

CITY OF VINELAND

ORDINANCE NO. 2022- 83

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 3103 LOT 17 CONSISTENT WITH RESOLUTION 6533 AND 6538 OF THE PLANNING BOARD.

WHEREAS, on March 23, 2004, the City of Vineland adopted Ordinance 2004-25, An Ordinance Adopting the Center City Redevelopment Plan consistent with Resolution 5203 of the Planning Board of the City of Vineland; and

WHEREAS, the City Council acknowledges that a Redevelopment Plan is meant to be an evolving plan subject to amendment from time to time consistent with the interest to revitalize the Center City area; and

WHEREAS, the owners of certain property located at 716 East Plum Street, Block 3103, Lot 17 ("Property") located in the Residential District acquired the Property as a single family dwelling in a state of disrepair and was granted variances by the Vineland Zoning Board of Adjustment as specified in Resolution 2021-52 for lot size (12,750 sq. ft. provided vs. 15,000 sq ft. required); side yard setback (6 feet provided vs. 10 ft. required) and front yard setback (23.5 ft. provided vs. 25 ft. required) in 2021 to allow the use as a duplex and intended upon renovating the structure thereon as a duplex thereby reducing the number of bedrooms from 6 to 4; and

WHEREAS, subsequent to Resolution 2021-52 of the Zoning Board, the owners, Darji Investments, LLC (Owner) submitted an application for an Amendment to the Center City Redevelopment Plan to convert the uninhabitable approved duplex into a triplex with a third floor apartment consisting of one bedroom, a walk-in closet, full bath, kitchen and living room, the second floor apartment consisting of two bedrooms, a full bath, a kitchen, living room and balcony and a first floor apartment consisting of two bedrooms, living room, kitchen and sunroom with a front porch as depicted on plans submitted by Preferred Property Inspections and Engineering, Inc. dated October 23, 2021, November 1, 2021, and June 25, 2022, attached hereto and made a part hereof (Plans).

WHEREAS, on September 13, 2022 City Council passed a Motion to Request the Planning Board Review the Proposed Redevelopment Plan Amendment so as to allow the approved duplex to be converted into a triplex in accordance with the Plans; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan Amendment Report dated August 31, 2022 and the sworn testimony of Kathleen Hicks, P.P. AICP and made the following factual findings:

1. While the number of units is proposed to increase from 2 to 3, the bedroom count would decrease from 7 to 5, which should reduce the total occupancy of the structure.
2. The structure is on a larger than typical lot, which will allow construction of an on-site parking lot, while still retaining a grassed back yard.
3. The property has already been enhanced with the reconstruction of an open front porch and rear sunroom, in keeping with the Victorian architecture.
4. To accommodate the 3rd floor apartment, the applicant proposes the installation of a fire suppression system (\$23,800.00), rather than an unattractive exterior fire escape.
5. The quality of the renovation plans and proposed improvements are superior to what is typically seen from rental properties in the Old Borough.
6. The cost of renovating and maintaining an historic Victorian is higher than other types of home construction.
7. The proposed amendment is not consistent with the Master Plan.

CITY OF VINELAND

WHEREAS, while the findings specified the bedroom count would decrease from 7 to 5, this would be inconsistent with the number of bedrooms specified in the Zoning Board Resolution as an approved duplex, but would be an increase from 4 bedrooms as a duplex to 5 bedrooms as a triplex; and

WHEREAS, ON September 14, 2022 the Planning Board adopted Resolution 6533, a Resolution of Findings and conclusions and Decision of the Vineland Planning Board which set forth therein the findings as set forth herein above, however the conditions upon which the recommendations were made to Council were inconsistent with the factual findings contained in said Resolution; and

WHEREAS, on October 11, 2022, City Council made a motion requesting the Planning Board clarify the conditions of the recommendations contained in Resolution 6533; and

WHEREAS, on October 27, 2022 the Planning Board adopted Resolution 6538 clarifying the conditions upon which recommendations for an amendment to the Center City Redevelopment Plan to allow for the conversion of the existing structure located at 716 E. Plum Street, Block 3013 Lot 17 from a duplex to a triplex as follows:

1. Limiting the number of apartments to three-a 2-bedroom unit on the first floor (as depicted on Sheet A-1 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 10-23-21; a 2-bedroom unit on the second floor as depicted on Sheet A-5 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 6-25-22 revised 7-2-22 and a 1-bedroom on the third floor as depicted on Sheet A-6 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 6-25-22 (attached hereto)
2. Limitation of use of basement to utility room, laundry area and storage as depicted on Sheet A-3 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 11-1-21.
3. Maintenance of an open-air front porch.
4. Installation of a fire suppression system for the building in accordance with the proposal prepared by Savior's Fire Protection, Inc. dated June 20, 2022.
5. Redesign and construction of parking and driveway acceptable to the Planning Board Engineer prior to commencement of use.

