

CITY OF VINELAND, NJ

ORDINANCE NO. 2025-37

ORDINANCE AUTHORIZING THE ACQUISITION OF A DRAINAGE
EASEMENT BY CONDEMNATION OVER AND ACROSS THE
LANDS OF JOFFE LUMBER & SUPPLY CO, INC KNOWN AS 18
BURNS AVENUE, BLOCK 7110, LOT 39.

WHEREAS, Joffe Lumber & Supply Co. Inc. is the fee simple owner of 18 Burns Avenue also known as Block 7110, Lot 39 on the Tax Map of the City of Vineland (the Property);

WHEREAS, a drainage easement across the Property, as depicted on the draft plans attached as Exhibit A, is necessary for constructing, maintaining, operating, renewing, upgrading, modifying, inspecting, the continued operation of said drainage easement;

WHEREAS, the drainage easement is designed follow an existing stormwater ditch which runs along the eastern boundary of Block 7110, Lot 39 and acts as the headwater of the Petticoat Branch via an existing culvert under Burns Avenue;

WHEREAS, it is believed to the existing stormwater ditch follows the historic flow of stormwater, which was interrupted as some point in the past.

WHEREAS, Re-establishing this flow will reduce flooding upstream which has resulted in a detriment to upstream areas.

WHEREAS, the drainage easement requires, in part, an easement across Block 7110 Lot 39 which is approximately five (5) feet in width as shown on the attached draft plans; and similar easements across the property to the east of the boundary line, which may be obtained through negotiation or condemnation.

WHEREAS, an appraisal dated February 3, 2025, but not transmitted to the City until February 25, 2025, performed by Errett Vielehr, MAI (Robert M. Sapio Real Estate Appraisal and Consulting, LLC) valued the easement across Block 7110, Lot 39 to be \$11,000;

WHEREAS, Joffe Lumber & Supply Co. was provided with a copy of the appraisal for the easement and to date has not accepted the proposed purchase of the easement for the appraised value;

WHEREAS, N.J.S.A. 20:3-6 requires that prior to filing a condemnation action, a formal good faith offer to purchase the easements be made to the property owner; and

WHEREAS, City Council finds it to be in the public interests of the City of Vineland to acquire the easement across the property by way of condemnation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Solicitor of the City of Vineland, or his designee, is authorized to take any and all action that is reasonable or necessary, including the making of a good faith offer to purchase the easement for the appraised amounts and the exercise of the City's right of eminent domain, to acquire a permanent easement on, over, under, upon and across lands of Joffe Lumber & Supply Co., Inc. of approximately five (5) feet in width running along the eastern boundary line of Block 7110, Lot 39, as depicted on the attached draft plans attached as Exhibit A, for the purpose of erecting, constructing, maintaining, operating, renewing, upgrading, modifying, inspecting, protecting and the continued operation of that portion of the drainage easement running across Block 7110, Lot 3 from the Conrail tracks to the north, and the culvert under Burns Avenue to the south, together with the free right to enter and depart over and across the area of the easement.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Mayor and Clerk are authorized to execute any and all documents necessary for the acquisition of a drainage easement across Block 7110, Lot 39 as depicted on the draft plans attached hereto, upon the terms and conditions set forth in the Agreement attached as Exhibit B, subject to such non-material changes as recommended by the City Solicitor.

CITY OF VINELAND, NJ

BE IT FURTHER ORDAINED that the acquisition of the easement described above is for a public purpose.

BE IT FURTHER ORDAINED, that if Joffe Lumber & Supply Co., Inc. does not timely accept the good faith offer, the Solicitor’s office is authorized to initiate a condemnation action in Superior Court of New Jersey, and the filing/recording of a Notice of Taking and depositing an amount equal to the good faith offer (\$11,000) with the Court.

BE IT FURTHER ORDAINED that the City of Vineland is authorized acquire the easement for \$11,000.00 or such other price as established by the Commissioners appointed by a Court of competent jurisdiction.

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

Passed first reading: April 22, 2025

Passed final reading: May 13, 2025

President of Council

pfs

Approved by the Mayor:

Mayor

arf

ATTEST:

City Clerk

rgf

EXHIBIT A

UPPER PETTICOAT WATERSHED IMPROVEMENTS

BLOCK 7110, LOTS 1, 29, 33, 38, 39, & 40
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY
TYPE OF SUBMISSION

UTILITY COMPANIES

ELECTRIC
VINELAND ELECTRIC UTILITY
415 NORTH WEST AVE.
VINELAND, NJ 08362
856-794-4000
EXT: 4284

GAS COMPANY
SOUTH JERSEY GAS
1 SOUTH JERSEY PLACE
ATLANTIC CITY, NJ 08401
609-204-0035

PUBLIC WORKS
640 EAST WOOD ST., PO BOX 1508
VINELAND, NJ 08362-1508
856-794-4000
EXT: 4348

SEWER & WATER DEPT
VINELAND WATER UTILITY
330 E. WALNUT RD.
VINELAND, NJ 08360
856-794-400
EXT: 4542

LANDIS SEWERAGE AUTHORITY
1778 SOUTH MILL ROAD
VINELAND, NJ 08360
856-891-0551

CABLE
COMCAST COMMUNICATION
1846 NORTH WEST BLVD.
VINELAND, NJ
856-694-6019

TELEPHONE
VERIZON
10 TANSBORO RD.
BERLIN, NJ 08009
856-306-5611



INDEX OF SHEETS

SHT. NO.	DESCRIPTION	ORIG. DATE	LAST REV.
1.	COVER SHEET	FEB 2024	
2.	EXISTING CONDITIONS AND DEMOLITION PLAN	FEB 2024	
3.	GRADING AND DRAINAGE PLAN	FEB 2024	
4.	CONSTRUCTION DETAILS	FEB 2024	
5.	SOIL EROSION AND SEDIMENT CONTROL PLAN	FEB 2024	
6.	SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS	FEB 2024	

