Township of Gloucester
Planning Board Agenda
October 11, 2016

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:30 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –September 27, 2016

RESOLUTIONS FOR MEMORIALIZATION

#161059CMPFS	**Minor Subdivision/Variance**
Gloucester Data Center	**Preliminary/Final Major Site**
	Block: 2301 Lot: 3
	Block: 2303 Lots: 1 & 2
	Location: 400 & 402 Lower Landing, 593 Lower Landing

APPLICATIONS FOR REVIEW

#161060MSPW	**Minor Subdivision/**
PBR, N.J., Inc.	**Site Plan Waiver**
	Block: 5001 Lot: 5
	Location: 548 Almonesson Avenue
	Utilizing the Bldg.- office
	Addition to front
	Balance of Bldg. –Workshop

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday September27, 2016

Chairman Owens calls the meeting to order.
Salute to the Flag
Opening Statement made by Mr. Lechner

Roll Call:

Mr. Dintino	**Absent**
Mr. Dority	**Present**
Mr. Guevara	**Present**
Mr. Kricun	**Absent**
Mr. Reagan	**Present**
Mrs. Washington	**Present**
Councilman Hutchison	**Absent**
Mrs. Costa	**Present**
Mrs. Bradley	**Present**
Chairman Owens	**Present**
Mr. Wells	**Present**
Mr. Bach	**Present**
Mr. Lechner	**Present**

Chairman Owens requested Swearing in of Board Professionals.
Mr. Lechner & Mr. Bach sworn in recognized as professionals.
Chairman Owens announces general rules of the meeting.
Chairman Owens requested Swearing in of Jaclyn Bradley as an alternate seat.
Chairman Owens requested Mr. Reagan seat for Mr. Kricun who agreed.
Chairman Owens requested Mrs. Bradley seat for Mr. Dintino who agreed.

Minutes for Memorialization

Minutes from August 9, 2016.
Chairman Owens requested a motion to approve the minutes.
Mrs. Washington made a motion seconded by Mr. Dority.

Roll Call:

Mr. Dority	**Yes**
Mr. Guevara	**Yes**
Mrs. Washington	**Yes**
Chairman Owens	**Yes**

Resolutions for Memorialization

#161043M
Wells Fargo Bank, LLC.

Minor Site Plan
Block: 20303 Lot: 4
Location: 1355 Blackwood-Clementon Rd.
Zoned: HC

Chairman Owens requested a motion to approve the Resolution.
Mr. Dority made a motion seconded by Mrs. Washington.

Roll Call:

Mr. Dority	**Yes**
Mr. Guevara	**Yes**
Mrs. Washington	**Yes**
Chairman Owens	**Yes**

#161044APS
Applebee's Bar & Restaurant

Amended Preliminary &
Final Major Site Plan
Block: 13106 Lot: 1
Location: 200 Premium Outlets Dr.
Zoned: 1R

Chairman Owens requested a motion to approve the Resolution.
Mrs. Washington made a motion seconded by Mr. Dority.

Roll Call:

Mr. Dority	**Yes**
Mr. Guevara	**Yes**
Mrs. Washington	**Yes**
Chairman Owens	**Yes**

Applications for Review

#161059CMPFS
Gloucester Data Center

Minor Subdivision/Variance
Preliminary/Final Major Site
Block: 2301 Lot: 3
Block: 2303 Lot: 1 & 2 Addition of 35,383sf to Existing Bldg. Adjacent to Solar Facility Block: 2301 Lot: 1

Chairman Owens introduced the application. It is for an addition to two existing warehouses and site improvements on 5 acre parcel of land.
Mr. Albert Marmero – from Long, Marmero & Assoc. counsel for the applicant Gloucester Data Center, LLC. approached the Podium. Mr. Marmero stated the reason for their appearance to seek minor subdivision approval, preliminary & final site plan approval along with other bulk variances for a data center application. His accompanying