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions and Decision of the Vineland Planning Board specified in Planning Board Resolution No. 6533 and 6538 regarding the Plan Amendment allowing a conversion of the existing structure located at 716 E. Plum Street, Block 3013 Lot 17 from a duplex to a triplex subject to the following conditions:

1. Limiting the number of apartments to three-a 2-bedroom unit on the first floor (as depicted on Sheet A-1 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 10-23-21; a 2-bedroom unit on the second floor as depicted on Sheet A-5 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 6-25-22 revised 7-2-22 and a 1-bedroom on the third floor as depicted on Sheet A-6 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 6-25-22 (attached hereto)
2. Limitation of use of basement to utility room, laundry area and storage as depicted on Sheet A-3 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 11-1-21.
3. Maintenance of an open-air front porch.
4. Installation of a fire suppression system for the building in accordance with the proposal prepared by Savior's Fire Protection, Inc. dated June 20, 2022.
5. Redesign and construction of parking and driveway acceptable to the Planning Board Engineer prior to commencement of use.

WHEREAS, City Council further acknowledges that the use of the duplex as outlined in the Zoning Board Resolution 2021-52 would reflect a 4 bedroom use and the triplex will result in an increase to 5 bedrooms; and

CITY OF VINELAND

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6533 and 6538 regarding the amendments to the Redevelopment Plan. .

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Center City Redevelopment Plan shall be amended allowing a conversion of the existing structure located at 716 E. Plum Street, Block 3013 Lot 17 from a duplex to a triplex subject to the following conditions:

1. Limiting the number of apartments to three-a 2-bedroom unit on the first floor (as depicted on Sheet A-1 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 10-23-21; a 2-bedroom unit on the second floor as depicted on Sheet A-5 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 6-25-22 revised 7-2-22 and a 1-bedroom on the third floor as depicted on Sheet A-6 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 6-25-22 (attached hereto)
2. Limitation of use of basement to utility room, laundry area and storage as depicted on Sheet A-3 of plans prepared by Preferred Property Inspections and Engineering, Inc. dated 11-1-21.
3. Maintenance of an open-air front porch.
4. Installation of a fire suppression system for the building in accordance with the proposal prepared by Savior's Fire Protection, Inc. dated June 20, 2022.
5. Redesign and construction of parking and driveway acceptable to the Planning Board Engineer prior to commencement of use.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

ZONING

RESOLUTION NO. 2021-52
RESOLUTION OF FINDINGS AND CONCLUSIONS AND DECISION
OF THE VINELAND ZONING BOARD OF ADJUSTMENT

WHEREAS, Amit Darji with an address at 19 Firethorn Lane, Sicklerville, NJ 08081, has applied to the City of Vineland Zoning Board of Adjustment for bulk variance approval for a two family to be located at 716 E. Plum Street, being known as Block 3013, Lot 17, as shown on the current Tax Map of the City of Vineland; and

WHEREAS, notice has been published in a newspaper having general circulation within the City, and the applicant has further provided notice to property owners located within 200 feet of the subject premises by certified mail, return receipt requested, or personal delivery; and

WHEREAS, the applicant has paid all required application fees and taxes.

WHEREAS, the Board, having considered the presentation of Joseph Console, Esquire, attorney for the applicant; having considered the application of the applicant; having considered the report of Ryan R. Headley, PE, PP, Zoning Board Professional Engineer and Professional Planner, dated November 10, 2021; having considered the sworn testimony of Patrick Finley, Zoning Officer; having considered the sworn testimony of one member of the public; made the following factual findings:

1. Darji Investments LLC is the owner for the property in question.
2. The property in question is located in the R Zone.
3. The property in question has frontage of 85 feet along E. Plum Street with a depth of 150 feet. Located on the property is a single family home.
4. By way of the proposed application the applicant proposes to convert the single family home to a two family home.
5. The proposal as submitted requires bulk variances as follows:
 - a. Lot size of 12,750 square feet whereas 15,000 square feet required.
 - b. Side yard setback of 6 feet whereas 10 feet required.
 - c. Front yard setback of 23.5 feet whereas 25 feet required.
6. Joseph Console, Esquire noted the following
 - a. The single family home dates to 1882 and is in poor condition.
 - b. The Applicant is a recent purchaser of the property. He has been working with the city to preserve this historical home and avoid demolition.
 - c. The R zone permits two family homes. Bulk variances are required.
 - d. The house currently has 6 bedrooms which will be reduced to two 2 bedroom apartments.
7. Patrick Findley provided the following sworn testimony:
 - a. There is a cooperative effort between the city and the Applicant to save this home.
 - b. The home is historical and of the gingerbread style.
 - c. The home has been vacant 6 to 7 years. The prior owner died.
 - d. There was a hearing and the house declared unfit and was to be demolished.
 - e. A duplex is a permitted use.
8. Tashmin Johnson, a member of the public provided the following sworn testimony:
 - a. She lives next door. She does not object to a duplex.
 - b. Her concern is lead paint and asbestos from an old house.
9. The Zoning Officer noted that all work must be by licensed contractors and there will be City inspections.