OWNER/APPLICANT:
CITY OF VINELAND
640 EAST WOOD STREET VINELAND, NEW JERSEY, 08360
(856)-794-4000

PREPARED BY:
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NEW JERSEY 08081
856-228-2200

DATE
2/26/2024

DAVID J. CELLA
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24604726900

REVISIONS

NO.	DATE	DESCRIPTION
1	2/26/2024	ISSUED FOR PERMITTING

COVER SHEET

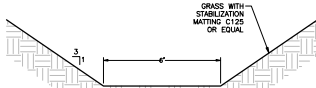
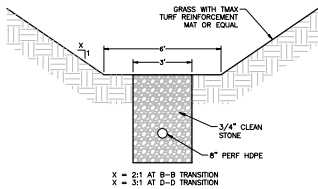
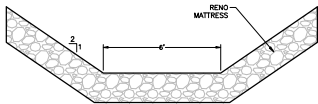
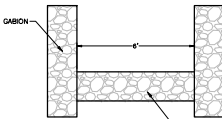
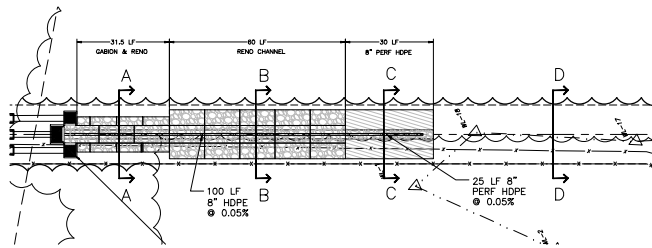
141 SHERIDAN AVE DRAINAGE IMPROVEMENTS
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

PREPARED BY:
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081
PH: 856-228-2200 FAX: 856-228-2201
WWW.CES-PA.COM

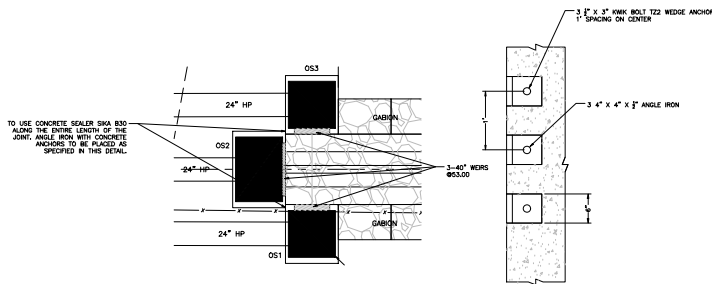
SCALE: AS SHOWN, SEE PLAN, 1"=100'

DATE: 2/26/2024

BY: DJC

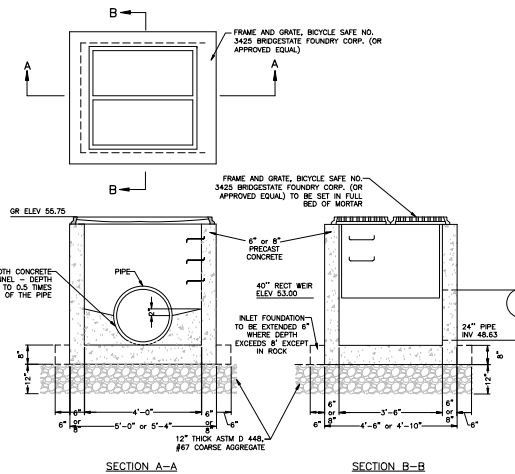


SWALE SECTIONS
NTS



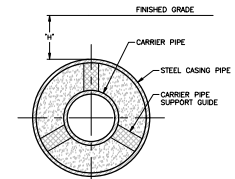
- NOTES:
1. SEE E1 INLET DETAIL FOR SPECIFICATIONS AND CONSTRUCTION OF INLET BOX AND GRATE.
 2. FRAMES TO BE SET IN FULL BED OF MORTAR.
 3. DUE TO LIMITED SPACE THE OUTFLOW STRUCTURE IS PROPOSED AS THREE SEPARATE (MODIFIED) INLET BOXES. (CONTRACTOR MAY BUILD THIS STRUCTURE OUT OF BLOCK-DETAIL TO BE PROVIDED AND APPROVED PRIOR TO INSTALLATION).
 4. THE BOXES TO BE SECURED TOGETHER USING ANGLE IRONS. THE JOINTS TO BE SEALED/GROUTED.
 5. WHERE THE GABIONS AND RENO MEET THE STRUCTURE THE WIRE CAGES TO BE SECURED TO THE STRUCTURE AND GROUT APPLIED ALONG THE JOINTS.

OUTLET DETAIL
NTS



- NOTES:
1. SEE E1 INLET DETAIL FOR SPECIFICATIONS AND CONSTRUCTION OF INLET BOX AND GRATE.
 2. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOM SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT THE RATE OF 2" PER FOOT.
 3. FRAMES TO BE SET IN FULL BED OF MORTAR.

E1 INLET BOX FOR OS1 & OS3
NTS

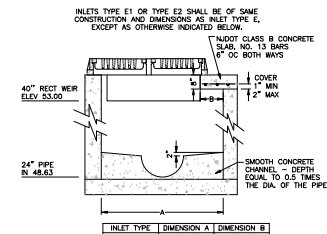


- NOTE:
1. STEEL CASING PIPE SHALL CONFORM TO ASTM SPEC A252. THE EXTERIOR OF THE PIPE SHALL BE COATED WITH BITUMASTIC COMPOUND CONFORMING TO AWWA C303.
 2. SUTURE IRON CASING PIPE SHALL CONFORM TO ANSI A21.51/ANNA C151. THICKNESS CLASS SHALL BE #2. JOINTS SHALL HAVE FELD-LOK GASKETS.
 3. PROVIDE BULKHEADS AT EACH END OF CASING.

