



CITY OF
VINELAND
WHERE IT'S ALWAYS GROWING SEASON

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February 1, 2022

City of Vineland Planning Board
640 E. Wood Street
Vineland, NJ 08360

Att: Yasim Ricketts

Re: Redivision of Block 4216, Lot 1.04 and 1.05

Dear Yasmin:

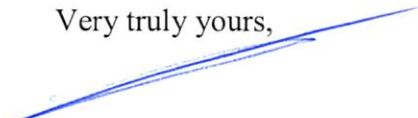
On August 11, 2021 the Planning Board adopted Resolution No. 6459 approving the subdivision land from Lot 1.05 (owned by the Vineland Development Corporation) and adding the subdivided land to Block 1.04 (owned by the City of Vineland). A perfected plan has been submitted and approved, County Planning Board approval has been obtained, and the subdivision deeds have been prepared and tentatively approved.

However, because Block 1.04 is owned by the City of Vineland, it is necessary for City Council to pass an Ordinance accepting the gift of the subdivided portion of Lot 1.05. The Ordinance has been prepared and sent to the Business Administrator with a request that it be placed on City Council's agenda.

I am requesting that the Planning Board grant a 180 day extension of the approval to allow time for Vineland City Council to pass the Ordinance.

Please contact me if you have any questions or need any additional information.

Very truly yours,


ALAN G. GIEBNER, ESQ.
Associate Solicitor,
City of Vineland



RESOLUTION NO. 6459

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

WHEREAS, City of Vineland, with an address at 640 W. Wood Street, Vineland, NJ 08360, has applied to the Planning Board of the City of Vineland for redivision approval, for property located between Howard Street and S. State Street, being known as Block 4206, Lots 1.04 & 1.05, as shown on the City of Vineland Tax Map, Sheet #42; and

WHEREAS, the Board, having considered the presentation of Alan Giebner, Esquire, associate City Solicitor; having considered the application of the applicant; having considered the report of Ryan R. Headley, PE, PP, Planning Board Professional Engineer and Professional Planner, dated June 15, 2021; having considered the report of David J. Maillet, PP, PE, City Engineer, dated June 15, 2021 and having considered sworn testimony from the Board's Professionals made the following factual findings:

1. The applicant requests a resubdivision approval to convey a portion of one lot to another lot.
2. The property in question is located in an R-B-2 Residential-Business Zone.
3. The property is also within the Newcomb Hospital Redevelopment Area and therefore within the Newcomb Hospital Redevelopment District Overlay Zone. The redevelopment area is subject to a redevelopment plan ratified by the Planning Board through Resolution No. 5989 adopted January 11, 2012.
4. Public sanitary sewer is available for the properties-in-question.
5. The plan utilized for review was prepared by Fralinger Engineering, dated February 15, 2021, (unrevised), entitled: "Redivision of Block 4216, Lots 1.04 & 1.05 prepared for City of Vineland".
6. The proposed lot configurations are as follows:
 - a) An 8,299 square foot portion of lot 1.05 will be conveyed to lot 1.04. Proposed enlarged lot 1.04 will contain a net area of 26,083 square feet (0.599 of an acre±), with frontage of 141.25 feet on Howard Street and a net depth of 184.66 feet.
 - b) The proposed remainder of lot 1.05 will contain a net area of 65,298 square feet (1.50 acres±), with frontage of 346.25 feet along South State Street and a net depth of 162.85 feet.
7. The proposed lots have the following variances from the single family minimum lot dimension standards for the R-B-2 Zone:
 - a) Lot area, proposed lot 1.04 (26,083 square feet provided vs. 50,000 square feet required).
 - b) Lot depth, proposed lot 1.04 (184.66 feet provided vs. 250 feet required).
 - c) Lot depth, lot 1.05 remainder (162.85 feet provided vs. 250 feet required).
 - d) Rear yard, proposed lot 1.04 (20 feet provided vs. 40 feet required).
 - e) Impervious lot coverage, proposed lot 1.04 (61% provided vs. 50% maximum allowed).
8. The plan contains the following existing non-conformances:
 - a) Lot frontage, proposed lot 1.04 (141.25 feet existing vs. 200 feet required).
 - b) Lot width, proposed lot 1.04 (141.25 feet existing vs. 200 feet required).
 - c) Front yard, proposed lot 1.04 (26.64 feet existing vs. 30 feet required).
 - d) Side yard, proposed lot 1.04, northerly (2.66 feet existing vs. 20 feet required).
 - e) Building Height, proposed lot 1.04 (>30 feet existing vs. 30 feet maximum allowed).