NOW, THEREFORE, BE IT RESOLVED, by the City of Vineland Zoning Board of Adjustment, that bulk variance approval for a two family home is granted. The following bulk variances are granted:

1. Lot size of 12,750 square feet whereas 15,000 square feet required.

2. Sideyard setback of 6 feet whereas 10 feet required.
3. Front yard setback of 23.5 feet whereas 25 feet required.

The Board further finds that the variances can be granted without any substantial detriment to the public good nor substantial impairment of the City's Land Use Ordinance or Zoning Plan. Two family homes are a permitted use. Granting the variances preserves an historical home and provides housing in center city where there is a need. The 6 bedroom home will be reduced to 4 bedrooms.

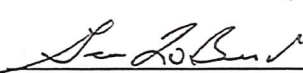
The variance approval shall be subject to the applicant making obtaining all building permits as required.

The foregoing is a true copy of the Resolution and decision adopted by the City of Vineland Zoning Board of Adjustment at its meeting held on November 17, 2021, as reflected in the recorded minutes of the said meeting.

ADOPTED DATE: 12/15/21

ATTESTED:


YASMIN RICKETTS, Secretary


GEORGE LOBIONDO, Chairperson

ROLL CALL VOTE

THOSE IN FAVOR

JOSEPH STEFANO
JEFFREY V. TORCHIO
RYAN FLAIM
DARWIN COOPER
GEORGE LOBIONDO
SKIP LUISI

ABSENT

VICTORIA LODS
Dr GENA O. PACITTO
RAQUEL SOTO

OPPOSED

NONE

ABSTAINING

NONE

PLANNING I

RESOLUTION NO. 6533

RESOLUTION OF FINDINGS AND CONCLUSIONS AND DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, City Council, at a meeting held on September 13, 2022, requested that the Planning Board review and provide comments regarding a proposed amendment to the Center City Redevelopment Plan relating to 716 E. Plum Street, being known as Block 3013/Lot 17, requested by Darji Investments, LLC; and

WHEREAS, the requested amendment would allow conversion of a duplex into a triplex in an R-Residential Redevelopment District, where the use is not permitted; and

WHEREAS, the City's professional staff, representing multiple departments, previewed the application and submitted a report with a recommendation supporting the amendment to the Planning Board; and

WHEREAS, the Planning Board, having considered the application submitted by Darji Investments, LLC, having considered the Redevelopment Plan Amendment Report submitted by the professional staff, and having considered the sworn testimony of Kathleen Hicks, P.P., AICP, Supervising Planner, made the following factual findings:

1. While the number of units is proposed to increase from 2 to 3, the bedroom count would decrease from 7 to 5, which should reduce the total occupancy of the structure.
2. The structure is on a larger than typical lot, which will allow construction of an on-site parking lot, while still retaining a grassed back yard.
3. The property has already been enhanced with the reconstruction of an open front porch and rear sunroom, in keeping with the Victorian architecture.
4. To accommodate the 3rd floor apartment, the applicant proposes the installation of a fire suppression system (\$23,800), rather than an unattractive exterior fire escape.
5. The quality of the renovation plans and proposed improvements are superior to what is typically seen for rental properties in the Old Borough.
6. The cost of renovating and maintaining an historic Victorian is higher than other types of home construction.
7. The proposed amendment is not consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland recommends that the Center City Redevelopment Plan be amended to allow for conversion of the existing structure located at 716 E. Plum Street, Block 3013/Lot 17, from a duplex to a triplex, conditioned upon the following:

1. Redesign and construction of parking and driveway acceptable to the Planning Board Engineer prior to commencement of use.

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 September 14, 2022, as reflected in the recorded minutes of said meeting.

ADOPTED DATE: September 14, 2022


YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND


DAVID MANDERS, Chairperson

RESOLUTION NO. 6538

RESOLUTION OF FINDINGS AND CONCLUSIONS AND DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, City Council, at a meeting held on September 13, 2022, requested that the Planning Board review and provide comments regarding a proposed amendment to the Center City Redevelopment Plan relating to 716 E. Plum Street, being known as Block 3013/Lot 17, requested by Darji Investments, LLC; and

WHEREAS, The Planning Board supplied its recommendation in Resolution No. 6533, dated September 14, 2022; and

WHEREAS, City Council, at a meeting held on October 11, 2022, requested that the Planning Board clarify the conditions of the recommendations contained in Resolution No. 6533; and

WHEREAS, the requested amendment would allow conversion of a duplex into a triplex in an R-Residential Redevelopment District, where the use is not permitted; and

WHEREAS, the Zoning Board approved an application to convert the structure to a duplex, which is an allowable use, with variances for lot size (12, 750 sq. ft. provided vs. 15,000 sq. ft. required), side yard setback (6 feet provided vs. 10 ft. required), and front yard setback (23.5 feet provided vs. 25 feet required); and