CASING & CARRIER PIPE DETAIL
NTS

GENERAL NOTES FOR PIPELINE CROSSINGS UNDER RAILROADS:

1. THE JACK AND BORE METHOD SHALL BE USED FOR ALL INSTALLATIONS.
2. IF A MUCKING AUGER IS USED, THE CUTTING EDGE OF THE AUGER MUST BE KEPT A MINIMUM OF ONE (1) DIAMETER OF THE CASING BEHIND THE CUTTING EDGE OF THE CASING. THE CUTTING HEAD SHALL NOT EXCEED THE OUTSIDE DIAMETER OF THE PIPE BY MORE THAN ONE-HALF INCH. THE USE OF WATER OR OTHER LIQUIDS TO FACILITATE CASING INSERTION AND SPOIL REMOVAL IS PROHIBITED.
3. BORE AND JACKING CONSISTS OF PUSHING SECTIONS OF PIPE INTO POSITION WITH JACKS PLACED AGAINST A BACKSTOP AND EXCAVATION PERFORMED BY A BORING AUGER ROTATING WITHIN THE PIPE TO REMOVE THE SPOIL. JACKING SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN RAILWAY ENGINEERING ASSOCIATION SPECIFICATIONS, CHAPTER 1, PART 4, "JACKING CULVERT THROUGH FILLS". THIS OPERATION SHALL BE CONDUCTED WITHOUT HAND-MINING AHEAD OF THE PIPE.
4. BORING MUST CONTINUE ON A TWENTY-FOUR HOUR SCHEDULE UNTIL THE ENTIRE CASING HAS BEEN INSTALLED.
5. PITS WILL NOT BE ALLOWED WITHIN THE CORRAL RIGHT-OF-WAY. IF WOOD SHEETING IS USED, IT MUST BE TONGUE AND GROOVE. DRIVEN SHEETING MUST BE STEEL.
6. THE LINE AND GRADE OF THE CASING MUST BE CHECKED CONSTANTLY DURING THE JACKING OPERATION.
7. IF A JACK MACHINE IS USED WITH A MUCKING AUGER, AS A VEHICLE FOR REMOVING THE MATERIAL, THE MACHINE MUST BE ABLE TO JACK INDEPENDENTLY OF THE AUGER.
8. A PRECONSTRUCTION CONFERENCE WILL BE HELD AT THE CONSTRUCTION SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER, OWNER, NJDOT, NJ TURNPIKE, AND CORRAL 36-HOURS IN ADVANCE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK.
9. ALL WELDING MUST BE PERFORMED BY CERTIFIED WELDERS.
10. NO REMOVAL OR WITHDRAWAL OF JACKED CASING OR SLEEVES WILL BE PERMITTED IN THE EVENT AN OBSTRUCTION OR OTHER CONDITION PREVENTS COMPLETION OF THE INSTALLATION. THE CASING SHALL BE FILLED WITH GROUT AND ABANDONED IN PLACE.
11. UPON COMPLETION OF THE INSTALLATION, THE LICENSEE TO WHOM THE OCCUPANCY AGREEMENT IS GRANTED, OR HIS REPRESENTATIVE SHALL SUBMIT AS-BUILT DRAWINGS SHOWING EXACT LOCATION AND DIMENSIONS.
12. ALL SHEATHING FOR JACKING AND RECEIVING PITS SHALL BE REMOVED.



- NOTES:
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOM SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT THE RATE OF 2" PER FOOT.
 2. FRAMES TO BE SET IN FULL BED OF MORTAR.

E2 INLET BOX FOR OS2
NTS

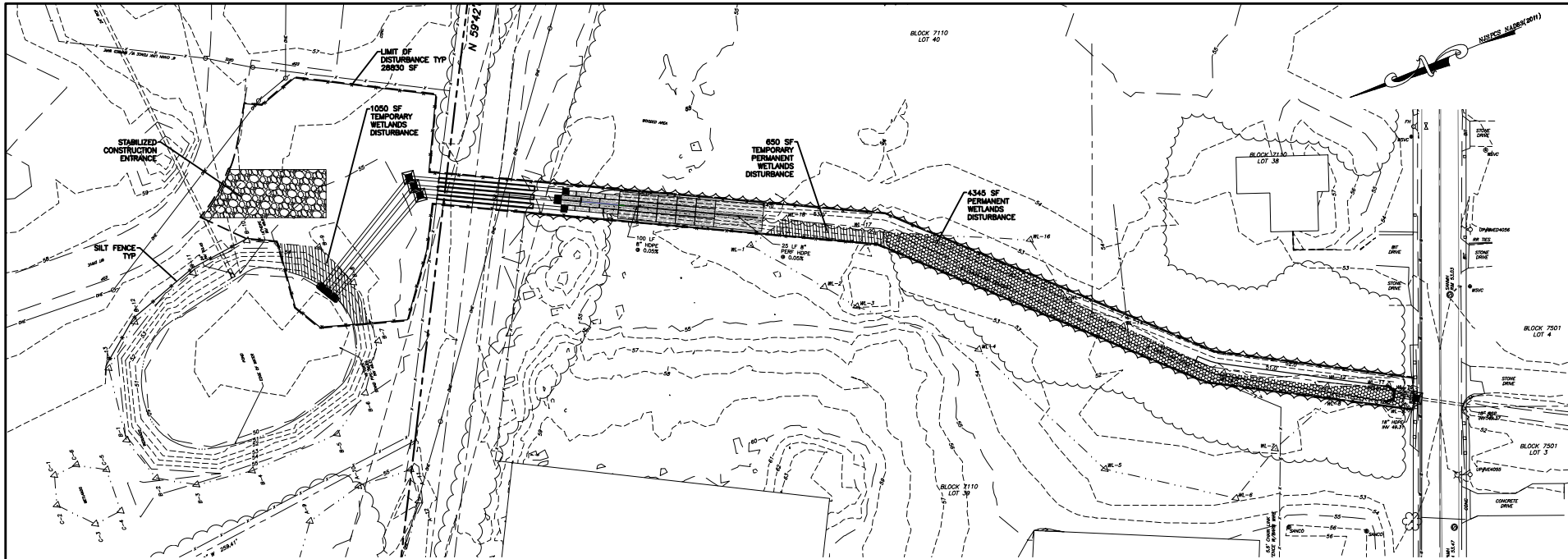
DATE
DAVID J. CELLA
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24604726900

