



REPORT TO: Planning Board

FROM: Ryan R. Headley, Supervising Engineer

DATE: January 18, 2022

SUBJECT: Benedetto Subdivision – located on the northerly side of Trento Avenue between Cornucopia Avenue and Union Road, Block 6604, Lot 34, Tax Map Sheet #66, Project No. PBA-21-00013

Review of the above-referenced minor subdivision application yields the following comments:

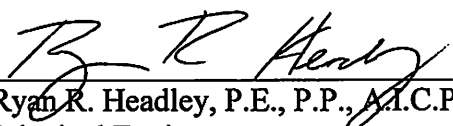
1. The applicant requests a minor subdivision approval to create one (1) new lot with one remainder lot.
2. The property in question is located in an A-6 Agricultural Zone.
3. Public sanitary sewer is not available for the properties-in-question.
4. The plan utilized for review was prepared by Schaeffer Nassar Scheidegg Consulting Engineers LLC, dated December 6, 2021, (unrevised), entitled: “Minor Subdivision Plan for Mark A. Benedetto, Jr. & Jessica C. Benedetto, 5250 Trento Avenue, Block 6604, Lot 34; City of Vineland, Cumberland County, New Jersey.”.
5. The proposed lot configurations are as follows:
  - a) Proposed new lot 34.02 will contain a net area of 43,680 square feet (1.00 acre $\pm$ ), with frontage of 160 feet on Trento Avenue and a net depth of 273 feet.
  - b) The proposed remainder of lot 34 (renumbered to Lot 34.01) will contain a net area of 811,020 square feet (18.618 acres $\pm$ ), with frontage of 500 feet along Trento Avenue and a net depth of 1,295 feet.
6. The proposed lots have the following variances from the single family minimum lot dimension standards for the A-6 Zone:
  - a) Lot area, proposed lot 34.02 (43,680 square feet provided vs. 250,000 square feet required).
  - b) Lot frontage, proposed lot 34.02 (160 feet provided vs. 300 feet required).
  - c) Lot depth, proposed lot 34.02 (273 feet provided vs. 330 feet required).
  - d) Lot width, proposed lot 34.02 (160 feet provided vs. 300 feet required).

7. A review of the NJDEP Freshwater Wetlands Map indicates that the property-in-question may contain freshwater wetlands. Specifically, the freshwater wetlands appear to be within the proposed single family lot. The applicant should consider this when determining the location of any proposed development on the property-in-question.
8. In addition to any other items, a perfected plan will be required to show the following:
  - a) Correct lot numbers, as approved by the Tax Assessor.
  - b) Address comments contained in the Engineering report.
9. A perfected plan shall show the following omitted subdivision plan details in accordance with Code Chapter 425-60A:
  - a) The north arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets.
  - b) Show any wetlands and wetlands transition areas.
10. The applicant shall comply with the applicable City of Vineland ordinances pertaining to COAH/Affordable housing.
11. Please note that obtaining all outside agency approvals is the sole responsibility of the Applicant. The outside agencies which require approval, prior to applications being made for construction permits, include, but are not limited to:
  - a) Vineland Water Utility – [WaterUtilityProjectOffice@vinelandcity.org](mailto:WaterUtilityProjectOffice@vinelandcity.org)
  - b) Vineland Electric Utility – [tdunmore@vinelandcity.org](mailto:tdunmore@vinelandcity.org)
  - c) Vineland Fire Department – [fireprevention@vinelandcity.org](mailto:fireprevention@vinelandcity.org)
  - d) Landis Sewerage Authority
  - e) Cumberland-Salem Soil Conservation District

All applicants must contact these agencies as soon as possible to avoid delays with the required Board Approvals and/or site construction requirements. Project number must be provided on all inquiries. Approval from the City of Vineland Planning Board or Zoning Board of Adjustment **does not** constitute approval from any other City, County, or State departments or agencies. The Applicant is solely responsible to obtain all outside agency approvals.

12. The proposed minor subdivision approval shall be subject to the following:
  - a) Prior to the recording document being signed by the Board Chairman and Secretary, the following must be met:
    - 1) Final Cumberland County Planning Board approval.
    - 2) Perfected plan. (6 prints and one digital copy)
    - 3) Proof from the Tax Collector indicating that no taxes or assessments from local improvements are delinquent or due.
  - b) Either a plan conforming to the “Title Recordation Act” or a deed clearly describing the approved minor subdivision being filed with the County Recording Officer, the City Engineer, and the City Tax Assessor, within 190 days of this

approval; said deed or plat must be signed by the Chairman and Secretary of the Planning Board before recording.