WHEREAS, the City's professional staff, representing multiple departments, previewed the application and submitted a report with a recommendation supporting the amendment to the Planning Board; and

WHEREAS, the Planning Board, having considered the application submitted by Darji Investments, LLC, having considered the Redevelopment Plan Amendment Report submitted by the professional staff, and having considered the sworn testimony of Kathleen Hicks, P.P., AICP, Supervising Planner, made the following factual findings:

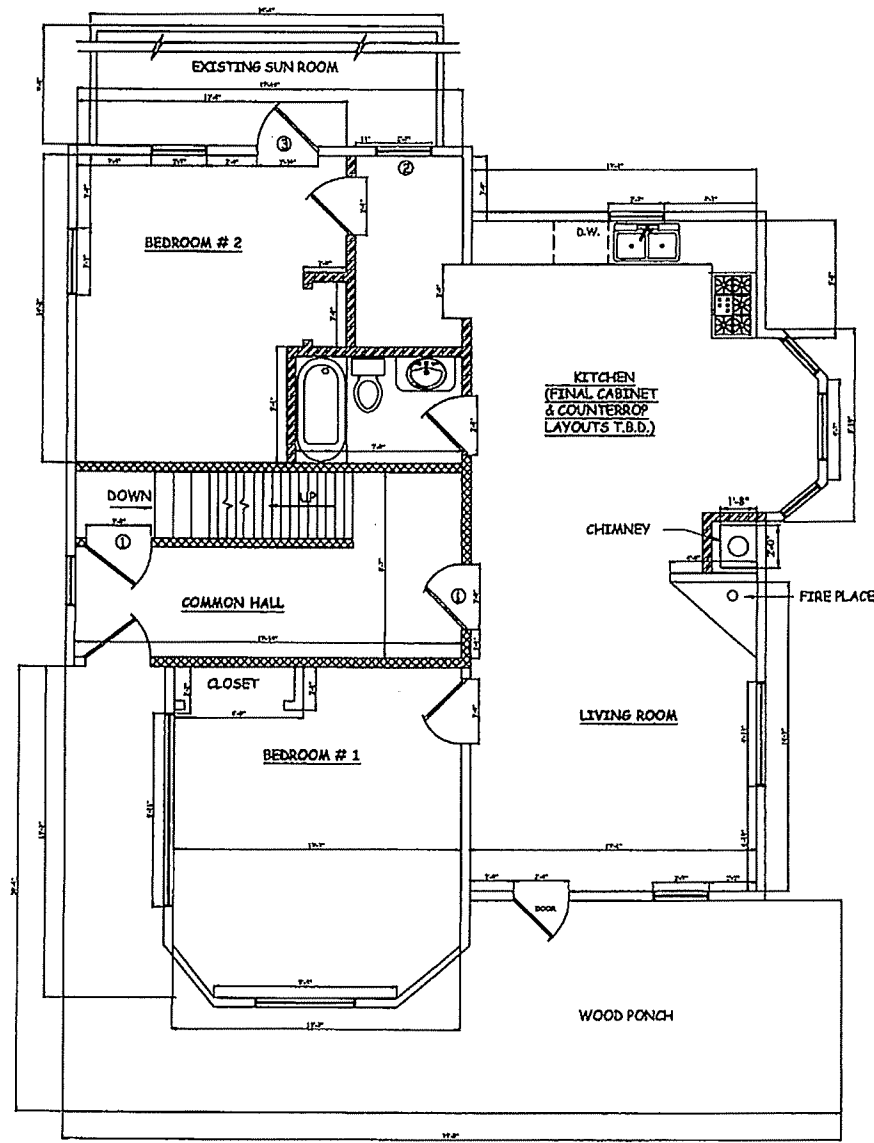
1. While the number of units is proposed to increase from 2 to 3, the bedroom count would decrease from 7 to 5, which should reduce the total occupancy of the structure.
2. The structure is on a larger than typical lot, which will allow construction of an on-site parking lot, while still retaining a grassed back yard.
3. The property has already been enhanced with the reconstruction of an open front porch and rear sunroom, in keeping with the Victorian architecture.
4. To accommodate the 3rd floor apartment, the applicant proposes the installation of a fire suppression system (\$23,800), rather than an unattractive exterior fire escape.
5. The quality of the renovation plans and proposed improvements are superior to what is typically seen for rental properties in the Old Borough.
6. The cost of renovating and maintaining an historic Victorian is higher than other types of home construction.
7. The proposed amendment is not consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Vineland recommends that the Center City Redevelopment Plan be amended to allow for conversion of the existing structure located at 716 E. Plum Street, Block 3013/Lot 17, from a duplex to a triplex, in accordance with the information submitted with the application, conditioned upon the following:

1. Limiting the number of apartments to three – a 2-bedroom unit on the first floor (as depicted on Sheet A-1 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 10-23-21); a 2-bedroom unit on the second floor (as depicted on Sheet A-5 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 06-25-22, revised 7-2-22; and a 1-bedroom on the third floor (as depicted on Sheet A-6 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 06-25-22, revised 7-2-22).