REVISION	DATE	BY	DESCRIPTION

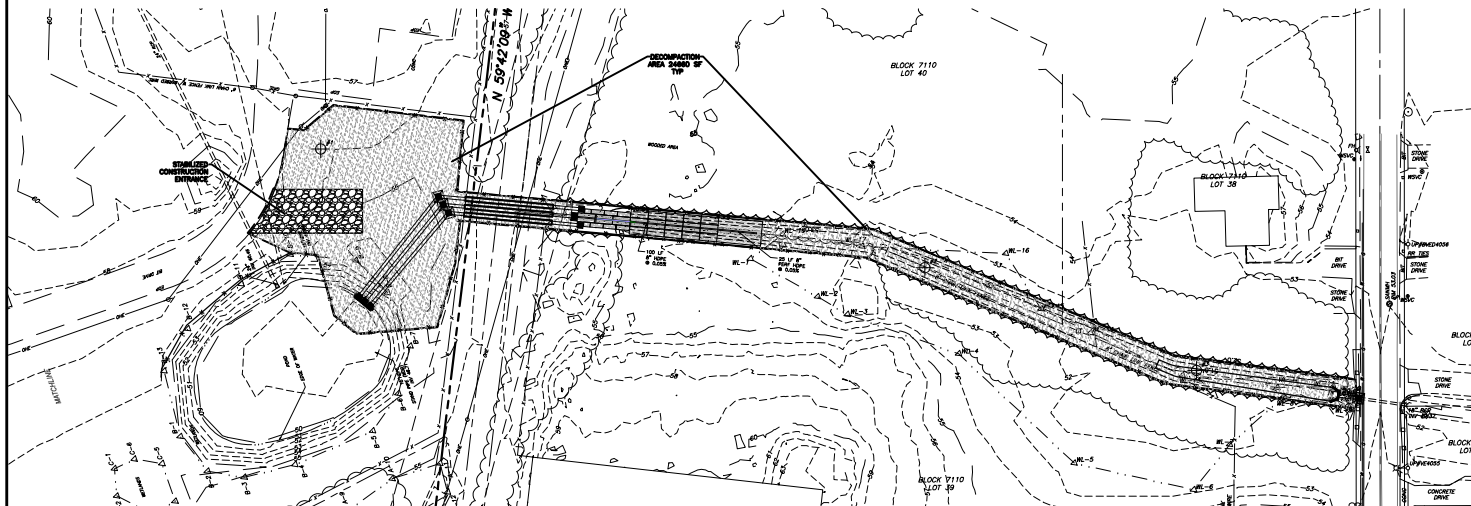
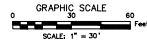
CONSTRUCTION DETAILS
141 SHERIDAN AVE DRAINAGE IMPROVEMENTS
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

PREPARED BY:
CONSULTING ENGINEER SERVICES
1445 BETHLEHEM AVENUE, SUITE 101, ROCKY HILL, CT 06067
PHONE: 860.261.1445 FAX: 860.261.1446
WWW.CES-INC.COM
DATE: 08/11/2014
SCALE: AS SHOWN, SEE PLAN FOR DIMENSIONS
FILE NO. 141-001
SHEET NO. 4 OF 6

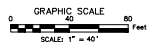




SOIL EROSION AND SEDIMENT CONTROL PLAN



DECOMPACTION PLAN



LEGEND

	PROPERTY OUTBOUND
	OUTBOUND/STREAM CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING CENTERLINE
	EXISTING LOT LINE
	STREAM CENTERLINE
	FRESHWATER/WETLANDS BOUNDARY LINE
	FRESHWATER/WETLANDS TRANSITION AREA
	BOUNDARY LINE
	FLOOD PLAIN LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING CURB
	PROPOSED CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING CONTOUR 1' INTERVAL
	EXISTING CONTOUR 5' INTERVAL
	PROPOSED CONTOUR 1' INTERVAL
	PROPOSED CONTOUR 5' INTERVAL
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED CLEAN OUT
	PROPOSED STORM MANHOLE
	TEST PIT LOCATION
	RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX 1 PREV. 5 ACRES)
	SOIL COMPACTION TESTING AREAS
	LIMIT OF SOIL COMPACTION TESTING
	LIMIT OF DISTURBANCE
	SILTY FENCE
	REINFORCED SILTY FENCE
	SUPER SILTY FENCE
	SNOW FENCE
	INLET PROTECTION
	EROSION MATTING SLOPE PROTECTION
	MATCHLINE
	SOIL LIMIT LINE
	SOIL TYPE

