



REPORT TO: Planning Board

FROM: Ryan R. Headley, Supervising Engineer

DATE: December 14, 2021

SUBJECT: Dooley & Hoff / Hammer Rentals Minor Subdivision – located on the northwest corner of Elmwood Avenue and E. Landis Avenue, Block 3112, Lots 16 & 17, Tax Map Sheet #31, Project No. PBA-21-00008

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 two (2) remainder lots.
2. The property in question is located in an R-P Residential Professional Zone.
3. Public sanitary sewer is available for the properties-in-question.
4. The plan utilized for review was prepared by Bernard Surveying LLC, dated July 13, 2021, (last revised November 12, 2021), entitled: “Minor Subdivision for Dooley & Hoff Prop., LLC & Hammer Rentals, LLC, 1142 & 1146 E. Landis Avenue, City of Vineland, County of Cumberland, NJ”.
5. The proposed lot configurations are as follows:
 - a) Proposed new lot 16.01 will contain a net area of 20,918 square feet (0.48 of an acre \pm), with frontage of 130 feet on Elmwood Avenue and a net depth of 167.8 feet.
 - b) The proposed remainder of lot 16 will contain a net area of 19,471.4 square feet (0.45 of an acre \pm), with frontage of 221.77 feet along Elmwood Avenue and 87.8 feet on E. Landis Avenue.
 - c) The proposed remainder of lot 17 will contain a net area of 18,496 square feet (0.42 of an acre \pm), with frontage of 80 feet along E. Landis Avenue with a lot depth of 230 feet.



CITY OF
VINELAND
WHERE IT'S ALWAYS GROWING SEASON

PLANNING DIVISION

640 E. Wood Street
PO Box 1508
Vineland, NJ 08362-1508
Phone: (856) 794-4101
Fax: (856) 405-4606

December 15, 2021

Michael J. Guccio, Esq.
727 Landis Avenue
Vineland, NJ 08360

Re: Dooley & Hoff/Hammer Rentals Minor Subdivision
Project No. PBA-21-00008
E. Landis Avenue
Block 3112 Lots 16 & 17

Dear Mr. Guccio:

Copies of the staff final review reports for the above-referenced project are enclosed for your information. These reports will be presented to the Planning Board at the regular meeting scheduled for Wednesday, January 12, 2021, at 6:30 P.M., in City Council Chambers, City Hall, 640 E. Wood Street, Vineland, NJ.

A public hearing is required for the variance(s) listed in the review reports. You are required to give notice of the public hearing via certified mail to all property owners within 200 feet of the subject property and to utilities, as provided by a list secured from the Tax Assessor's Office, at least 10 days prior to the hearing date. Notice shall be given in the manner as described on the attached forms. Your Affidavit of Service of notice of hearing should be submitted to me at the Planning Division Office prior to the hearing date. The notice will be published in the newspaper by the City.

Please feel free to contact me if you have any questions.

Sincerely,

Yasmin Ricketts
Planning/Zoning Board Secretary

Enclosures

6. The proposed lots have the following variances from the two-family minimum lot dimension standards for the R-P Zone:
 - a) Lot area, lot 16 remainder (19,471.4 square feet provided vs. 22,500 square feet required).
 - b) Lot area, lot 17 remainder (18,496 square feet provided vs. 19,500 square feet required).
 - c) Lot frontage, lot 16 remainder (87.8 feet provided vs. 150 feet required).
 - d) Lot frontage, lot 17 remainder (80 feet provided vs. 130 feet required).
 - e) Lot width, lot 16 remainder (87.8 feet provided vs. 150 feet required).
 - f) Lot width, lot 16 remainder (80 feet provided vs. 130 feet required.)
 - g) Impervious lot coverage, lot 17 remainder (40%± provided vs. 35% maximum allowed.)

7. The plan contains the following existing non-conformances:
 - a) Front yard, lot 16 remainder, Elmwood Avenue (17.4 feet existing vs. 30 feet required).
 - b) Side yard, lot 17 remainder, easterly (13± feet existing vs. 20 feet required)
 - c) Side yard, accessory structure, lot 17 remainder (4.1 feet existing vs. 6 feet required)

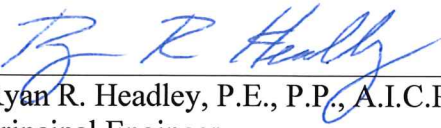
8. In addition to any other items, a perfected plan will be required to show the following:
 - a) The zoning table indicates the building height of proposed lot 16.01 to be less than 30 feet. This value should be revised to less than 25 feet as required by ordinance.
 - b) The Zoning table refers to Building Coverage when the standard is actually Impervious Lot Coverage which includes all impervious surfaces on the property. Additionally, the maximum impervious lot coverage allowed is 35% in the R-P zone. It appears lot 16 and lot 17 remainders will have proposed impervious lot coverages of 40% and 24%, respectively. The applicant shall review and revise.
 - c) The variances as noted in this report shall be listed on the Plan.
 - d) The easterly side yard dimension on lot 17 remainder does not dimension the closest point from the structure to the lot line. Please revise.
 - e) Correct lot numbers, as approved by the Tax Assessor.
 - f) Indicate, within each new lot to be created, that "This lot is subject to the affordable housing development fee ordinance".
 - g) 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) 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) Show any wellhead protection areas.
 - c) Show and identify the developable land area of each lot.

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
 - b) Vineland Electric Utility – tdunmore@vinelandcity.org
 - c) Vineland Fire Department – 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.


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



ENGINEERING REPORT

DATE: December 14, 2021

TO: Planning Division

RE: Dooley & Hoff Properties LLC / Hammer Rentals LLC
Minor Subdivision
Block 3112, Lots 16 & 17
Project No. PBA-21-00008

Surveyor: Bernard Surveying LLC

Survey Dated:

07/13/21 (last revised 11/12/21)

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. This subdivision application has been reviewed assuming that it will be filed by deed.
3. At the time of perfected plan submission, the applicant shall provide descriptions of the proposed lots.

TRAFFIC ENGINEERING COMMENTS:

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

OTHER ENGINEERING COMMENTS:

5. Lot 16 remainder appears to have two (2) additional driveway aprons that are not utilized by the property. The Applicant should consider removing these unutilized driveway aprons and replacing them with full height curb.

6. The Applicant shall be advised that any proposed work within the City Right-of-Way will require a Right-of-Way opening permit from the City Engineer's office.
7. 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 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,

A handwritten signature in black ink, appearing to read 'D. Maillet', with a long horizontal flourish extending to the right.

David J. Maillet, P.E.
City Engineer