major subdivision, preliminary approval for the period of August 13, 2017 through August 13, 2018.

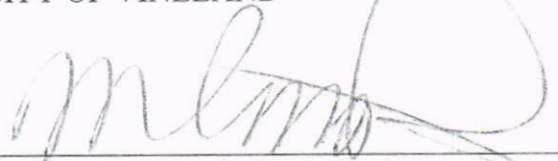
The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on June 13, 2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: 7/11/18

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:


 YASMIN RICKETTS, Secretary


 DAVID MANDERS, Chairman

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
SANDY VELEZ
JOHN CASADIA
DAVID ACOSTA

ABSTAINING

NONE

ABSENT

STEPHEN PLEVENS
GARY STANKER
MARIA PEREZ
CHRISTINE SCARPA
KEITH SALERNO

OPPOSED

NONE