



REPORT TO: Planning Board

FROM: Ryan R. Headley, Supervising Engineer

DATE: February 2, 2022

SUBJECT: Garden Greens – located on the easterly side of N. Mill Road between Weymouth Road and Gallagher Drive, Block 303, Lot 56, Tax Map Sheet #3, Project No. PBA-22-00002

Review of the above referenced site plan application yields the following comments:

1. The applicant requests a preliminary/final major site plan approval to convert an existing industrial facility to a cannabis cultivation facility along with additional site plan improvements.
2. The site is within an I-1 Industrial Zone.
3. The site consists of approximately 244,471 square feet (5.6 acres) of land and contains an existing industrial facility.
4. The plan utilized for review consists of sheets 1 through 11, prepared by French & Parrello Associates, dated January 27, 2022, (un-revised), entitled: "Preliminary and Final Major Site Plan for 3665 North Mill Road, Block 303, Lot 56, City of Vineland, Cumberland County, New Jersey".
5. The site plan requires the following variances from the area, yard, bulk and parking standards of the ordinance:
 - a) Front buffer (13 feet provided vs. 30 feet required).
 - b) Side buffer, southerly (11 feet provided vs. 25 feet required).
 - c) Side buffer, northerly (6.08 feet provided vs. 25 feet required).
 - d) Rear buffer (4.13 feet provided vs. 25 feet required).
 - e) Impervious lot coverage (70% provided vs. 65% maximum allowed).
6. The site plan requires the following variances with regards to signs:
 - a) Sign setback from front property line (5 feet provided vs. 10 feet required).
7. The site plan requires the following waivers from the design standards of the ordinance:
 - a) Parking space row length without a tree island break (19, 23 and 40 space row provided vs. 12 space row maximum permitted).
8. The existing site has the following non-conformances from the area, yard, bulk and parking standards of the ordinance:
 - a) Side yard setback (34.8 feet provided vs. 35 feet required).


9. The site plan requires the following waivers from the Community Design Standards (Section 425-86) of the Ordinance:
 - a) Number of Bicycle Parking Spaces (0 spaces provided vs. 2 spaces required)
The Community Design Standards require a minimum of two bicycle parking spaces for all uses with more than 10 vehicle parking spaces. We recommend providing 2 bicycle parking spaces for each building on the site.
10. The following comments are provided with regards to fences and signs:
 - a) Fences: An eight-foot fence in compliance with the Adult Cannabis ordinance has been provided.
 - b) Signs: A 2'x3' (6 sq. ft.) identification sign is proposed along the frontage of the site. The sign is in compliance with current ordinance standards.
11. The Engineering Division will issue a separate Engineering Report. The applicant shall resolve stormwater drainage and all other Engineering concerns prior to submitting a perfected plan.
12. The on-site parking requirement for the proposed development is based on the standards for an adult use cannabis use. An adult use cannabis use requires that one on-site parking space be provided for every employee on the main work shift. The plan indicates that 40 employees will be on the main working shift. Therefore, a total of 40 parking spaces are required on-site. The plan shows that 112 parking spaces will be provided on-site.
13. The applicant shall comply with any applicable New Jersey barrier free standards with regards to handicapped parking spaces that may be required by the proposed development. Comments from the Construction Official shall be addressed on the perfected site plan.
14. The Applicant has requested a waiver from the following application package submission requirement:
 - a) Outbound and topographic survey information/plan (signed and sealed), dated within 18 months prior to the application date.
15. A perfected plan is required to show the following omitted plan details:
 - a) Show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves.
 - b) Indicate the driveway openings, existing and proposed, with referenced location and width at the curb line and at the property line.
 - c) Clearly depict site benchmarks and elevation datum as applicable.
Waiver Requested
 - d) Show the developable land area of each lot.
 - e) Show finished floor, top of block, garage floor, basement floor/crawl space and exterior corner elevations for all buildings and structures. Basement floor/crawl space elevation shall be not less than 2 feet higher than the seasonal high groundwater level.
Waiver Requested