associates Thomas Rash-Planner & Engineer, Mr. Mark Keenan-Representing were sworn in. MR. Rash was recognized as Professional due to his previous testimony before the Board.
Mr. Marmero proceeded to give preliminary information before witnesses testified. The project site is 400 & 402 Landing road, Block: 2303 Lot: 1/2 where the lots will be consolidated along with Block: 2301 Lot: 3 which is the surrounding property where the previous approved Solar Farm exists. A part of this property will be subdivided to include the new warehouse building used for a data farm.
Mr. Marmero Introduced Exhibit #1: Aerial view of site. It showed the 2 existing warehouses and the attached 5 acre parcel of land. The location on the Southwesterly side of Landing Road at the intersection of Glen Drive with private road /easement in the Townships Business Park (BP) Zoning District.
The project is located in a business park zoning district and a redevelopment area previously approved as a permitted use. Since redevelopment use is in process procedure dictates that the applicant appears before the Planning Board for approval for the project to move ahead.
Mr. Marmero introduced Mark Keenan to briefly discuss what a data center incorporates. Mr. Keenan stated the data center is low impact would house secure data (i.e. The Cloud) through internet access by fiber optics for storage or disaster recovery where 24hr. house security will be provided. The data center was deemed a 2/3 Tier level security which would be used by nearby industries and universities.
Mr. Keenan continued to answer questions from Mr. Marmero in reference to Traffic, No. of Employees, Power grid, Solar farm, Fuel delivery & Fire suppression. The fit out was estimated to cost $40M.
Mr. Marmero called Mr. Rash to give overview of Minor Subdivision.
The subdivision proposed was to consolidate the one lot by moving the lines to decrease the building area and increasing the solar farm area.
Mr. Rash stated the change in lot sizes would allow the building to be 55,000 ft^2 when remodeled satisfying the floor to area ratio zoning code requirement.
He discussed the need for a variance for the existing parking lot to be decreased to 10 spots by removing blacktop thus decreasing the impervious area. The storm water runoff would be provided by concrete drainage pits running into the solar field which was provided previously by within the solar farm application.
He mentioned the access to property/ building and property retaining wall.
Brief discussion ensued about the bulk variance in relation to property lines.

Board questions were entertained & discussed concerning waiver comments from Mr. Lechners' letter: Parking Lot Asphalt, Employee Parking, Fresh Water Wetlands, Curbing w/Concrete, Landscaping, Loading Zone Area, Parking Lot Lighting, Handicap Access, Utility Easements, Signage and Irrigation.

Mr. Bach recommended the waivers be granted to the items discussed in the letter based on the testimony given at this meeting.
It was recognized that the data center will not exist unless the Solar Farm is approved and operating because they must co-exist under the current conditions of approval.

Chairman Owens asked if there were any questions /comments from the Board Professionals.
Mr. Lechner questioned easement for access to adjacent business property.
Easement will have to be researched not know at this time.

Chairman Owens asked if there were any questions/comments from the Board.
None

Chairman Owens asked if there were any questions/comments from the Public.
Mr. David McCloskey approached the podium and was sworn in.
He states he would like to request a settlement of this issue since it is the only way for him to access his property. It was suggested by Mr. Marmero that the easement be granted if there are no mitigating circumstances to allow the access to continue.
Mr. Thomas DiPilla approached the podium and was sworn in.
He states hes a Lawyer and represents the actual property owner and would take that suggestion under advisement. Discussion ensued on the easement and subdivision.

Chairman Owens closed the public portion then asked for a motion to approve the application as stated by the applicant with satisfaction of the conditions & concerns presented by the board.

Mr. Reagan made a motion seconded by Mr. Dority.

Roll Call:

Mr. Dority	**Yes**
Mr. Guevara	**Yes**
Mr. Reagan	**Yes**
Mrs. Washington	**Yes**
Mrs. Costa	**Yes**
Mrs. Bradley	**Yes**
Chairman Owens	**Yes**

0-16-14
Amending Ordinance
0-97-017
Glen Oaks Redevelopment Plan

One Billboard on Block
4101, Lot: 4 as a permitted
Use Pursuant to N.J.S.A.
40A: 12A-1 ET SEQ

Amendment will allow a billboard on this lot in accordance with the Glen Oaks redevelopment plan.

Chairman Owens asked if there were any questions /comments from the Board Professionals.
None

Chairman Owens asked if there were any questions/comments from the Board.
None

Chairman Owens asked if there were any questions/comments from the Public..
None

Chairman Owens requested a motion to approve the Amending Ordinance.
Mr. Reagan made a motion seconded by Mrs. Washington.

Roll Call:

Mr. Dority	**Abstain**
Mr. Guevara	**Yes**
Mr. Reagan	**Yes**
Mrs. Washington	**Yes**
Mrs. Costa	**Yes**
Mrs. Bradley	**Yes**
Chairman Owens	**Yes**

Chairman Owens asked attending members if they had any Board Business.
Chairman Owens stated that the regular meeting was approved to start at 7pm but will be implemented after the New Year.
Mr. Wells also introduced his new associate replacement to the Board – Steve Borasky

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Mr. Dority seconded by Mr. Reagan.

