

APPLICATION FOR LAND GRADING PERMIT

Date of Application: _____

GENERAL INFORMATION

Address of Work Location: _____

Block and Lot Numbers of Work Location: Block(s): _____ Lot(s): _____

Area of Disturbance (in square feet): _____

Anticipated Start Date: _____ Anticipated End Date: _____

APPLICANT INFORMATION

Name of Company or Individual _____

Address of Company or Individual _____

Phone Number: _____ Email: _____

CONTRACTOR INFORMATION

Name of Contractor: _____

Address of Contractor: _____

Phone Number: _____ Email: _____

APPLICATION CONTENTS

1. One (1) signed copy of Land Grading Permit Application ☐
2. Three (3) signed and sealed copies of Land Grading Plan ☐
3. One (1) signed and sealed copy of the Stormwater Management Report (if applicable) ☐
4. One (1) copy of Land Grading Plan Checklist ☐
5. Application and Permit Fee in accordance with Section 320-4 ☐

FEE CALCULATION

Application Fee: \$100.00

Permit Fee: \$ _____

Drainage Review Fee: \$ _____
(\$750, if applicable)

Total Fee: \$ _____ (check made payable to City of Vineland Engineering Division)

Permit Fee (based on disturbance):

- a. < 5,000 s.f.: \$300.
- b. ≥ 5,000 s.f., but < 25,000 s.f.: \$500.
- c. ≥ 25,000 s.f., but < 50,000 s.f.: \$750.
- d. ≥ 50,000 s.f.: \$1,000.

Signature of Applicant: _____ Date: _____

For office use only. Do not write below this line.

Application Received by: _____ Date: _____

Planning Department Project No. (if part of Major Subdivision): _____

Grading Plan Approved by: _____ Date: _____

As-Built Plan Approved by: _____ Date: _____

GRADING PLAN CHECKLIST

In accordance with Section 320 of the City of Vineland Municipal Code, Land Grading Permits shall be required for those construction activities outlined in Section 320-4.1. Permit applications shall be accompanied by three (3) copies of the grading plan conforming to the standards contained within.

Checklist Item	C	N/A
(1) General Information		
(a) Must have a title block indicating the address of the site, lot and block designation and be titled "GRADING PLAN". The title block must contain the name, address and telephone number of the preparer. The plan must also contain the name and address of the applicant.		
(b) Must be signed and sealed by a Professional Land Surveyor, Professional Engineer or Architect in the State of New Jersey. Plan signature requirements can be found at the end of this section.		
(c) Must have note on the plan specifying the vertical datum and year. If an assumed datum is used, a conversion equation must be indicated on the plan.		
(d) Must be legible and of sufficient scale and quality to be reproducible.		
(2) Property Lines, Easements and Setbacks		
(a) Must be shown on the plan and abutting properties and be identified by Lot and Block Numbers.		
(b) Must have bearing and dimensions of property lines, width and purposes of easements and building setback lines in accordance with the Zoning Ordinance.		
(3) Right-Of-Way Improvements		
(a) Must be shown on the plan including width of right-of-way and cartway, location of existing/proposed curb, driveway aprons and sidewalks along the frontage of the property.		
(b) Must have pertinent information related to existing/proposed site improvements such as elevation of centerline of roadway, top of curb and gutter, sidewalk and driveway apron. Where no curb exists, pavement edge elevation should be provided.		
(c) All work to be performed within the municipal right-of-way will require the appropriate municipal right-of-way opening permits.		
(4) Grading and Elevation Data		
(a) Must include contour lines at one (1) foot intervals and spot elevations of high and low points. Contour lines must clearly show existing characteristics of topography such as existence of lawn swales, ditches, ridgelines and general pattern of drainage flow. Where grade changes and fill are involved, proposed conditions must be superimposed.		
(b) Must show existing/proposed spot elevation of all property corners and elevations at high and low points along property lines. Existing topography shall be extended a minimum of twenty-five (25) feet beyond the property lines in all directions to show impact to adjacent drainage patterns.		
(c) Must show lot layout including all structures and other site improvements with overall dimensions of structures, offset distances from property lines and location of driveways, fences, pools, decks, retaining wall, etc.		
(5) Proposed New Structure or Addition (if applicable)		
(a) The lot shall be graded to direct surface runoff toward the frontage road or other defined drainage path.		
(b) Elevations of the first floor and garage, as well as finished grades at all building opening and corners must be shown.		
(c) Approximate location of proposed utility service connections (sanitary sewer and water) must be shown (if applicable).		
(d) Approximate location of existing or proposed underground septic system must be shown (if applicable).		