2. Limitation of use of basement to utility room, laundry area and storage (as depicted on Sheet A-3 of plans prepared by Preferred Property Inspections & Engineering, Inc., dated 11-01-21).
3. Maintenance of an open-air front porch.
4. Installation of a fire suppression system for the building (in accordance with the proposal prepared by Savior's Fire Protection, Inc., dated June 20, 2022).
5. Redesign and construction of parking and driveway acceptable to the Planning Board Engineer prior to commencement of use.

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 October 27, 2022, as reflected in the recorded minutes of said meeting.



KEY NUMBERS

- ① INSTALL A 3'-0" FIRE RATED DOOR.
- ② REMOVE DOOR AND INSTALL A WINDOW.
- ③ REMOVE WINDOW AND INSTALL AN EXTERIOR DOOR.

LEGEND:

- 1-HOUR RATED FIRE WALL BUILT WITH 2x4" WOOD STUD WALL WITH 5/8" TYPE-X DRYWALL ON BOTH SIDES. REFER TO THE FIREWALL DETAILS ON THIS SHEET.
- 2x4" WOOD STUD WALL WITH 1/2" DRYWALL ON BOTH SIDES.

UL DES U305

- ① WOOD STUDS
NOMINAL 2x4 SPACED 16" ON CENTER MAXIMUM EFFECTIVELY FIRESTOPPED
- ② JOINTS AND NAIL HEADS
JOINTS COVERED WITH JOINT COMPOUND AND TAPE TAPE JOINT COMPOUND AND TAPE TAPE MAY BE OMITTED WITH SQUARE END JOINTS AND USED AS AN ALTERNATE. NOMINAL 5/8" THICK GYPSUM BOARD PLASTER MAY BE APPLIED TO THE WHITE SURFACE OF CLASSIFIED JOINTS BACKGROUND WITH THE JOINTS REINFORCED WITH TAPE. NAIL HEADS EXPOSED OR COVERED WITH JOINT COMPOUND
- ③ GYPSUM WALLBOARD
5/8" THICK TYPE X PAPER OR VERMIL SURFACE, WITH NOVELL, TAPE, SQUARE, OR TAPERED ENDS, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NEEDED 1" ON CENTER WITH 16" CENTER COATED NAILS 1 1/2" LONG, 8 DPH 12x12 BATT INSULATION AND 1" 12x12 BATT HEADS WHEN USED IN THIS OTHER THAN 16" SYSTEM PANELS ARE TO BE DETAIL HORIZONTALLY.
- ④ BATTIS AND BLANKETS
GLASS FIBER OR MINERAL WOOL INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITY

① 1-Hour Rated Wall Assembly
SCALE: 1/2" = 1'-0"

NOTE:
1. All dimensions are approximate, actual dimensions should be verified on site.

FIRST FLOOR APARTMENT RENOVATION PLAN
SCALE: 1/8" = 1'-0"

PREFERRED PROPERTY INSPECTIONS & ENGINEERING, INC.
16 North Maple Avenue
Marlton, NJ 08053
856-797-1900