Meeting adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING PRELIMINARY & FINAL SITE PLAN AND MINOR SUBDIVISION APPROVAL, WITH BULK VARIANCE RELIEF FOR GLOUCESTER DATA CENTER APPLICATION NO.: 161059CMPFS

WHEREAS, on September 27, 2016 consideration was given to the application of Gloucester Data Center, LLC (hereinafter "Applicant") for the property located at 400 & 402 Landing Road, identified on the Tax Map for the Township of Gloucester as Block 2303, Lots 1 & 2 (hereinafter "the Property"), for Preliminary & Final Site Plan, Minor Subdivision, and Bulk Variance approval; and

WHEREAS, the Applicant is proposing a 35,383 square foot addition to two (2) existing warehouses, in addition to other site improvements, in order to locate a data center on the resulting five (5) acre parcel of land; and

WHEREAS, Mr. Albert Marmero, Esq. of Long Marmero & Associates, LLP, represented the Applicant. Mr. Thomas C. Roesch, PE, of Duffy, Dolcy, McManus & Roesch, was sworn and qualified as an expert to present testimony on behalf of the Applicant, and Mr. Mark Keenen, representative of the Applicant, was sworn to provide additional testimony on behalf of the Applicant; and

WHEREAS, the Applicant submitted Exhibit A-1, a collection of color renderings of the proposed buildings; and

WHEREAS, the Applicant indicated that data centers are permitted use in the BP Zone and Glen Oaks Redevelopment Area, and that a Memorandum of Agreement has been approved with the Township Redevelopment Entity; and

WHEREAS, the Applicant described the data center, indicating that the building is a warehouse of computers, which house data and server racks. The building is low impact and high security in nature, and aside from the occasional upgrade or in the unusual event of a disaster, the building will have between two (2) and four (4) occupants at any given time, running on three (3) shifts per day, including security guards and operators which will secure the site 24 hours per day; and

WHEREAS, the site requires deliveries once per week, in the form of fuel for backup generators, and will otherwise only see traffic from the shift changes; and

WHEREAS, the Applicant noted that while signage will be present on the building as depicted in the plan, the objective is not to attract attention due to the secure nature of the site. The signage will therefore be very minimal and will have a very low visual impact on the surrounding site; and

WHEREAS, the fire suppression system on the building will be chemical-based, due to the nature of the equipment housed inside and the likelihood that any fires will be electrical; and

WHEREAS, the Applicant highlighted that the data center's location in the midst of a solar farm allows it to take advantage of renewable energy options, which is attractive to its client base in that the cost of operation passed on to clients is significantly lower than it would be if the site was powered entirely from the public grid; and

WHEREAS, the Applicant described the various tiers of security associated with data sites being Tiers 1 through 4, with 4 being the highest, and indicated that this site would likely house data at the Tier 2 through 3 range; and

WHEREAS, the Applicant addressed the site plan, subdivision, and variance portions of the Application, noting that the subdivision is sought as a solution to required floor area ratios. The lot lines are being moved to accommodate the proposed new building addition in a manner which would not require D variance relief for the floor area ratio; and

WHEREAS, the Applicant confirmed that the lot line adjustment would not affect the surrounding solar farm, and that the building area would occur on existing asphalt, increasing impervious surface by roughly ¼ of an acre; and

WHEREAS, the 10 proposed parking spaces represent more than adequate space, based upon the low impact nature of the use; and

WHEREAS, the site contains one loading area with two overhead doors to accommodate trucks if necessary, and access to the site will coincide with the existing access route to the solar facility; and

WHEREAS, the Applicant commented on the stormwater drainage of the proposed site, confirming that the proposed data center is being constructed in conjunction with the surrounding solar site, and that drainage for the data center will be handled by the system proposed for the solar site; and

WHEREAS, the Applicant agreed to all comments and conditions in the Board Engineer's September 26, 2016 review letter, as outlined further below; and

WHEREAS, the Applicant addressed the comments in Board Planner Ken Lechner's September 27, 2016 review letter, and agreed to the conditions outlined further below; and

WHEREAS, the meeting was open to the public, and Mr. Dave McClusky of 445 Lower Landing Road was sworn to comment on the Application. Mr. McClusky indicated that based upon the nature of the property lines, he is required to cross the Applicant's property to access his own. Mr. McClusky requested that the Applicant formalize an access easement, to which the Applicant agreed should they contract to purchase the property; and

WHEREAS, Mr. Thomas DiPilla, Esq., was sworn and testified that although he represents the property owner and is not in a position to comment on behalf of the Applicant, he will ensure that the property owner works together with the Township, the Applicant, and Mr. McClusky to address the access concerns, and the Applicant agreed; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. Existing Zoning: BP (Business Park), Glen Oaks Redevelopment Area

2. Intended Use: Data Center Warehouse.

3. The application implicates the following provisions of the ordinance:

   a. BP zoning requirements under §418.F.