SOIL

SOIL EROSION & SEDIMENT CONTROL PLAN
141 SHERIDAN AVE DRAINAGE IMPROVEMENTS

PREPARED BY:
CONSULTING ENGINEER SERVICES
445 BELLEVILLE AVE SUITE 100
PHILADELPHIA, PA 19104
TEL: 215-595-1234
FAX: 215-595-1235



DATE: 04/26/2011
DAVID J. CELLA
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24604726900

NO.	DATE	DESCRIPTION
1	04/26/2011	ISSUED FOR PERMIT
2	05/10/2011	REVISED FOR COMMENTS
3	05/10/2011	REVISED FOR COMMENTS
4	05/10/2011	REVISED FOR COMMENTS
5	05/10/2011	REVISED FOR COMMENTS
6	05/10/2011	REVISED FOR COMMENTS
7	05/10/2011	REVISED FOR COMMENTS
8	05/10/2011	REVISED FOR COMMENTS
9	05/10/2011	REVISED FOR COMMENTS
10	05/10/2011	REVISED FOR COMMENTS

CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

PROJECT NO. 141
SHEET NO. 1 OF 1
SCALE: 1" = 30'

05/10/2011

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND APPLICATION RATES SHALL BE INCLUDED IN THE NARRATIVE. IF THE SOILS PROHIBIT TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (E.G. PILE AND TACKING MULCH MATING OR LIQUID MULCH BINDER).
5. ALL DISTURBED AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING SOIL GRADING.
6. THE SITE SHALL AT ALL TIMES BE GRAZED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIRECTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL SOIL EROSION AND SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
8. ALL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, RESIDUAL OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR COMBINATION FENCE. PROPOSED LOCATIONS MUST BE DELINEATED ON THE PLAN.
9. A CRUSHED STONE, THE CLEANING PAD WILL BE INSTALLED WHEREVER A SEDIMENTATION ENTRANCE EXISTS. THE RP-RAP PAD MUST BE 100 FEET IN LENGTH AND THE STONE MUST BE 1.5" - 4" IN SIZE, PLACED 12" THICK AND THE FULL WIDTH OF THE ENTRANCE. IT SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED. (THE STRUCTURE MUST BE DELINEATED AND DETAIL INCLUDED ON THE PLAN).
10. IF A STONE CONSTRUCTION ENTRANCE IS TO BE USED AS AN EXIT ON TO A MAJOR HIGHWAY, A THIRTY (30) FOOT PAVED TRANSITION AREA SHALL BE INSTALLED.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 1 1/2" CRUSHED STONE OR SURFACE PAVEMENT TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED ROADSWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION (FILTER DETAILS APPEAR ON PLANS).
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL DISTURBED AREAS MUST BE DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED AS NEAR AS POSSIBLE TO CAUSE EROSION OF THE DOWNSTREAM AREA. DETAILS AND MAINTENANCE OF THE DEVICE MUST BE INCLUDED ON THE PLANS. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT EROSION CONTROL INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
16. THE CUMBERLAND/SALLEN SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
17. TOPSOIL: A STANDARD UNIFORM APPLICATION OF 4 INCHES OF CLEAN TOPSOIL IS RECOMMENDED, SUCH HAVING A PH OF 4.0 OR LESS OR CONTAINING NOIN SULFIDE MUST BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL, HAVING A PH OF 5.0 OR MORE BEFORE SEEDING PREPARATION.
18. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION RATES AT THE REQUEST OF THE CUMBERLAND/SALLEN SOIL CONSERVATION DISTRICT.
19. N.J.A.C. 14-24-39, ET SEQ. REQUIRES THAT UPON COMPLETION OF SOIL STABILIZATION AND COMPLETION OF THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
20. AFTER SEDIMENT DISTURBANCE, ANY REQUIRED ACHIEVING CONTROL, MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
21. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
22. ANY COMPLETION OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ALL SUBSEQUENT OWNERS.
23. IMMEDIATELY AFTER THE COMPLETION OF STOPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS, STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION. IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
24. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE CUMBERLAND/SALLEN SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
25. MAXIMUM SLOPE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
26. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

GENERAL MAINTENANCE NOTES

1. MAINTENANCE SHALL OCCUR ON A REGULAR BASIS CONSISTENT WITH FAVORABLE PLANT GROWTH SOIL AND CLIMATIC CONDITIONS.
2. ALL PROPOSED SEDIMENT BASINS SHALL BE REMOVED OF SILT AND SEDIMENT SO THAT PROPER CONTROL TIME IS ACHIEVED TO OBTAIN PROPER SEDIMENT REQUIREMENTS.
3. ALL RP RAP AND CONSTRUCTION ENTRANCE SHALL BE RAKED AS REQUIRED TO MAINTAIN INTENDED USE.
4. WHEN IT BECOMES NECESSARY, THE OWNER SHALL INFORM THE CONTRACTORS OF UNSATISFACTORY CONDITION OR EROSION AND SEDIMENT DEVICES. AT SUCH TIME THE CONTRACTOR SHALL IMPROVE THE CONDITIONS OF SAID DEVICES TO MEET WITH THE APPROVAL OF THE OWNER.
5. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISCHARGE.
6. SEEDED AREAS THAT HAVE BEEN WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEED. THE PROCEDURE SHALL BE REPEATED AFTER EACH STORM OR EVENT, NO MORE SOONS OF EROSION ARE EVIDENT.
7. CONTROL MEASURES SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE IS CONVEYED.
8. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING AND AFTER CONSTRUCTION.