MARUR DEV, P.E
N.J. Professional Engg.
Lic.# 24GE03519700

ADDRESS:
716 E PLUM STREET
VINELAND, NJ

REV. NO	REV. DATE

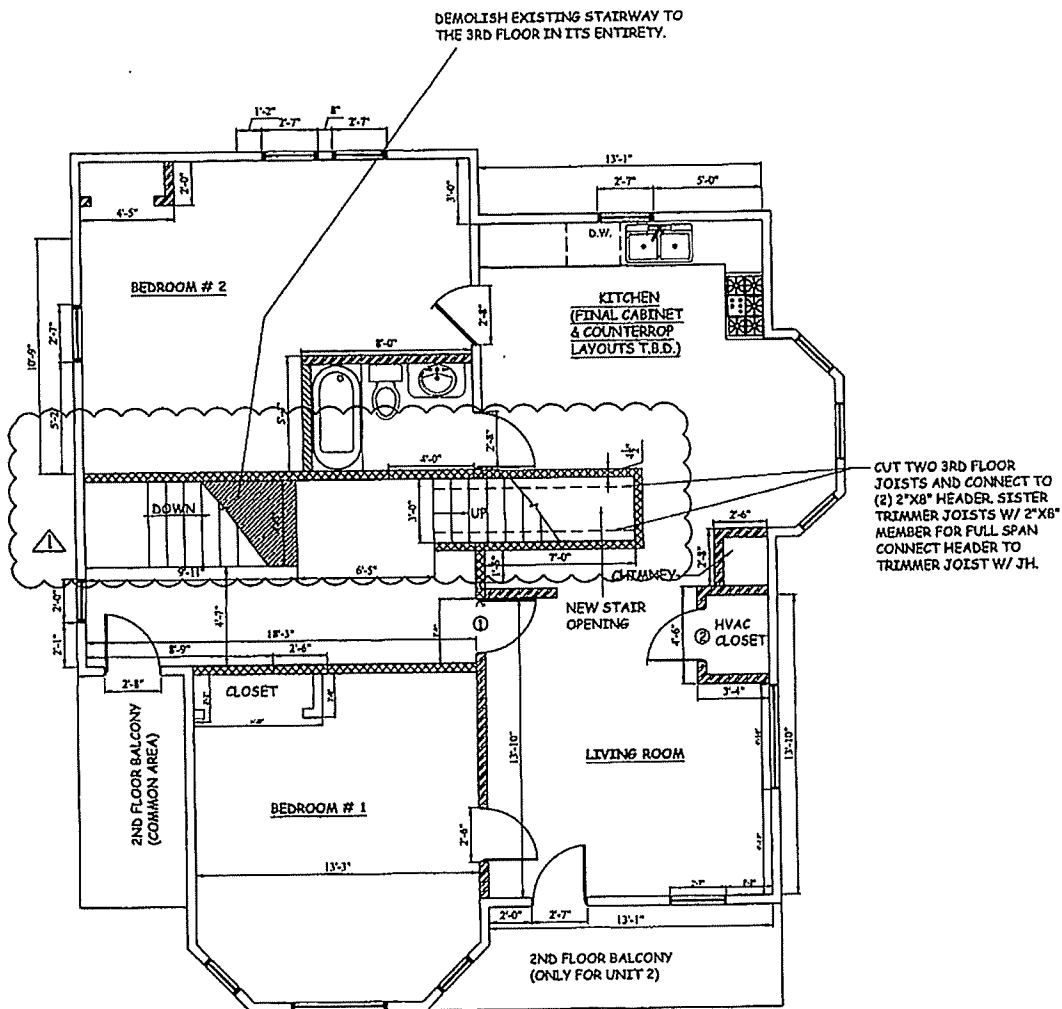
SHEET: A-1

DATE: 10-23-21

Designed By: MND

Drawn By:

OFFICIAL USE ONLY



SECOND FLOOR APARTMENT RENOVATION PLAN
SCALE: 3/16" = 1'-0"

NOTE:
1. All dimensions are approximate, actual dimensions should be verified on site.

KEY NUMBERS

- ① INSTALL A NEW 3'-0" FIRE RATED DOOR.
- ② 2'-8" LOUVER DOOR FOR HVAC CLOSET.

LEGEND:

- 2x4" WOOD STUD WALL WITH 5/8" TYPE-X DRYWALL ON BOTH SIDE
- 2x4" WOOD STUD WALL WITH 1/2" DRYWALL ON BOTH SIDE



UL DES U305

- ① WOOD STUDS
NOMINAL 2x4 SHOWN SPACED 16" ON CENTER MAXIMUM, EFFECTIVELY FINISHED TOPS
- ② JOISTS AND NAIL HEADS
JOISTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WITH SQUARE END BRIMS AND USED AS AN ALTERNATE. NOMINAL 3/8" DRYWALL VENEER PLASTER MAY BE APPLIED TO THE OUTSIDE SURFACE OF GLASSIFIED WOODS. BRIMMING WITH THE JOISTS REINFORCED WITH PAPER TAPE. MAXIMUM JOIST EXPOSURE OR JOINTS WITH JOINT COMPOUND
- ③ GYPSUM WALLBOARDS
2" THICK TYPE X PAPER OR FIBER SURFACES, WITH REVELED EDGE, SQUARE OR TAPERED ENDS, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS MAXIMUM 7' ON CENTER WITH MAXIMUM CENTER TO CENTER 1' 1" LONG, 6" WITH MAXIMUM DIAMETER, AND 1/2" SQUARE HEADS, WHICH USED ON INTERIOR OTHER THAN 4" GYPSUM PANELS ARE TO BE INSTALLED HORIZONTALLY.
- ④ BATTLS AND BLANKETS
GLASS FIBER OR MINERAL WOOL INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES

① 1-Hour Rated Wall Assembly SCALE: 1/2" = 1'-0"

PREFERRED PROPERTY INSPECTIONS & ENGINEERING, INC.

