



REPORT TO: Planning Board

FROM: Ryan R. Headley, Supervising Engineer

DATE: January 26, 2022

SUBJECT: Legacy Auto Lines – located on the easterly side of S. Delsea Drive between Foster Avenue and Elmer Road, Block 5701, Lot 56, Tax Map Sheet #57, Project No. PBA-21-00014

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

1. The applicant requests a preliminary/final major site plan approval to construct a used auto sales dealership along with associated site improvements.
2. The site is within two zones. The front portion of the site, to a point 400 feet from the centerline of Delsea Drive is within a B-3 Business Zone. The remainder of the site is within an R-5 Residential Zone. The entirety of the proposed development is within the B-3 Zone.
3. The site consists of approximately 187,352 square feet (4.301 acres) of land and contains a former auto sales facility.
4. The plan utilized for review consists of sheets 1 through 9, prepared by Site Civil Engineering, dated November 1, 2021, (un-revised), entitled: "Site Plans for Legacy Auto Lines, Plate 57, Block 5701, Lot 56, situated in the: 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 (20 feet provided vs. 25 feet required).
6. The site plan requires the following waivers from the design standards of the ordinance:
 - a) Driveway opening setback from extended property line (0 feet provided vs. 5 feet required).
 - b) Driveway opening design (flared connection to curb line provided vs. radial connection to curb line required).
 - c) Parking space depth (18 feet provided vs. 19 feet required).
 - d) Parking space row length without a tree island break (13 space row provided vs. 12 space row maximum permitted).

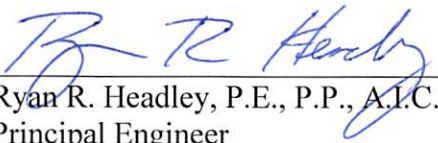
7. **Vehicle sales:** Plan shall contain a notation concerning the specific use of the property as approved: “No more than _____ vehicles (*number set by Planning Board shall be inserted in blank spot*) shall be for sale and/or on display at any time on the property-in-question. No vehicles shall be stored, placed or located on the premises other than in those approved areas as shown on this plan”. Also the plan shall clearly state the maximum amount of vehicles that can be stored in the building and within the storage area, if either is approved by the Board.
8. The following design revision is recommended based on Code Chapter 425-73C(2):
 - a) Driveway opening design: Flared connections to the curb line exist. Vehicular access to and from the site utilizing either driveway would function safer with radial openings. The radial openings shall be designed to accommodate the largest vehicle that would frequent the site.
9. The following required site improvements are not proposed, and shall be shown on the perfected plan unless specifically waived by the Board:
 - a) Parking area shade trees (0 trees provided vs. 4 trees required at 1 per 12 parking spaces).
 - b) Screening materials along the residential use or residential zone located on the adjacent property to the south of the site.
Some screening is provided but this landscaped area shall be enhanced to provide more adequate screening for the residential use.
 - c) Sidewalks are not proposed along the street frontage of the site. Sidewalks do not exist on abutting properties, therefore sidewalks are not required unless the Board finds that by reason of the particular conditions of the site, its location or surroundings, sidewalks are required to protect the public safety.
10. The following comments are provided with regards to fences and signs:
 - a) Fences: No new fences are proposed with this applications.
 - b) Signs: The plan indicates that the proposed free-standing sign will have a sign face area of 125 square feet. Based on the frontage of the property-in-question, the ordinance permits a maximum sign face area of 125 square feet. No wall signage is proposed with this application.
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 new and used car sales. A new and used car sales use requires that one on-site parking space be provided for every employee on the main working shift in addition to any vehicle display spaces. The plan indicates that two (2) employees are on the main work shift. Therefore, four (4) parking spaces are required for the new and use car sales uses. Additionally, forty-three (43) vehicle display spaces are provided. The plan shows that forty-seven (47) 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. 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) Provide approximate location of water well(s) and/or lateral(s).
15. 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 site statistics table to reflect all variances and waivers as noted 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.
16. 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.
17. 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 – tunmore@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.

18. 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) New Jersey Department of Transportation approval or letter of no interest.

- e) New Jersey Department of Environmental Protection approval for freshwater wetlands (The NJDEP wetlands letter and referenced plan shall be submitted and the wetlands/transition areas as approved by NJDEP shall be consistent with the approved site plan. None of the approved development shall be in conflict with the NJDEP approval and or requirements).
 - f) Payment of the required inspection fee to the Planning Division.
 - g) 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).
 - h) Items from Engineering report.
19. The applicant shall be advised of the following:
- a) Certification from the Cumberland/Salem Soil Conservation District will be required.
 - b) 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.
 - c) Non-residential affordable housing development fee may be required (N.J.S.A. 40:55D-8.1).
 - d) The City of Vineland Municipal Electric Utility should be contacted as soon as possible to arrange for service.
 - e) 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.
Principal Engineer
City of Vineland