SCHEDULE OF SEED MIXES

TEMPORARY SEED MIX	RATE (LBS./ACRE)	PERMANENT SEED MIX	RATE (LBS./ACRE)
WINTER RYE	55	PERENNIAL RYE	55
WEEPING LOVE GRASS	10	CHEWING RED FESCUE	40
ANNUAL RYE	55	CREeping RED FESCUE	40
SERICEA LESPEDEZA	55	KENTUCKY BLUEGRASS	40
TOTAL	175 LBS MIN		175 LBS MIN

1. ALL SEEDING, STABILIZATION, ETC. SHALL BE AS SPECIFIED IN THE CURRENT EDITION OF THE NEW JERSEY DEPARTMENT OF AGRICULTURE'S STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY.
2. FERTILIZER TO BE 10-6-4 OR 10-5-5 APPLIED AT 800 TO 1000 LBS/ACRE, OR 5-10-10 OR 5-10-5 APPLIED AT 500-600 LBS/ACRE, EXACT APPLICATION RATE TO BE DETERMINED BY SOIL TESTING.
3. GROUND LIMESTONE TO BE SPREAD AT VARYING RATES TO CORRECT EXISTING PH VALUES TO A LEVEL OF 6.5.

TEMPORARY SOIL STABILIZATION COVER

- PRIOR TO HALTING CONSTRUCTION FOR PERIODS LONGER THAN 30 DAYS AND DURING THE OFF SEASON, THE CONTRACTOR SHALL STABILIZE WITH TEMPORARY VEGETATIVE COVER AND ALL EXPOSED SOILS. TEMPORARY VEGETATIVE COVER SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS.
1. FERTILIZER SHALL BE APPLIED AT A RATE OF 500 LBS/ACRE OR 11 LBS/1000 SF OF 10-20-10 OR EQUIVALENT. IF SEED IS DRILLED OVER BANDED FERTILIZER, THE RATE OF FERTILIZER MAY BE REDUCED BY 50%.
 2. LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.
 3. MULCHING SHALL BE APPLIED AFTER SEEDING. MULCH MATERIALS SHALL BE UNWETTED, SMALL GRAIN STRAW, HALF FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 15 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SF), EXCEPT THAT WHERE CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (CRUMPER OR ADHESIVE AGENT), THE RATE OF APPLICATION SHALL BE DOUBLED. MULCH SHALL BE SPREAD UNIFORM 50% THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED.
 4. MULCH BINDER SHALL BE ANCHORED IMMEDIATELY AFTER SEEDING. LIQUID MULCH BINDERS MAY BE USED TO ANCHOR SALT HAY OR STRAW MULCHES.

- APPLICATIONS SHOULD BE HEAVIER AT AREAS WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CORNERS OF BANDES. REMANUR OF AREA SHOULD BE UNIFORM IN APPEARANCE.
- USE ONE OF THE FOLLOWING:
- 1) ORGANIC AND VEGETABLE BASED BINDERS-NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY DURING CONDITIONS WILL FORM MEASURABLE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPIDE GROWTH OF TURT-CRASS USE AT RATES AND MEASURES OTHERWISE AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
 - 2) SYNTHETIC BINDERS-HIGH POLYMER SYNTHETIC EMULSION, MISIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSEIBLE IN WATER. IT MUST BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
 - 3) WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
6. MULCH MAY BE USED IN PLACE OF TEMPORARY SEEDING IF SPREAD AT A RATE OF 2.0 TO 2.5 TONS PER ACRE AND ANCHORED AS DISCUSSED ABOVE. A MULCH ANCHORING TOOL MAY BE USED WHERE CONSTRUCTION TRAFFIC PENETRATION SHALL BE DONE ABOUT 3 TO 4 INCHES, ON SLOPING LAND, THE OPERATION SHALL BE DONE ON THE CONTOUR.
 7. TEMPORARY SEED MIX SHALL BE PERENNIAL PREGRASS WITH A RATE OF 40 LBS/ACRE OR 1 LB/1000 SF SEED MIX SHALL BE APPLIED UNIFORM. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEEDS. EXCEPT FOR DRILLED, HYDROSEEDER OR CUT PAKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR GRADING.
 8. SEEDING MIX SHALL BE APPLIED BETWEEN 3/1 - 5/15 OR 8/15 - 10/1 WHEN REQUIRED. IF STABILIZATION IS REQUIRED OUTSIDE THESE SEEDING DATES, MULCH SHALL BE USED AS DEFINED ITEM NO. 6.

PERMANENT VEGETATIVE COVER

IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL STABILIZE WITH PERMANENT VEGETATIVE COVER. ALL EXPOSED AND DISTURBED SOILS. PERMANENT VEGETATIVE COVER SHALL BE ACCOMPLISHED AS SPECIFIED BELOW.

1. TOPSOILING: THE CONTRACTOR SHALL PREPARE AREAS TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER BY A MINIMUM DEPTH OF 5 INCHES. TOPSOIL SHALL BE FRABLE AND LOAMY AND OF GOOD QUALITY.
2. FERTILIZER: SHALL BE APPLIED AT A RATE OF 500 LBS OF 11 LBS/1000 SF OF 10-20-20 OR EQUIVALENT. IN ADDITION, 300 LBS OF 58-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
3. LIME AND FERTILIZER: SHALL BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES UNTIL A REASONABLE UNIFORM, FINE SEEDING PREPARED.
4. MULCHING: SHALL BE APPLIED AFTER SEEDING. MULCH MATERIALS SHALL BE UNWETTED, SMALL GRAIN STRAW, HALF FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT A RATE OF 1 1/2 TO 2 TONS PER ACRE (70 LBS TO 90 LBS/1000 SF), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (CRUMPER OR ADHESIVE AGENT), THE RATE OF APPLICATION SHALL BE 3 TONS/ACRE.
5. MULCHING SHALL BE ANCHORED IMMEDIATELY AFTER PLACEMENT BY THE FOLLOWING METHODS: LIQUID MULCH BINDERS.
6. TOPDRESSING: AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 LBS/ACRE OR 10 LBS/100 SF BETWEEN SEPTEMBER AND OCTOBER 15 SHALL BE REQUIRED FOR SPRING SEEDING UNLESS A SLOW RELEASE NITROGEN IS USED AS STATED ABOVE.