Checklist Item	C	N/A
(6) Proposed Stormwater Infrastructure (if applicable)		
(a) All proposed stormwater infrastructure shall be clearly labeled and notated.		
(b) A table including predevelopment and postdevelopment peak discharge and volume results for all design storm events.		
(c) Stage-area-storage table for proposed stormwater management measures, which will indicate elevation in relation to surface area, storage volume, peak inflows and outflows.		
(d) Details of proposed stormwater management infrastructure shall be provided.		
(7) Stream Corridor, Floodplain and/or Wetlands (if applicable)		
(a) Stream encroachment, flood boundary, and/or wetland lines shall be shown and a source of the information shall be noted on the plan. In cases where no study is available, it shall be so noted on the plan.		
(b) Must have bearing and distances with NJDEP permit number and date of approval for encroachment line, or, if not delineated, must have flood boundary elevation based on a state survey or accepted study.		
(c) All construction and grading activities shall comply with the requirements of applicable NJDEP regulations. The applicant is responsible for obtaining a jurisdictional determination from the appropriate authorities.		
(8) Minimum Grading Standards		
(a) Drainage for total site shall be positive to the maximum extent practical. Lawn areas with gradients of at least two (2%) percent shall be sloped away from building foundations. Grassed lawn swales, with a desirable slope of two (2%) percent, but in no case, less than one and a half (1.5%) percent shall direct surface runoff toward the frontage road or other defined drainage paths. Grading shall not impact adjacent properties by diversion of surface runoff.		
(b) Proposed drainage patterns shall be denoted with flow arrows. Spot elevations shall be provided along major drainage paths.		
(c) Top of an excavation and/or toe of slope of a fill section shall not be closer than five (5) feet to an adjoining property line or structure.		
(d) Proposed grading shall not extend beyond the property line unless the written consent of the adjacent owner is obtained through a temporary construction easement.		
(e) Driveways shall not have a slope greater than twelve (12%) percent. Where site conditions require a greater slope, a design waiver may be requested.		
(9) Soil Erosion and Sediment Control		
(a) All disturbed land within or adjacent to the construction area, which is the result of the contractor's operation, shall be stabilized in accordance with the most recent edition of the "Standards for Soil Erosion and Sediment Control in New Jersey".		
(b) Soil erosion and sediment control measures shall be provided and shall include silt fences at down slope perimeters of the disturbed area and a stabilized construction entrance.		
(c) Stockpiling of material and debris within the right-of-way is not permitted. The roadway shall be swept clean of all earth and debris at all times.		
(10) Other Site Details (if applicable)		
(a) Details of all proposed site improvements such as landscape or retaining structures, drainage facilities, etc., shall be submitted with and become part of the Land Grading Application. All proposed site improvements not previously approved under Site plan or Subdivision approvals shall be submitted for review to determine compliance with applicable standards.		

AS-BUILT PLAN CHECKLIST AND CERTIFICATION

In accordance with Section 320 of the City of Vineland Municipal Code, As-Built Survey Plans shall be required following the completion of all work which requires a Land Grading Permit. As-Built Survey plans shall conform to the standards contained within.

