

CITY OF VINELAND, NJ

RESOLUTION NO. 2024- 43

RESOLUTION OF CONSENT FOR THE EXPANSION OF  
SILOAM CEMETERY, VALLEY AVENUE, AS APPROVED  
BY THE ZONING BOARD OF ADJUSTMENT IN  
ACCORDANCE WITH RESOLUTION 2022-55.

WHEREAS, the Siloam Cemetery is owned and operated by the Siloam Cemetery Association and is one of the oldest cemeteries serving the City of Vineland located at 550 North Valley Avenue; and

WHEREAS, on November 16, 2022 the Zoning Board of Adjustment heard an application for the expansion of the existing cemetery with additional burial sites and associated site plan improvements, which would be located in an R-2 zone; and

WHEREAS, the Zoning Board adopted Resolution 2022-55 granting preliminary and Final Major Site Plan Approval and permitted the expansion of the existing cemetery in accordance with the approved site plan subject to such requirements as specified in Resolution 2022-55, attached hereto and made a part hereof; and

WHEREAS, the Siloam Cemetery Association has requested City Council consent to the expansion of the cemetery in accordance with Resolution 2022-55.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Vineland hereby consents to the expansion of the Siloam Cemetery in accordance with Resolution 2022-55

Adopted:

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk



CITY OF  
**VINELAND**  
WHERE IT'S ALWAYS GROWING SEASON

PLANNING DIVISION

640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08362-1508  
Phone: (856) 794-4101  
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December 22, 2022

Michael Fralinger, Esq.  
100 N. Main Road  
Vineland, NJ 08360

Re: SILOAM CEMETERY ASSN  
Project No. ZBA-22-00039  
1079 Hendee Road  
Block 2307 Lots 3 & 4

Heard: November 16, 2022

Enclosed is a copy of Resolution No. 2022-55 concerning the above-referenced application.

Sincerely,

Yasmin Ricketts  
Planning/Zoning Board Secretary

Enclosure

**Resolution  
of the  
City of Vineland Zoning Board  
of Adjustment  
Cumberland County  
New Jersey**

**RESOLUTION NO. 2022-55**

**WHEREAS**, Siloam Cemetery Association of 550 North Valley Avenue, Vineland, New Jersey has applied to the City of Vineland Zoning Board of Adjustment for Preliminary and Final Major Site Plan Approval for property located at Block 2307 Lots 3 & 4, Tax Sheet #24 on the Municipal Tax Map of the City of Vineland and more commonly known as 550 N. Valley Avenue, Vineland, New Jersey to expand the existing cemetery with additional grave sites and associated site plan improvements; said property being located in R-2 Residential Zone with lot area of 35.9± acres, frontage in excess of 300 ft. on each of three roads, Carlton Place, North Valley Avenue and Hendee Road; and

**WHEREAS**, this application was heard by the City of Vineland Zoning Board of Adjustment at its regular meeting date of November 16, 2022; and

**WHEREAS**, the applicant is seeking Preliminary and Final Major Site Plan to expand the existing cemetery with additional gravesites and associate site improvements; and

**WHEREAS**, the Board is in receipt of the following documents which were incorporated as fact:

- (a) City of Vineland Zoning Board of Adjustment Application Form dated September 7, 2022;
- (b) Disclosure Statement dated September 7, 2022;

**Prepared by:**

Nathan Van Embden, Esquire  
21 E. Main Street, PO Box 428  
Millville, NJ 08332

(c) City of Vineland Zoning Report prepared by Ryan Headley, Board Planner, and Elizabeth Jambor, Planning Trainee dated October 12, 2022;

(d) City of Vineland Engineering Report dated October 12, 2022;

(e) Cover Sheet prepared by Stephen L. Filippone, P.E. of Engineering Design Associates, P.A. dated April 21, 2022;

(f) Site Plan prepared by Stephen L. Filippone, P.E. of Engineering Design Associates, P.A. dated April 21, 2022 ;

(g) Existing Conditions and Demolition Plans prepared by Stephen L. Filippone, P.E. of Engineering Design Associates , P.A. dated April 21, 2022;

(h) Site Plan prepared by Stephen L. Filippone, P.E. of Engineering Design Associates , P.A. dated April 21, 2022;

(i) Grading and Drainage Plan (2 pages) prepared by Stephen L. Filippone, P.E. of Engineering Design Associates , P.A. dated April 21, 2022;

(j) Test Pits prepared by Stephen L. Filippone, P.E. of Engineering Design Associates , P.A. dated April 21, 2022;

(k) Engineering Details (2 pages) prepared by Stephen L. Filippone, P.E. of Engineering Design Associates , P.A. dated April 21, 2022;

(l) Soil Erosion and Sediment Control Plan prepared by Stephen L. Filippone, P.E. of Engineering Design Associates , P.A. dated April 21, 2022 and

**WHEREAS**, the Board, at that meeting, carefully considered the application submitted as well as the testimony of the applicant and evidence presented as follows:

1. The applicant, Siloam Cemetery Association, was represented by Michael Fralinger, Esquire who presented the application.
2. Mr. Fralinger recited that a cemetery use is a permitted and conditional use in the zone and this property complies in all respect except for one frontage requirement. The portion of the cemetery which touches Broadlawn Terrace is only 65 ft. wide where 300 ft. is required.
3. The property also faces on Carlton Place and North Valley Avenue has ample frontage. The property has been established as a cemetery by the founder of Vineland, Charles K. Landis, in 1864 and is on the national register of historic places.
4. Christopher Mohan, Vice President of the Cemetery Association, was sworn and testified.
5. In addition, Steve Filippone, Professional Engineer, was sworn and testified as an expert.
6. Mr. Mohan indicated that expansion is necessary to keep the cemetery viable and he further agreed that the area of expansion marked on the plan adjacent to the easterly boundary would no longer be projected for expansion and side buffer request for that boundary are withdrawn.
7. Mr. Filippone addressed the reason for variance for frontage on Broadlawn Terrace by indicating that the property is particularly well suited for the purpose that it has been put and for which they propose to expand. It is already developed, and this is a natural expansion and consistent with the original plan of the founding fathers of the city.

8. He recited that the applicant seeks buffer relief for 10 ft. from Hendee Road where 15 ft. is required and 5 ft. along the westerly boundary where 25 ft. is required. He proposes to install a fence which looks like wrought iron and proposes a side buffer of 6 ft. rather than 25 ft. Again, consistent with historical development of the site.

9. The applicant proposes that a 4 ft. high chain link fence accompanied by evergreen plantings will constitute the buffer as the site improvements are at or below grade. He opined that this will be more than sufficient and consistent with historical development. He finally recited that Fire Marshall Murray advised that he was satisfied with the 18 ft. interior roadways as being sufficient to accommodate fire and rescue equipment.

10. The applicant indicated that they will comply with the Engineer Report terms as a condition of approval.

11. The meeting was opened to the public with no one appearing to speak for or against the application.

**WHEREAS**, the Board, after hearing the testimony and reviewing the application and evidence submitted, made the following findings of facts and conclusions of law:

1. The applicant is the owner of Block 2307 Lots 3 and 4.
2. The owner properly noticed owners within 200 feet.
3. The applicant has demonstrated consistency with the Master Plan in support of grant of variance.

**WHEREAS**, the City of Vineland Zoning Board of Adjustment, on a motion for approval, granted Preliminary and Final Major Site Plan with a stipulation that the Zoning Report terms and Engineering Report terms be made a condition of approval along with variance for side buffers as requested and variance for road frontage along Broadlawn Terrace was proposed. In addition, the waiver from compliance with paragraph 12 b, c, e, g, f, and h of the Planning Report was proposed and granted to the applicant, by a vote of 7-0; and

**WHEREAS**, this Resolution is intended to memorialize the foregoing decision of the city of Vineland Zoning Board of Adjustment of November 16, 2022;

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Vineland Zoning Board of Adjustment on this 21<sup>st</sup> day of December 2022 that the application of Siloam Cemetery Association for Preliminary and Final Major Site Plan Approval, as applied for by the applicant, is hereby granted, subject to the following terms and conditions:

1. The applicant shall be permitted to expand the existing cemetery with additional gravesites as applied for and amended on the record.

2. The applicant shall comply with the terms and conditions of the Engineering Review Report dated October 12, 2022 and its condition of such approval.
3. The applicant shall comply with the terms and conditions of the Planning Report by Ryan Headley and Elizabeth Jambor dated October 12, 2022 with the notation that paragraph 5b reference to front buffer along Hendee Road is 10 ft provided(5(b)) and the applicant has withdrawn its request for side buffer variance along the easterly residential boundary (5(d)).
4. Paragraph 12 of that report recites waivers which are granted acknowledging request to utilize aerial photos to depict nearby structures.
5. Applicant shall prove consolidation of Lots 3 and 4.
6. The applicant must obtain and comply with any and all necessary state, county, federal, municipal and other governmental approvals and regulations prior to renovation including, but not limited to, the Cumberland County Planning Board, if applicable.
7. The permit shall reflect the approval of the Zoning Board by attaching a copy of this Resolution and making it a part of the permit and all of the above findings and representations of the applicant are incorporated into this approval as if set forth at length herein.
8. Agreement by the applicant to specific items not contained within the Resolution, which are otherwise set forth in the application or which are contained within the record of the hearing of the application, are adopted even though not set forth herein at length.

ROLL CALL

Motion to Approve:

Seconded:

MEMBER	YEA	NAY	ABSENT	ABSTAINED	EXCUSED
George LoBiondo, Chairman	X				
Joseph Stefano, Vice Chairman	X				
Ryan Flaim	X				
Darwin Cooper	X				
Victoria Lods			X		
Raquel Soto	X				
Rudolph Luisi, Alt. I	X				
Joseph Recipe, Alt. II	X				
Mark Grussenmeyer, Alt. III					X
Eric Hernandez, Alt. IV			X		

The foregoing is a true copy of the Resolution and decision adopted by the City of Vineland Zoning Board of Adjustment at its regular meeting held on December 21, 2022 as reflected in the recorded minutes of said meeting.

Dated: 12/21/22

*George LoBiondo*  
George Lobiondo Chairperson

ATTESTED:

*Yasmin Ricketts*  
Yasmin Ricketts, Secretary