STANDARDS FOR DUST CONTROL

DURING CONSTRUCTION ACTIVITY THE FOLLOWING METHODS SHOULD BE CONSIDERED

- A. CALCIUM CHLORIDE - SHALL BE IN A LOOSE, DRY GRANULAR FORM FINE ENOUGH TO USE IN A STANDARD SEED SPREADER, AT A RATE THAT WILL KEEP THE SUBJECT SURFACE MOIST, BUT NOT CAUSE PLANT DAMAGE OR POLLUTION BY SATURATION IF USED ON STEEP SLOPES. OTHER MEASURES SHALL BE TAKEN TO INSURE PROTECTION FROM CONTAMINATION INTO STREAMS, STORM SEWERS OR ACCUMULATING AROUND PLANT LIFE.
- B. SPRINKLING - SHALL BE OF NON-CONTAMINATED WATER SPRINKLED AT A RATE TO WET THE SUBJECT SURFACE, BUT NOT TO CAUSE EROSION OR PONDING - IMPOUNDMENT.
- C. OTHER METHODS ACCEPTABLE ARE LISTED IN THE CURRENT EDITION OF THE NEW JERSEY DEPARTMENT OF AGRICULTURE'S STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY IDENTIFIED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE IDENTIFIED ON THE PLAN A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE ATTACHED TO THE WORK ORDER ATTACHED TO THE CONSTRUCTION CONTRACT. THE LOCAL SOIL CONSERVATION DISTRICT, THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFIED SOIL EROSION CONTROL PLAN.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SPECIFIED TESTING METHODS (SEE DETAILS), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OR (2) DEEP SCARIFICATION/TILLAGE. THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS SHALL BE SUBJECT TO COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- A. PROBING WIRE TEST (SEE DETAIL)
- B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
- C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

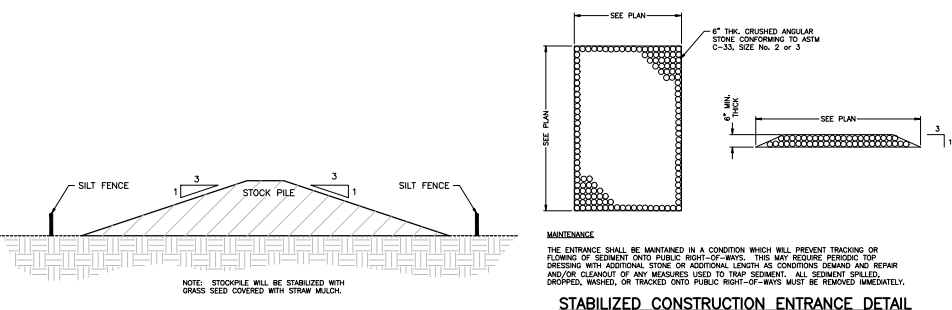
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SOURCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

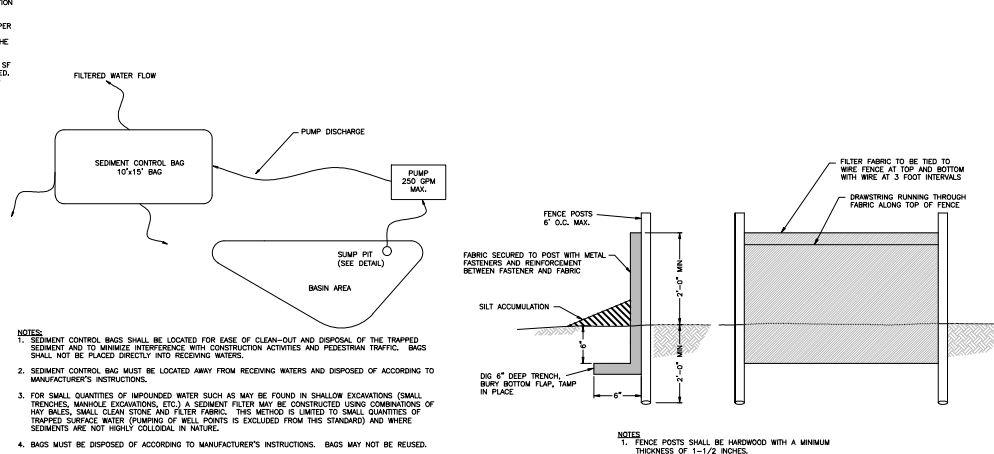
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



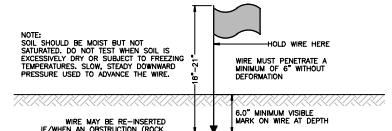
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NTS

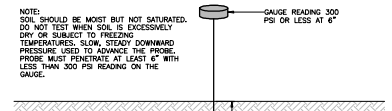


SILT FENCE DETAIL

NTS



PROBING WIRE TEST - 15.5 GAUGE STEEL WIRE (SURVEY FLAG)



HANDHELD SOIL PENETROMETER TEST

NTS

DATE
DAVID J. CELLA
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04726900