A. As-Built Plan Checklist

Checklist Item	C	N/A
(1) Must have a title block indicating the address of the site, lot and block designation and be titled "FINAL AS-BUILT SURVEY PLAN". The title block must contain the name, address and telephone number of the preparer. The plan must also contain the name and address of the applicant.		
(2) Must be signed and sealed by a licensed Land Surveyor in the State of New Jersey.		
(3) Must be legible and of sufficient scale and quality to be reproducible.		
(4) Must show all existing structures, driveways, and other land features.		
(5) Must show property lines and permanent easements and be identified by Lot and Block Numbers		
(6) Must provide existing elevation of centerline of roadway, top of curb and gutter, sidewalk and driveway apron. Where no curb exists, pavement edge elevation should be provided.		
(7) Must include as-built contour lines at one (1) foot intervals and spot elevations of high and low points. Contour lines must clearly show existing characteristics of topography such as existence of lawn swales, ditches, ridgelines and general pattern of drainage flow.		
(8) Must show as-built spot elevation of all property corners and elevations at high and low points along property lines.		
(9) As-built elevations of the first floor and garage, as well as finished grades at all building opening and corners must be shown.		
(10) Stream encroachment, flood boundary, and/or wetland lines shall be shown and a source of the information shall be noted on the plan (if applicable). In cases where no study is available, it shall be so noted on the plan.		
(11) Must show all constructed stormwater management measures, including, the following items (if applicable): bottom of basin elevation, top of basin elevation, location and elevation of all inlet and outlet structures, pipe and weir information and elevations for all structures within the basin, spillway information, width, and elevation. Additionally, the as-built survey shall include a constructed elevation-volume table.		
(12) Show any changes from the approved Grading Plan after construction is completed.		

B. As-Built Certification

AS-BUILT CERTIFICATION
CITY OF VINELAND, COUNTY OF CUMBERLAND, NEW JERSEY

In accordance with City of Vineland Municipal Code Section 320-4, either I have, or a representative under my direct supervision has performed an as-built survey for the site located at:

Work Location: _____

Block(s): _____ Lot(s): _____

And in our professional opinion and observation certify that the site has been constructed in substantial conformity with the approved grading plan, with any deviations so noted below:

Name of Professional Land Surveyor

License No.

For: _____
Name of Firm (if applicable)

Signature

Date

SEAL



Vineland, New Jersey

ORDINANCE NO. 2025- 58

**ORDINANCE AMENDING ORDINANCE 84, AS AMENDED,
CHAPTER 320 OF THE CODE OF THE CITY OF VINELAND
ENTITLED DRAINAGE SYSTEMS TO INCLUDE THEREIN
LAND GRADING REQUIREMENTS.**

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) has determined that improperly managed land development can have a potential adverse impact on groundwater recharge, stormwater quality and stormwater quantity both at the down stream and development site; and

WHEREAS, the NJDEP has further determined that improper grading from development removes naturally created stored runoff and prevents precipitation from infiltrating, resulting in precipitation becoming runoff affecting neighboring properties and

WHEREAS, the City Engineer and Director of Licenses and Inspections have received increasing number of complaints from property owners experiencing water runoff caused by improper grading of neighboring properties and have recommended City Council adopt an Ordinance to set grading standards to address the NJDEP concerns for stormwater management practices.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 84, as amended, Chapter 320 of the Code of the City of Vineland be amended as follows:

1. The title to Chapter 320 shall be amended as follows:

Chapter 320 **Drainage Systems and Land Grading Requirements**

2. **Section 320-2 Definitions** shall be amended with the addition of the following definitions:

CONSTRUCTION ACTIVITY – The physical activities associated with the construction of any on-site structure or site work within all zones of the City of Vineland.

DISTURBANCE – Any area where construction activity or man-made land disturbance is proposed. Such construction activity or man-made land disturbance would include, but not be limited to, buildings and structures, parking and access improvements, utilities, drainage systems, landscaping, fencing, clearing, grading, tree removal, excavating, filling, mining and quarrying. Milling and repaving and routine property maintenance is not considered disturbance for the purposes of this definition.

GRADING PLAN – A scaled plan drawing prepared by a licensed professional that conforms to the standards set forth herein.

STORMWATER MANAGEMENT REPORT – A technical report prepared by a licensed professional that conforms to all applicable local and state stormwater regulation standards.