BP Zone Requirements [§418.F]:

Standard	Required	Proposed (Lot 3)	Proposed (Lot 1)	Complies
Tract area (min.)	5 ac.	61.87 ac.	5.09 ac.	yes / yes
Lot size (min.)	5 ac.	63.82 ac.	5.09 ac.	yes / yes
Lot frontage (min.) Landing Road	400 ft.	n/a	1,212.32 ft.	n/a/ / yes
Lower Landing Road	**400 ft.**	**200 ft.**		**no***
			34.96 ft.	**no***
Lot width (min.)	400 ft.	> 400 ft.	521.8 ft.	yes / yes
Lot depth (min.)			**±392 ft.[1]**	**no***
	400 ft.	> 400 ft.		yes
Tract perimeter setback (min.)	n/a	n/a	n/a	n/a
Front yard (min.) **Landing Road**			**14.1 ft.**	**no***
	100 ft.	n/a		n/a
Lower Landing Road	100 ft.	> 100 ft.	±612 ft.	yes / yes
Rear yard (min.)	50 ft.	> 50 ft.	102.1 ft.	yes / yes
Height (max.)	2 stories	n/a	1 story	n/a / yes
Lot coverage (max.)	60%	n/a	39.1	n/a / yes
Floor Area Ratio (max.)	0.25	n/a	0.2498	n/a / yes

Buffer (min.)	25 ft.	n/a	n/a	n/a / n/a
Parking (1 space/1,500 sf)	**37 spaces**		**10 spaces**	**no***
		n/a		
PARKING AREA SETBACK				
From tract perimeter (min.)	n/a	n/a	n/a	n/a
From front property line (min.)	50 ft.	n/a	±124 ft.[1]	yes
From side property line (min.)	20 ft.	n/a	0 ft.	enc
From rear property line (min.)	25 ft.	n/a	±95 ft.	yes

[1] = Scaled data. enc = Existing nonconformance. n/a = Not applicable.
* = Variance required

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

4. The Board Planner reviewed the following plans:

   a. Duffy, Dolcy, McManus & Roesch Transmittal Letter dated 9/15/16.
   b. Land Development Application Form, checklist and Affidavit of Ownership, Waivers List dated 0/15/16.
   c. Redevelopment Agreement Narrative, as prepared by Duffy, Dolcy, McManus & Roesch.
   d. Minor Subdivision plan, as prepared by Duffy, Dolcy, McManus & Roesch comprising one (1) sheet dated 9/14/16.
   e. Preliminary and Final Major Site plan, as prepared by Duffy, Dolcy, McManus & Roesch, consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	8-22-16 / 9-14-16
2	Topographic Boundary Survey	8-22-16 / 9-14-16
3	Site Plan	8-22-16 / 9-14-16
4	Grading and Drainage Plan	8-22-16 / 9-14-16
5	Landscape Plan	
6	Engineering Details	8-22-16 / 9-14-16
7	Landscape Details Plan	9-14-16
8	Soil Erosion & Sediment Control Plan	9-14-16

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated September 27, 2016 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, to the extent that they had not done so already.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:

   a. Duffy, Dolcy, McManus & Roesch Transmittal Letter dated 9/15/16.

   b. Land Development Application Form, checklist and Affidavit of Ownership, Waivers List dated 0/15/16.

   c. Minor Subdivision plan, as prepared by Duffy, Dolcy, McManus & Roesch comprising one (1) sheet dated 9/14/16.

   d. Preliminary and Final Major Site plan, as prepared by Duffy, Dolcy, McManus & Roesch, consisting of the following:

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4	Grading and Drainage Plan	8-22-16 / 9-14-16
5	Landscape Plan	
6	Engineering Details	8-22-16 / 9-14-16
7	Landscape Details Plan	9-14-16
8	Soil Erosion & Sediment Control Plan	9-14-16

7. The Board Engineer issued a report dated September 26, 2016 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, unless otherwise outlined or modified below.