16 North Maple Avenue
Marlton, NJ 08053
856-797-1900

MARUR DEV, P.E.
N.J. Professional Engg.
Lic.# 24GE03519700

ADDRESS:
716 E PLUM STREET
VINELAND, NJ

Rev. no.	Reason	Date
1	Client's Request	7-2-22

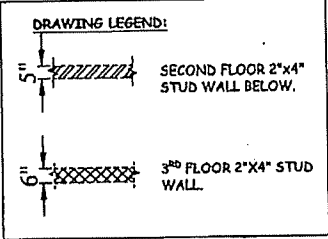
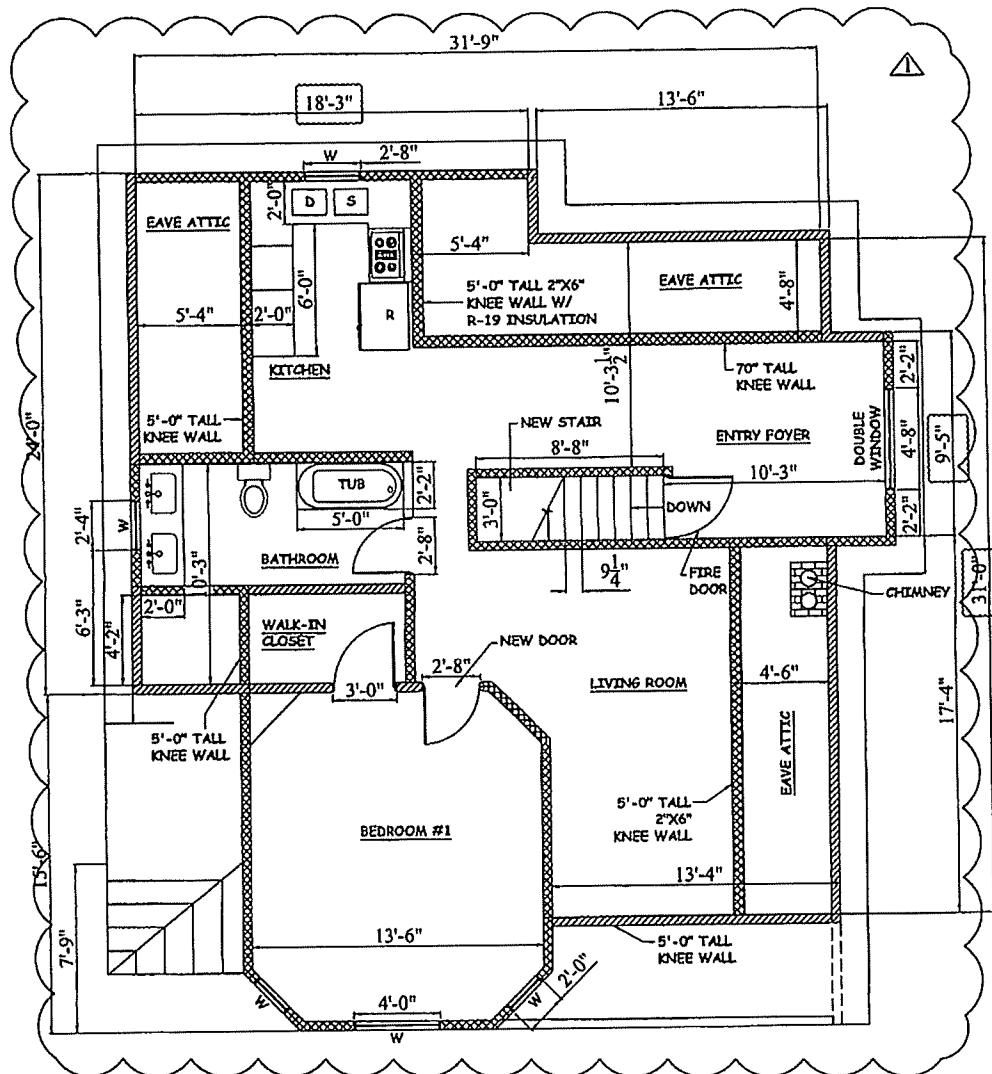
SHEET: **A-5**

DATE: 06-25-22

Designed By: MND

Drawn By:

OFFICIAL USE ONLY



NOTE:
1. All dimensions are approximate, actual dimensions should be verified on site.

THIRD FLOOR APARTMENT PLAN
SCALE: 1/8" = 1'-0"

PREFERRED PROPERTY
INSPECTIONS &
ENGINEERING, INC.