3. Section 320-4 **Land Grading Requirements; Penalties** shall be added as follows:

Section 320-4 **Land Grading Requirements; Penalties**

§ 320-4 Land Grading Permit

1. Purpose
 - A. It is the express purpose of this section to provide special qualitative and quantitative development controls for all lands located within the City of Vineland.
 - B. These special development controls are provided in recognition of the potentially negative impacts of construction in certain areas in the form of stormwater runoff, erosion, siltation, excessive removal of vegetation and soil, flooding, and destruction of unique landforms. It is further the purpose of this section to encourage good land use planning and design, maximize optimal use of the natural terrain and maintain ridgelines and natural flow paths.

Vineland, New Jersey

- C. Effective and reasonable application of these regulations, which are in concert with the NJDEP's Stormwater Best Management Practices (BMP) Guidelines, will protect the health, safety and welfare of the citizens of the City of Vineland, as well as limit the adverse impact on adjoining and/or downstream properties due to surface and underground movement of water.
 - D. This section is further promulgated to provide a functional land use design and control mechanism that will augment the basic land use controls of this code.
2. When Required; Exemptions
- A. A Land Grading Permit shall be required for the following construction activities:
 - (1) All grading and earthwork (including tree removal) in excess of five hundred (500) square feet on developed or undeveloped properties,
 - (2) Each individual lot within an approved minor or major subdivision;
 - (3) All grading and earthwork regardless of disturbance size that significantly changes drainage patterns on the lot and/or impacts drainage patterns and runoff on adjacent lots or public Right-Of-Way;
 - (4) Any development of infill lots;
 - (5) Any grading or earthwork disturbance within five (5) feet of a property line.
 - B. Stormwater Management Report (when required)
 - (1) Applicability: If the proposed disturbance of an individual lot or the cumulative disturbance of multiple lots as part of a minor subdivision meets the standard of a "major development," as defined in Section 425-72B of the City of Vineland Municipal Code, the grading plan shall meet all applicable stormwater control standards as outlined in Section 425-72 of the code.
 - (2) If the cumulative disturbance of multiple lots as part of a minor subdivision are required to comply with Section 425-72 of the ordinance, each individual lot shall independently meet the stormwater control standard.
 - C. The following construction activities are exempt from the requirements of this section:
 - (1) All grading and earthwork related to agricultural production provided that significant changes in drainage patterns or stormwater impacts on adjacent lots or public Right-Of-Way.
 - (2) Any project that has received major site plan approval from the City of Vineland Planning Board or Zoning Board of Adjustment and whose approval is still valid. All proposed construction activity shall be in accordance with the approved major site plan.
3. Process
- A. All complete Land Grading Permit applications shall include one (1) signed copy of land grading application form, three (3) signed and sealed copies of a grading plan, one (1) copy of land grading plan checklist, one (1) signed and sealed copy of Stormwater Management Report (when required) and appropriate fee. Land Grading Permit applications must be submitted to the City of Vineland, Department of Licenses & Inspections.
 - B. All requirements of Section 4 herein shall be met and the appropriate fee shall be submitted for an application to be deemed complete.
 - C. A Land Grading Permit shall be required to be obtained prior to the issuance of a building permit.
 - D. Following receipt of the Land Grading Permit Application, the City Engineer or their agent will review the plan and notify the applicant of any required revisions. In the event, the proposed construction activity creates additional variances as defined in Section 425 - Article XV Zoning of the Vineland City Code, the Applicant will be responsible to obtain any and all variance relief from the City of Vineland Planning Board or Zoning Board of Adjustment before the land grading plan review can proceed.