9. Alan Giebner, Esquire, noted the following:
- a) The City is seeking redivision approval for the Newcomb Redevelopment Area.
 - b) The purpose of the redivision is to accommodate the construction of the new EMS building. Presently, the EMS building extends over the lot lines by approximately 50 feet.
 - c) The applicant is seeking the bulk variance set forth in paragraph 7 of the Ryan R. Headley Report.
 - d) The applicant is also seeking all of the waivers for omitted subdivision plan detail set forth in paragraph 10 of the Ryan R. Headley Report.
 - e) The City will comply with the remainder of the Ryan R. Headley Report as well as the report of the City Engineer.
10. No members of the public appeared to speak in favor nor against the proposed application.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that redivision approval is granted for an 8,299 square foot portion of Lot 1.05 to be conveyed to Lot 1.04.

The configuration of the lots will then be as follows:

- 1) Lot 1.04 to contain a net area of 26,083 square feet with frontage of 141.25 feet along Howard Street and a net depth of 184.66 feet.
- 2) Remainder Lot, Lot 1.05 to contain a net area of 65,298 square feet with frontage of 346.25 feet along S. State Street and a net depth of 162.85 feet.

The applicant is granted the following bulk variances for the remainder lot:

- 1) Lot area for Lot 1.04 of 26,083 square feet whereas a minimum of 50,000 square feet is required.
- 2) Lot depth for Lot 1.04 of 184.66 feet whereas a minimum of 250 feet is required.
- 3) Lot depth for Lot 1.05 of 162.85 feet whereas a minimum of 250 feet is required.
- 4) Rear yard setback for Lot 1.04 of 20 feet whereas a minimum of 40 feet is required.
- 5) Impervious lot coverage for Lot 1.04 of 61% whereas a maximum of 50% is permitted.

The Board grants the following waivers for omitted subdivision plan detail:

1. North arrow not oriented on the sheet(s) towards the top or to the right, on all sheets.
2. Waiver from showing existing on-site structures, their use, and dimensions to property lines.
3. Showing and identifying developable land area of each lot.
4. Providing a certificate of a land surveyor or surveyors.
5. Providing a certificate of the Municipal Engineer.

The Board finds that the bulk variances should be granted as the bulk variances are required to promote a public purpose. That is to provide emergency management services.

The Board further finds that the bulk variances can be granted without any substantial detriment to the public good and without any substantial impairment of the City's Land Use Ordinance or Zoning Plan. This site was previously the site of the Newcomb Hospital and the purpose of the redivision is to permit construction and operation of an EMS building which provides ambulance services, a similar use to the former hospital.

Redivision approval shall be subject to the following:

1. 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.
2. The applicant shall comply with the applicable City of Vineland ordinances pertaining to COAH/Affordable housing.

3. 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.

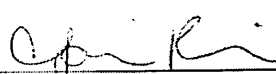
 - b) Either a plan conforming to the "Title Recordation Act" or a deed clearly describing the approved minor subdivision being filed with the County Recording Officer, the City Engineer, and the City Tax Assessor, within 190 days of this approval; said deed or plat must be signed by the Chairman and Secretary of the Planning Board before recording.

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 July 14, 2021, as reflected in the recorded minutes of said meeting.

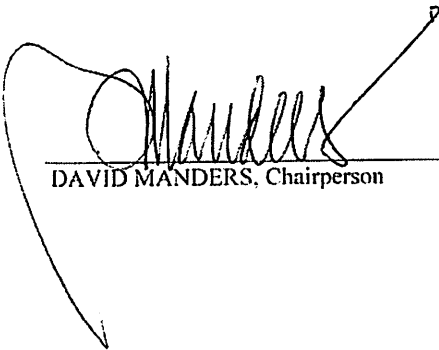
ADOPTED DATE: 8/11/21

PLANNING BOARD OF THE
CITY OF VINELAND

Attest:



YASMIN RICKETTS, Secretary



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR
DAVID MANDERS
STEPHEN PLEVINS
ROBERT ODORIZZI
MICHAEL PANTALIONE
DOUG MENZ
JOHN CASADIA

ABSTAINING
DAVID ACOSTA

ABSENT
SANDY VELEZ
DAVID CATALANA
CHRISTINE SCARPA
SAMUEL FIOCCHI

OPPOSED
NONE