16 North Maple Avenue
Marlton, NJ 08053
856-797-1900

MARUR DEV, P.E
N.J. Professional Engg.
Lic.# 246E03519700

ADDRESS:
716 E PLUM STREET
VINELAND, NJ

Rev. no.	Reason	Date
1	Client's Request	7-2-22

SHEET: **A-6**

DATE: 06-25-22

Designed By: MND

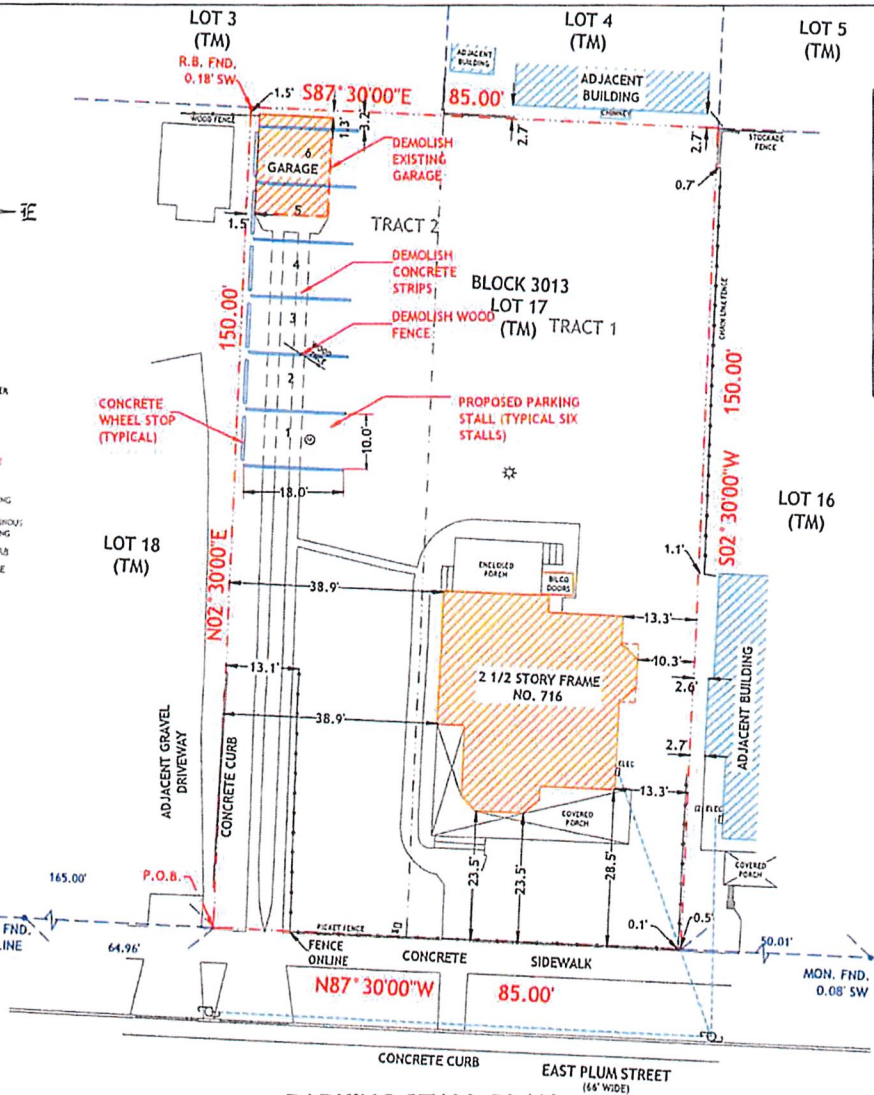
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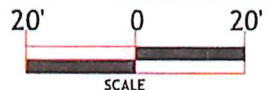


- LEGEND:
- ELECTRIC METER
 - LIGHT POLE
 - SIGN POST
 - UTILITY POLE
 - MAIL BOX
 - BOUNDARY LINE
 - FENCE LINE
 - CONCRETE PAVING
 - EDGE OF BITUMINOUS CONCRETE PAVING
 - DEPRESSED CURB
 - OVERHEAD WIRE
 - STONE/GRAVEL
 - WALL

NORTH 7TH STREET
(66' WIDE)



PARKING STALL PLAN



- DRAWING NOTES**
- OWNER: DARR INVESTMENTS, LLC
 - DESCRIPTION: 716 EAST PLUM STREET IS BEING KNOWN AS LOT 17 IN BLOCK 3013AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY.
 - LAND USE CATEGORY: RESIDENTIAL
 - THE OWNER WILL BE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENT PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (I) (OSHA) COMPETENT.
 - DIMENSIONS AND SETBACK MEASUREMENTS OF THE SUBJECT PROPERTY ARE OBTAINED FROM SURVEY OF PREMISE DATED 11-05-21 PREPARED BY ELS SURVEYING, LLC LOCATED AT P.O. BOX 991, HATTAHAN, NJ 07747. COPY OF THE SURVEY IS ATTACHED.
 - OWNER SHALL ENSURE THAT THE SELL WILL CONFORM WITH THE MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING THE CONSTRUCTION AND DEMOLITION) OF THE INTERNATIONAL FIRE CODE, NEW JERSEY EDITION

	Existing	Proposed
Lot Area	12,761.42 sq.ft	12,761.42 sq.ft
Existing house	1150.16 sq.ft	1150.16 sq.ft
Paved area, including sidewalks/driveway	1097.44 sq.ft	845.95 sq.ft
Porch area	547.47 sq.ft	547.47 sq.ft
Garage area	232.16 sq.ft	0
Total Impervious area	2997.23 sq.ft	2543.58
% of Impervious coverage	23.48%	19.93%

DEV
ENGINEERING, LLC

16 North Maple Avenue
Marlton, NJ 08053
609-354-8322

MARUR DEV, P.E.
N.J. Professional Engg.
Lic.# 246E03519700

ADDRESS:

716 E PLUM ST,
VINELAND NJ

REV. NO REV. DATE

SHEET: **SP-1**

DATE:

Designed By: **MND**

Drawn By: **BG**

OFFICIAL USE ONLY