Vineland, New Jersey

- E. Upon completion of the land grading plan review, final approved plans and Land Grading Permit will be forwarded to the Construction Official by the City Engineer or their agent.
- F. All grading work must be completed within ninety (90) calendar days from the issuance of the permit, or concurrent with any building permit associated with the proposed improvement, whichever time period is greater. A thirty (30) calendar day time extension may be granted if the construction is active and ongoing.
- G. Following completion of all work, the applicant must provide an as-built survey prepared by a licensed land surveyor accompanied by a certification from a Professional Land Surveyor detailing compliance with, and any deviations from, the approved grading plan. Any deviations must meet the intent of the approved plan and the purpose of this section. If any apparent discrepancies exist between the grading plan and actual construction, the applicant will be notified and will be required to perform any necessary site work. Following satisfactory performance of all work, the City Engineer or their agent shall provide notification to the applicant and the Construction Official indicating acceptance of the improvements. Such acceptance shall be considered a prior condition for the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
- H. The City of Vineland shall have the right to inspect the subject parcel prior to issuance of the Permit as well as during the time of construction.
- I. The City of Vineland shall have the right to enter the subject parcel to verify the as-built grading plan.
- J. In the event of a public emergency or a catastrophic event (e.g., fire, hurricane), the requirement for a grading plan and/or as-built grading plan will be waived under the condition that the reconstruction of any structures or site work is identical to its previous layout prior to the emergency or catastrophic event. These events, because of their sudden and unexpected nature, cannot be planned for in advance, yet require immediate remedy. However, any deviations from the previous site layout, including but not limited to, changes in grading, additional impervious coverage, and site work changes will require a land grading permit application and approval before any reconstruction can commence.
- K. Fees for the Land Grading Permit shall consist of an application fee and a permit fee.
 - (1) The application fee shall be \$100.
 - (2) The permit fee shall be based on square feet of disturbance, as follows:
 - a. Less than 5,000 square feet of disturbance: \$300.
 - b. Greater than or equal to 5,000 square feet, but less than 25,000 square feet of disturbance: \$500.
 - c. Greater than or equal to 25,000 square feet, but less than 50,000 square feet of disturbance: \$750.
 - d. Greater than or equal to 50,000 square feet of disturbance: \$1,000.
 - (3) The drainage review fee (when required) shall be \$750.

4. Grading Plan Requirements

- A. All Land Grading Permit Applications must be accompanied by a grading plan. The grading plan must show the following components:
 - (1) General Information
 - a. Title block indicating the address of the site, block and lot designation and be titled "GRADING PLAN". The title block must contain the name, address and telephone number of the preparer. The plan must also contain the name and address of the applicant.
 - b. Signed and sealed by a Professional Land Surveyor, Professional Engineer or Architect in the State of New Jersey. Plan signature requirements can be found at the end of this section.
 - c. Vertical datum specification with year. If an assumed datum is used, a conversion equation must be indicated on the plan.

Vineland, New Jersey

- d. Zoning district(s) of the property, permitted impervious lot coverage based, and existing and proposed (if applicable) impervious lot coverage.
 - e. Legible and of sufficient scale and quality to be reproducible.
- (2) Property Lines, Easements and Setbacks
- a. Show abutting properties and identify by block and lot numbers.
 - b. Show bearing and dimensions of property lines, width and purposes of easements and building setback lines in accordance with the Zoning Ordinance.
- (3) Right-Of-Way Improvements
- a. Width of right-of-way and cartway, location of existing/proposed curb, earthen berms, driveway aprons and sidewalks along the frontage of the property.
 - b. Pertinent information related to existing/proposed site improvements such as elevation of centerline of roadway, top of curb and gutter, sidewalk and driveway apron. Where no curb exists, pavement edge elevation should be provided.
 - c. All work to be performed within the municipal Right-Of-Way will require the appropriate municipal Right-Of-Way opening permits.
- (4) Grading and Elevation Data
- a. Contour lines at one (1) foot intervals and spot elevations of high and low points. Contour lines must clearly show existing characteristics of topography such as existence of lawn swales, ditches, ridgelines and general pattern of drainage flow. Where grade changes and fill are involved, proposed conditions must be superimposed.
 - b. Existing/proposed spot elevation of all property corners and elevations at high and low points along property lines. Existing topography shall be extended a minimum of twenty-five (25) feet beyond the property lines in all directions to show impact to adjacent drainage patterns.
 - c. All structures and other site improvements with overall dimensions of structures, offset distances from property lines and location of driveways, fences, pools, decks, retaining wall, etc.
- (5) Proposed New Structure or Addition (if applicable)
- a. The lot shall be graded to direct surface runoff away from structure foundation towards defined drainage paths.
 - b. Elevations of the first floor and garage, as well as finished grades at all building opening and corners must be shown.
 - c. Approximate location of proposed utility service connections (sanitary sewer and water) must be shown (if applicable).
 - d. Approximate location of existing or proposed water wells and underground septic system must be shown (if applicable).
- (6) Proposed Stormwater Infrastructure (if applicable)
- a. All proposed stormwater infrastructure shall be clearly labeled and notated.
 - b. A table including predevelopment and post development peak discharge and volume results for all design storm events.
 - c. Stage-area-storage table for proposed stormwater management measures, which will indicate elevation in relation to surface area, storage volume, peak inflows and outflows.
 - d. Details of proposed stormwater management infrastructure shall be provided.
- (7) Stream Corridor, Floodplain and/or Wetlands (if applicable)
- a. Stream encroachment, flood boundary, and/or wetland lines shall be shown and a source of the information shall be noted on the plan. In cases where no study is available, it shall be so noted on the plan.
 - b. Bearing and distances with NJDEP permit number and date of approval for stream, flood boundary, and/or wetlands and wetlands buffer line, or, if not delineated, lines must be based on a state survey or accepted study.
 - c. All construction and grading activities shall comply with the requirements of applicable NJDEP regulations. The applicant is responsible for obtaining jurisdictional determination from the appropriate authorities.