- f) Show contour lines based on United States Coast and Geodetic data or bench marks approved by the City Engineer.
Waiver Requested
 - g) Show proposed grading at maximum one-foot intervals, for a sufficient distance to define runoff paths.
Waiver Requested
 - h) Provide a stormwater system designed to sufficiently convey the design storm, as described in Section 425-72 of the Land Use Ordinance. The stormwater conveyance system shall be accompanied by design computations and details.
Waiver Requested
 - i) Provide an on-site disposal system or details of connection to the sewer main.
Waiver Requested
 - j) Provide street improvements including, but not limited to, concrete vertical curb, concrete driveway apron, and street restoration, showing the location, type and size, and typical construction details.
Waiver Requested
 - k) Provide existing and proposed outdoor trash areas, screened as required, with location dimensioned.
Waiver Requested
 - l) Show the centerline elevations of the existing streets.
Waiver Requested
 - m) Provide hydrologic soil groups (HSG) and soil boring log information, including, but not limited to, soil profile, permeability rate, existing ground elevation, and elevation of seasonal high groundwater, on drainage/grading sheets.
Waiver Requested
 - n) Show basin cross-sections, when applicable, indicating all relevant elevations and topographic features. The limit of the cross-section shall be fifty (50) feet from where the one-foot freeboard elevation intersects the inner bank of the basin.
Waiver Requested
 - o) Show storm sewer, existing and proposed, in plan and profile.
Waiver Requested
16. In addition to any other required revisions/corrections or additional information listed in other factual findings of the resolution, the perfected plan shall show the following:
- a) Revise Zoning Table to reflect variances and waivers as requested in this report.
 - b) Provide a notation that the refuse area will provide for the collection and removal of trash and recyclable materials as stipulated by City Code.
17. Pursuant to P.L. 2021, c.171, which Governor Murphy signed into law on July 9, 2021 regarding Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces, the Applicant shall comply with the Model EV Ordinance published by the Department of Community Affairs (DCA) on September 1, 2021.
18. The ordinance stipulates that the duration of approval shall be the same as the period of zoning protections provided under N.J.S.A .40:55D. Required site improvements shall be installed within the duration of approval. The time allowed for installation of the improvements for which a performance guarantee has been provided may be extended by the governing body by resolution.

19. 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.

20. The following standard requirements must be met before the Planning Division can clear the applicant to apply for permits:
- a) Perfected plan (6 paper copies and 1 digital copy).
 - b) Surety being posted in the amount as determined by the City Engineer.
 - c) Final Cumberland County Planning Board approval.
 - d) Payment of the required inspection fee to the Planning Division.
 - e) Signature of the Tax Collector indicating that no taxes or assessments from local improvements are delinquent or due (to be determined at the time all other conditions are met).
 - f) Items from Engineering report.
21. The applicant shall be advised of the following:
- a) Certification from the Cumberland/Salem Soil Conservation District will be required.
 - b) Right-of-way opening permits, issued by the City Engineer's Office, will be required for all proposed work within the City right-of-way.
 - c) 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.
 - d) Non-residential affordable housing development fee may be required (N.J.S.A. 40:55D-8.1).
 - e) The City of Vineland Municipal Electric Utility should be contacted as soon as possible to arrange for service.
 - f) Any required revision brought on by an outside agency or agencies, including but not limited to the County of Cumberland, NJDOT or NJDEP, may require a revised approval by the Board.


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



ENGINEERING REPORT

DATE: February 2, 2022

TO: Planning Division

RE: Garden Greens
Site Plan Major – Preliminary/Final
Block 303, Lot 56
Project No. PBA-22-00002

Site Engineer: French & Parrello Associates
Review Based on Drawings Dated:

January 27, 2022

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. The proposed project represents less than $\frac{1}{4}$ acre of new impervious, but is over an acre of disturbed area. Therefore, this project is classified as a “major development” pursuant to the NJ Department of Environmental Protection Best Management Practices (BMP) Manual. However, due to the lack of any significant increase to the existing impervious areas, no additional stormwater management measures are proposed.
2. A site inspection of the existing basin showed that rehabilitation measures will be required to restore the basin to its design condition. The applicant shall provide a detailed rehabilitation plan to outline the steps necessary for restoration.
3. The applicant shall provide a maintenance plan for the basin, as per Section 425-72.J.2 of the City of Vineland Land Use Ordinance.

SURVEY COMMENTS:

4. There are no Survey comments at this time.

TRAFFIC ENGINEERING COMMENTS:

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

OTHER ENGINEERING COMMENTS:

6. The Applicant proposes light fixtures within the right-of-way. These light fixtures shall be relocated onto the subject property.