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
141 SHERIDAN AVE DRAINAGE IMPROVEMENTS
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

PREPARED BY
CONSULTING ENGINEER
VINELAND CROSS ACTS ROAD, SUITE 1, VINELAND, NJ 08361
PHONE: 856-693-1111 FAX: 856-693-1112
WWW.VINELANDCROSSACTS.COM

SCALE: 1" = 10'-0" DATE: 08/15/2017
SHEET NO. 001 OF 001

EXHIBIT B

Prepared by/Return to:
CITY OF VINELAND
640 E. Wood Street
P.O. Box 1508
Vineland, NJ 08362-1508

PERMANENT EASEMENT AGREEMENT

THIS PERMANENT EASEMENT AGREEMENT (hereinafter “**Agreement**”) is made and entered into as of this _____ day of _____, 2025 by and between Joffe Lumber & Supply Co., Inc. (hereinafter “**Grantor**”), and the City of Vineland (hereinafter “**Grantee**”).

WHEREAS, the Grantor covenants and warrants that Grantor is the owner, in fee simple, of lands in the City of Vineland, County of Cumberland and State of New Jersey, on the Tax Map of the City of Vineland designated as: Block 7110, Lot 39 of the tax map of the City of Vineland; and

WHEREAS, a drainage easement across the Property, as depicted on Schedule A, and described on Schedule B is necessary for constructing, maintaining, operating, renewing, upgrading, modifying, inspecting, the continued operation of a drainage easement which follows an existing stormwater ditch along the eastern boundary line of Block 7110, Lot 39; and

WHEREAS, it is believed to the existing stormwater ditch follows the historic flow of stormwater to a culvert under Burns Avenue which acts as the headwater of the Petticoat Branch, which was interrupted as some point in the past

WHEREAS, the Grantee requires an exclusive permanent easement, of approximately five (5) feet in width across Block 7110, Lot 39, along its eastern boundary line, as depicted on Schedule A, and described on Schedule B, for erecting, constructing, maintaining, operating, renewing, upgrading, modifying, inspecting, protecting and the continued operation of a drainage ditch together with appurtenant uses.

NOW THEREFORE, for and in consideration of Eleven Thousand (\$11,000.00) and other good and valuable consideration, the Grantor does by these presents grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, forever and in full perpetual and exclusive right to the following permanent easement located in the City of Vineland, County of Cumberland, and State of New Jersey, as depicted on Schedule A and being more particularly described in Schedule B attached hereto and incorporated herein. Grantor shall receive said consideration, subject to the satisfaction of any encumbrances, immediately upon closing.

BEING, a portion of the same lands and premises for which title initially became vested in Grantor by deed from the Anthony and Patricia Ujhelyi dated July 18, 1988, recorded July 28, 1988

in the Cumberland County Clerk/Register's Office in Book No. 1732, Page No. 205.

GRANTOR grants and conveys to the Grantee, and to Grantee's heirs, successors, legal representatives and assigns a sole and exclusive easement in perpetuity in, under, through, upon, over and across the said Property. Grantee is provided full rights, privileges and authority for the Grantee, its agents, contractors, employees and servants to enter upon the same from time to time, without notice to Grantor, with free and unlimited access as is deemed reasonably necessary or proper in the exclusive discretion and sole judgment of the Grantee for the erection, construction, maintenance, operation, renewal, upgrading, modifying, inspect, replace, inspection, and operation of the drainage ditch, including the right to trim or fell trees, shrubs or brush in or upon said Property.

GRANTOR covenants not to convey any other easement or property right that shall conflict with the rights and privileges conveyed to the Grantee under this Agreement.

GRANTOR shall indemnify and hold the Grantee harmless from all claims, suits or actions of every kind or character made upon or brought against Grantee, its officers, employees, servants and agents for or on account of any injuries or damages that arise from the consequence of any willful or negligent act or omission, or tortious act or omission of Grantor, and its representative and assigns, employees, agents or subcontractors, regarding the easement.

GRANTEE shall, at its own cost and expense, erect, construct, maintain, operate, renew, upgrade, modify, inspect, replace, inspect, and operate the drainage ditch. Grantee shall perform all work in a workmanlike manner, and covenants that any damage to the land or the premises of the Grantor directly resulting from this work shall be promptly repaired and restored to its condition immediately prior to damage at the sole cost and expense of the Grantee. Grantee shall be solely responsible for the maintenance and repair of the Easement Area.

THE EASEMENT agreements, conditions, covenants and promises herein contained are intended to run with the land and shall endure perpetually and be binding upon the heirs, executor, administrators, personal and legal representatives, successors in interest, and assigns of the respective parties.

THIS AGREEMENT is the entire agreement between the parties. Any modification of this Agreement must be in writing and signed by both parties. This Agreement is legally binding upon the Grantor and all who lawfully succeed the Grantor; and said promises under this Agreement can be enforced by the Grantee.

TO HAVE AND TO HOLD, the said interests herein expressed to be hereby granted unto and to the use of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Joffe Lumber & Supply, Inc.

_____, President (SEAL)

STATE OF NEW JERSEY :
: SS
COUNTY OF CUMBERLAND :

BE IT REMEMBERED that on this _____ day of _____ 2025, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, _____, _____ of Joffe Lumber & Supply Co., Inc., party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said Corporation, that the signature of the said _____ is in his own proper handwriting, and the seal affixed is the common and corporate seal of said corporation, and that this his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said Corporation.

GIVEN under my Hand and Seal of office, the day and year first above written.

Notary Public/Attorney at Law

CITY OF VINELAND

Approved this _____, day of _____, 2025

Witness

BY: _____
Anthony Fanucci

TITLE: Mayor