  
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Ryan R. Headley, P.E., P.P., A.I.C.P., C.M.E.  
Principal Engineer  
City of Vineland



## ENGINEERING REPORT

DATE: January 18, 2022

TO: Planning Division

RE: Benedetto Subdivision  
Minor Subdivision  
Block 6604, Lot 34  
Project No. PBA-21-00013

Surveyor: Schaeffer Nassar Scheidegg Consulting Engineers LLC

Survey Dated: **December 6, 2021**

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Based on review of the project drawings, reports, and submitted information for the above referenced project, the Engineering Division offers the following:

### **STORMWATER MANAGEMENT COMMENTS:**

1. There are no Stormwater Management comments at this time.

### **SURVEY COMMENTS:**

2. The legal description for Proposed Lot 34.01 (Remainder) appears to have an incorrect distance in Course 2. The distance is noted as 160 feet on the plan and 164 feet on the legal description. The applicant shall review and revise as necessary.
3. This subdivision application has been reviewed assuming that it will be filed by deed.

### **TRAFFIC ENGINEERING COMMENTS:**

4. There are no Traffic Engineering comments at this time.

### **OTHER ENGINEERING COMMENTS:**

5. The Applicant is advised that any future driveway openings will require a right-of-way opening permit from the City of Vineland Engineering Department.

6. The applicant shall provide proof of any and all outside agency approvals required for this project prior to final plan certification. Outside agencies which may have an interest in this project include, but are not limited to:

- Cumberland-Salem Conservation District;
- Cumberland County Planning Board

Additional review may be required if revisions to the plans are required as conditions of approval and those revisions impact engineering related items, and as a result, additional comments may be required.

Prior to the submission of Perfected Plans for this project, the applicant can meet with the City Engineer to review engineering issues and revisions. **The Engineering Division will not accept any revised drawings.** All drawings, correspondence, or other related information are to be submitted to the Planning Division. Any set of plans that are submitted will be considered the official perfected plan submission.

Please contact me should you have any questions or comments.

Sincerely,



David J. Maillet, P.E.  
City Engineer



## CUMBERLAND COUNTY DEVELOPMENT REVIEW STANDARDS

County Planning Board Application # \_\_\_\_\_

Municipal Application # PBA-21-00013

### DEVELOPMENT APPLICATION FORM

NAME OF DEVELOPMENT: Benedetto Minor Subdivision		
NAME OF APPLICANT: Mark A. Benedetto, Jr. & Jessica C. Benedetto		Corporation <input type="checkbox"/> LLC <input type="checkbox"/>
Current Address: 245 Cornucopia Avenue		
City: Vineland	State: NJ	Zip Code: 08361
Phone: 609-618-9521	Email: <a href="mailto:mabenedetto15@gmail.com">mabenedetto15@gmail.com</a>	Fax:
LAND OWNER (if different than applicant): Tolotti Brothers, LLC		
Current Address: 4960 Trento Avenue		
City: Vineland	State: NJ	Zip Code: 08361
ATTORNEY (if represented): Michael J. Guccio Esq. – Michael Guccio Law Limited Liability Company		
Current address: 727 Landis Avenue, Suite 2		
City: Vineland	State: NJ	Zip Code: 08360
Phone: 856-457-7705	E-mail: <a href="mailto:mgruccio@tgrlaw.com">mgruccio@tgrlaw.com</a>	Fax: 856-213-5468
<b>MUNICIPAL INFORMATION</b>		
Type of Municipal Application:		Variance Type:
Signature of Tax Collector affirming no taxes/assessments are due:		Date:
<b>SITE INFORMATION</b>		
Project Location: 5250 Trento Avenue		
Block: 6604	Lot: 34	Tax Map Sheet: 66
Municipal Zoning District: A-1 (Agricultural)		
Was a prior application of any kind submitted for this, or any portion of this tract: <input type="checkbox"/> NO If so, date:		
Total Acreage of Tract 20 Acres	Number of acres to be subdivided /developed: 1.084 Acres	# of new lots: 1
Existing Use: Farmland		Total existing impervious coverage: 0 sq. ft.
Proposed Use: Single Family Residence on new lot		Total new impervious coverage: 9,780 sq. ft.
Site abuts/contains: Vacant, cultivated farmland		Name of abutting road: Trento Avenue
<b>SIGNATURES</b>		
Signature of Applicant:		Date:
Signature of person complete application (if different): <i>Michael J. Guccio</i>		Date: December 22, 2021
Michael J. Guccio, Esq. – Attorney for Applicant		
<b>MUNICIPAL USE ONLY</b>		
Minor <input type="checkbox"/>	Minor requiring public notice <input type="checkbox"/>	Major <input type="checkbox"/>
Copy of application and drawings To County <input type="checkbox"/> <i>NO</i>	By: <i>V. Ricketts</i>	Date: <i>12/28/21</i>
Referred to Engineer <input type="checkbox"/>	Lawyer: <input checked="" type="checkbox"/> <i>R. Headley</i>	Other: <input type="checkbox"/> <i>12/28/21</i>
Complete Date:		