Vineland, New Jersey

- (8) Minimum Grading Standards
 - a. Lawn areas with gradients of at least two (2%) percent shall be sloped away from building foundations. Grassed lawn swales, with a desirable slope of two (2%) percent, but in no case, less than one and a half (1.5%) percent shall direct surface runoff toward a defined drainage paths. Grading shall not impact adjacent properties by diversion of surface runoff.
 - b. Proposed drainage patterns shall be denoted with flow arrows. Spot elevations shall be provided along major drainage paths.
 - c. Top of an excavation and/or toe of slope of a fill section shall not be closer than five (5) feet to an adjoining property line or structure.
 - d. Proposed grading shall not extend beyond the property line unless the written consent of the adjacent owner is obtained through a temporary construction easement.
 - e. Driveways shall not have a slope greater than twelve (12%) percent. Where site conditions require a greater slope, a design waiver may be requested.
 - (9) Soil Erosion and Sediment Control
 - a. All disturbed land within or adjacent to the construction area, which is the result of the contractor's operation, shall be stabilized in accordance with the most recent edition of the "Standards for Soil Erosion and Sediment Control in New Jersey".
 - b. Soil erosion and sediment control measures shall be provided and shall include silt fences at down slope perimeters of the disturbed area and a stabilized construction entrance.
 - c. Stockpiling of material and debris within the right-of-way is not permitted. The roadway shall be swept clean of all earth and debris at all times.
 - d. Requirements of Soil Erosion and Sediment Control Permit shall override this section.
 - (10) Other Site Details (if applicable)
 - a. Details of all proposed site improvements such as landscape or retaining structures, drainage facilities, etc., shall be submitted with and become part of the Land Grading Application. All proposed site improvements not previously approved under Site plan or Subdivision approvals shall be submitted for review to determine compliance with applicable standards.
- B. All grading plans must be prepared and sealed by a Professional Engineer or other licensed professional as deemed permissible by N.J.A.C. 13:40-7. All licensed professionals must be licensed by the State of New Jersey.
- C. Outbound and topographic surveys must be prepared and sealed by a Professional Land Surveyor as deemed permissible by N.J.A.C. 13:40-7. All licensed professionals must be licensed by the State of New Jersey.
- D. Individual Lot Grading Plans associated with Major Subdivisions shall be substantially in conformance with the approved Perfected Preliminary Plan for said subdivision.
5. Stormwater Management Report (if applicable)
- A. A stormwater management report that meets all standards set forth in Section 425-72 of the ordinance and all applicable state standards and design guidance outlined in the New Jersey Stormwater Best Management Practices (BMP) Manual shall be provided.
6. As-Built Plan Requirements
- A. Following completion of all work, the applicant must provide an as-built survey plan, including, at a minimum, the following components:
- (1) Title block indicating the address of the site, lot and block designation and be titled "FINAL AS-BUILT SURVEY PLAN". The title block must contain the name, address and telephone number of the preparer. The plan must also contain the name and address of the applicant.
 - (2) Signed and sealed by a licensed Land Surveyor in the State of New Jersey.
 - (3) Legible and of sufficient scale and quality to be reproducible.
 - (4) Show all existing structures, driveways, and other land features.
 - (5) Show property lines and permanent easements and be identified by Lot and Block Numbers
 - (6) Provide existing elevation of centerline of roadway, top of curb and gutter, sidewalk and driveway apron. Where no curb exists, pavement edge elevation should be provided.