7. It is recommended that the applicant review the plan such that minimal construction activities take place within 5 feet of the property line.
8. In no instances shall the grades be changed such that the direction of stormwater flow is reversed or otherwise negatively impact the neighboring properties.
9. The applicant shall address any comments from the Construction Official related to barrier free subcode prior to Perfected Plan submission.
10. The applicant shall provide an estimate of construction cost of the site improvements at the time of perfected plan submission for the computation of the performance guarantee.
11. Performance guarantee reduction and release procedure shall be in accordance with Municipal Land Use Law (NJSA 40:55D).
12. 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:
 - City of Vineland Water Utility;
 - Landis Sewerage Authority;
 - 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,



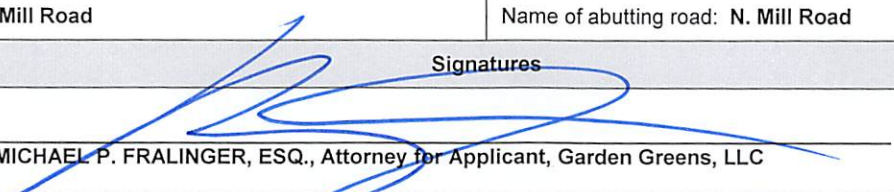
David J. Maillet, P.E.
City Engineer

cc: Michael Bonham, CSCD

CUMBERLAND COUNTY DEVELOPMENT REVIEW STANDARDS

County Planning Board Application # _____

Municipal Application # PBA-22-00002

DEVELOPMENT APPLICATION FORM		
APPLICANT Information		
Name of Development: Garden Greens, LLC –Preliminary and Final Major Site Plan		
Name of Applicant: Garden Greens, LLC	Corporation?: <input checked="" type="checkbox"/> (LLC)	
Current Address: 3665 N. Mill Road		
City: Vineland	State: NJ	ZIP Code: 08360
Phone: 609-335-5885	E-mail: peterdandrea11@gmail.com	Fax: N/A
Land Owner (if different than applicant): Dandrea Properties, LLC		
Current Address: 3665 N. Mill Road		
City: Vineland	State: NJ	ZIP Code: 08360
Attorney (if represented) Michael P. Fralinger, Esq.	Capizola, Pancari, Lapham & Fralinger, P.A.	
Current Address: 100 N. Main Road, Vineland	State: NJ	ZIP Code: 08360
MUNICIPAL Information		
Type of Municipal Application: Preliminary and Final Major Site Plan	Variance type: Bulk (C) Variance	
Signature of Tax Collector affirming no taxes/assessments are due:		Date:
SITE Information		
Project location (i.e., east of Main, near Oak): 3665 N. Mill Road (south of Weymouth Road)		
Block: 303	Lot: 56	Tax Map Sheet: Sheet 3
Municipal Zoning District: I-1 (Industrial)		
Was a prior application of any kind submitted for this, or any portion of this, tract? <input checked="" type="checkbox"/> Yes If so, Date: Unknown		
Total Acreage of tract: 5.61 acres	Number of acres to be subdivided/ <u>developed</u> = 8,251 sq. ft.	#of new lots = N/A
Existing use: See attached Sheet	Total existing impervious coverage: 179,940 Sq. Ft.	
Proposed use: See Attached Sheet	Total new impervious coverage: 0 Sq. Ft. (County Calc.) (Total Post-Development impervious: 171,689 Sq. Ft. (8,251 SF to be removed))	
Site <u>abuts</u> /contains: N. Mill Road	Name of abutting road: N. Mill Road	
Signatures		
Signature of applicant:  MICHAEL P. FRALINGER, ESQ., Attorney for Applicant, Garden Greens, LLC		Date: 1/24/2022
Signature of person completing application (if different)		Date:
MUNICIPAL USE ONLY		
Minor <input type="checkbox"/>	Minor requiring public notice <input type="checkbox"/>	Major <input checked="" type="checkbox"/>
Copy of application and drawings to County <input type="checkbox"/>	By: R. Hendly	Date: 1/28/22
Referred to Engineer <input checked="" type="checkbox"/>	Lawyer <input type="checkbox"/>	Other <input type="checkbox"/>
Complete Date:		