ENGINEERING REPORT

DATE: January 26, 2022

TO: Planning Division

RE: Legacy Auto Lines
Site Plan Major – Preliminary/Final
Block 5701, Lot 56
Project No. PBA-21-00014

Site Engineer: Site Civil Engineering
Review Based on Drawings Dated:
Stormwater Management Report Dated:

November 1, 2021

November 9, 2021

Surveyor: Schaeffer Nassar Scheidegg Consulting Engineers LLC
Survey Dated:

December 15, 2020

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 surfaces and less than an acre of disturbed area. Therefore, this project is not considered a “major development” pursuant to the NJ Department of Environmental Protection Best Management Practices (BMP) Manual. However, the City of Vineland Stormwater Control Ordinance (Section 425-72) classifies any project with a disturbance of over 5,000 square feet as a “major development”. Due to the nature of the improvements, no additional stormwater management improvements will be required pursuant to the City Stormwater Control Ordinance.

SURVEY COMMENTS:

2. There are no Survey comments at this time.

TRAFFIC ENGINEERING COMMENTS:

3. Crosswalk striping from the proposed handicap parking space to the handicap ramp for the building shall be provided. A direct and safe route accessible route shall be provided.

OTHER ENGINEERING COMMENTS:

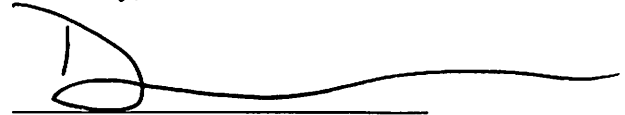
4. It is recommended that the applicant review the plan such that minimal construction activities take place within 5 feet of the property line.
5. In no instances shall the grades be changed such that the direction of stormwater flow is reversed or otherwise negatively impact the neighboring properties.
6. The applicant shall address any comments from the Construction Official related to barrier free subcode prior to Perfected Plan submission.
7. 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.
8. Performance guarantee reduction and release procedure shall be in accordance with Municipal Land Use Law (NJSA 40:55D).
9. 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;
 - New Jersey Department of Environmental Protection;
 - 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,

A handwritten signature in black ink, appearing to read 'D. Maillet', written over a horizontal line.

David J. Maillet, P.E.
City Engineer

cc: Michael Bonham, CSCD

CUMBERLAND COUNTY DEVELOPMENT REVIEW STANDARDS

County Planning Board Application # _____

Municipal Application # PBA-21-00014

DEVELOPMENT APPLICATION FORM

NAME OF DEVELOPMENT: Legacy Auto Lines		
NAME OF APPLICANT: Mark Babenko		Corporation <input type="checkbox"/> LLC <input type="checkbox"/>
Current Address: 876 S. Brewster Road		
City: Vineland	State: NJ	Zip Code: 08361
Phone: 856-261-6242	Email: markbabenko@gmail.com	Fax:
LAND OWNER (if different than applicant): 1573 South Delsea LLC		
Current Address: 876 S. Brewster Road		
City: Vineland	State: NJ	Zip Code: 08361
ATTORNEY (if represented): Michael J. Gruccio Esq. – Michael Gruccio Law Limited Liability Company		
Current address: 727 Landis Avenue, Suite 2		
City: Vineland	State: NJ	Zip Code: 08360
Phone: 856-457-7705	E-mail: mgruccio@tgrlaw.com	Fax: 856-213-5468
MUNICIPAL INFORMATION		
Type of Municipal Application: Site Plan		Variance Type: C - Front Buffer Dimension
Signature of Tax Collector affirming no taxes/assessments are due:		Date:
SITE INFORMATION		
Project Location: 1573 S. Delsea Drive - Easterly side of S. Delsea Drive, south of Foster Avenue and north of W. Elmer Road		
Block: 5701	Lot: 56	Tax Map Sheet: 57
Municipal Zoning District: B-3 (Business) / R-5 (Residential)		
Was a prior application of any kind submitted for this, or any portion of this tract: <input checked="" type="checkbox"/> If so, date: Unknown to Applicant		
Total Acreage of Tract 4.3 acres	Number of acres to be subdivided /developed: .085 acre	# of new lots: 0
Existing Use: Out of Service Used Car Dealership	Total existing impervious coverage: 14%	
Proposed Use: Used Car Dealership	Total new impervious coverage: 14%	
Sit abuts/contains: One story building and amenities associated with car dealership	Name of abutting road: S. Delsea Drive	
SIGNATURES		
Signature of Applicant:		Date:
Signature of person complete application (if different):		Date: December 22, 2021
MICHAEL J. GRUCCIO, ESQ. – Attorney for Applicant		
MUNICIPAL USE ONLY		
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"/> <u>NO</u>	By: <u>J. Ricketts</u>	Date: <u>12/28/21</u>
Referred to Engineer <input type="checkbox"/>	Lawyer: <input type="checkbox"/> <u>R. Headley</u>	Other: <input type="checkbox"/> <u>12/28/21</u>
Complete Date:		