Vineland, New Jersey

- (7) As-built contour lines at one (1) foot intervals and spot elevations of high and low points. Contour lines must clearly show existing characteristics of topography such as existence of lawn swales, ditches, ridgelines and general pattern of drainage flow.
- (8) Show as-built spot elevation of all property corners and elevations at high and low points along property lines.
- (9) As-built elevations of the first floor and garage, as well as finished grades at all building opening and corners must be shown.
- (10)As-built locations of on-site wells and septic systems (if applicable)
- (11)Stream encroachment, flood boundary, and/or wetland lines shall be shown and a source of the information shall be noted on the plan (if applicable). In cases where no study is available, it shall be so noted on the plan.
- (12)Show all constructed stormwater management measures, including, the following items (if applicable): bottom of basin elevation, top of basin elevation, location and elevation of all inlet and outlet structures, pipe and weir information and elevations for all structures within the basin, spillway information, width, and elevation. Additionally, the as-built survey shall include a constructed elevation-volume table.
- (13)Show any changes from the approved Grading Plan after construction is completed.

7. As-Built Certification

The applicant must provide an as-built certification detailing compliance with, and any deviations from, the approved grading plan from a Professional Land Surveyor in the State of New Jersey or other licensed professional as deemed permissible by N.J.A.C. 13:40-7. The required certification is included on the “As-Built Plan Checklist and Certification” form and shall be submitted along with the as-built plan. The certification shall include the following language:

AS-BUILT CERTIFICATION
CITY OF VINELAND, COUNTY OF CUMBERLAND, NEW JERSEY
In accordance with City of Vineland Municipal Code Section 320-4, either I have, or a representative under my direct supervision has performed an as-built survey for the site located at:

Work Location: (Insert Work Location Address)
Block(s): (Insert Block Numbers), Lot(s): (Insert Lot Numbers)

And in our professional opinion and observation certify that the site has been constructed in substantial conformity with the approved grading plan, with any deviations so noted below:

(Insert Any Deviations from Approved Grading Plan)

(Printed Name and License No.)
Name of Professional Land Surveyor License No.

For: (Insert Firm if applicable)

(Signature and Date)

SEAL

8. Penalties

Any person who shall violate any of the provisions of this section shall upon conviction be liable to the general penalty stated in Section 1-15 of the City of Vineland Ordinance. Each violation of the provisions of this section and each day the same is violated shall be deemed and taken to be a separate and distinct offense.

BE IT FURTHER ORDAINED that the balance of Ordinance 84, as amended, Chapter 320 of the Code of the City of Vineland not amended hereby shall remain in full force and effect.

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed unenforceable by a court of competent jurisdiction, that portion so determined to be unenforceable, shall be void and the balance hereof shall remain in full force and effect.

BE IT FURTHER ORDAINED that should any Ordinance or portion thereof be inconsistent with this Ordinance, said Ordinance or portion thereof shall be void and of no further force and effect to the extent of such inconsistency.

Vineland, New Jersey

This Ordinance shall take effect upon adoption and publication according to law.

Passed first reading: August 19, 2025

Passed final reading: September 9, 2025



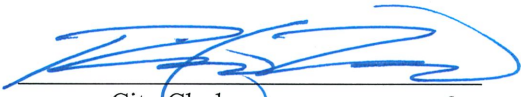
President of Council pfs

Approved by the Mayor: September 10, 2025



Mayor arf

ATTEST:



City Clerk rgf