WHEREAS, based upon the testimony provided, and the requests of the Board and its professionals, the Applicant agreed to the following conditions of approval:

1. The Applicant agrees to provide sidewalks as per Board Planner, Kenneth D. Lechner's September 27, 2016 review letter.
2. The Applicant agrees to replace all existing asphalt curbing on the site with concrete curbing.
3. The Applicant agrees to repair the existing pavement at the site as needed.
4. The Applicant will perform an informal light survey in lieu of providing a photometric plan.
5. As per Page 7, Section VI, Comment #3 of Board Planner, Kenneth D. Lechner's September 27, 2016 review letter, the Applicant agrees to adjust the positioning of the proposed planter, and will coordinate with the Board Professionals to submit revised plans.
6. The Applicant agrees to provide for an irrigation system in the property area immediately surrounding the proposed building, as applicable.

7. The Applicant agrees to provide a truck turning template for the Township's largest fire apparatus depicting a K-turn maneuver, removing the requirement for a cul de sac.
8. The Applicant agrees to solicit and provide a letter from the Fire District, indicating their approval and/or comments on the site.
9. The Applicant has confirmed that the proposed plan, including grading and drainage, is being constructed in conjunction with and is therefore conditioned upon completion of the surrounding solar farm.
10. The Applicant agrees to revise the plan to depict storm water and other applicable easements, including any access easements later agreed upon.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Preliminary and Final Site Plan and Minor Subdivision Approval, with Bulk Variance relief has demonstrated that the proposed site design will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the conditions above; and

WHEREAS, a motion was duly made by Mr. Regan and duly seconded by Mr. Dority to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Chairman Owens	X	
Mrs. Bradley	X	
Ms. Costa	X	
Mr. Dority	X	
Mr. Guevara	X	
Mr. Regan	X	
Mrs. Washington	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 11th day of October 2016 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 27th day of September 2016.

_____
KENNETH LECHNER, SECRETARY

SEP 15 2010

LAND DEVELOPMENT APPLICATION CHECKLIST

Applicant must complete the following requirements to submit an application to the Planning Board or Zoning Board of Adjustment. No application shall be accepted without the items in the below checklist.

- X Taxes Paid Certification.
- X Land Development Application Form – completed, signed, and notarized.
- X Filing Fees.
  - **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- X Escrow Fees.
  - **ESCROW FEE = Engineer + Planner + Legal**
- X Signed Escrow Agreement.
- X Signed W-9 Form.
- X Disclosure Statement (Corporations, LLC, and Partnerships).
  - Corporations, LLC, and Partnerships must be represented by an attorney.
- X Twelve (12) copies of the development plan (signed and sealed).
- X Seven (7) copies of the Ordinance Checklist (§817).
- X Other reports (4 copies) – if applicable.
  - Drainage Calculations
  - Environmental Impact Statement
  - Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

Land development applications for site plans and subdivisions require review and/or approval of the Camden County Planning Board.

NOTE: All municipal site plan and subdivision approvals are conditioned upon Camden County Planning Board Approval.

Camden County Planning Board

Charles J. DePalma Public Works Complex

2311 Egg Harbor Road

Lindenwold, NJ 08021

Phone 856.566.2978 Fax 856.566.2988

planningdivision@camdencounty.com

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date[1]: MAR 15 2016 Application №: #161059CMPFS

☐ Planning Board ☐ Zoning Board of Adjustment

[1] Upon receipt of all fees, documents, plans, etc.

Taxes Paid Yes/No (Initial)

Fees 1,450.00 Project # 10818

Escr. 10,050.00 Escr.# 10818

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: GLOUCESTER DATA CENTER, LLC	Name(s): MAPRI ENTERPRISES of New Jersey, LLC (LOTS) Big Timber Creek 1+2, ENTERPRISES, LLC (LOT 3)
Address: 14 SCENIC DRIVE	Address: 703 HAMPTON ROAD EXTN
City: DAYTON	City: CHERRY HILL
State, Zip: NJ 08810	State, Zip: NJ 08002
Phone: (858) 829-4501 Fax: (845) 295-4755	Phone: (856) 663-0411 Fax: (856) 663-1843
Email: ALEMUS@SOLARPPAFUND.COM	

3. Type of Application. Check as many as apply:

☐ Informal Review [2]	☐ Planned Development [2]
☒ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☒ Bulk "C" Variance [2]
☐ Minor Site Plan	☐ Use "D" Variance [2]
☒ Preliminary Major Site Plan [2]	☐ Site Plan Waiver
☒ Final Major Site Plan	☐ Rezoning Request
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☐

[2] Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply) GLEN OAKS REDEVELOPMENT DISTRICT

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: ALBERT MARMERO	Firm: LONG, MARMERO + ASSOCIATES
Address: 44 EUCLID DRIVE	State, Zip: NJ 08096
City: WOODBURY	Phone: (856) 848-6440 Fax: (856) 848-5002
	Email: AMARMERO@LONGMARMERO.COM

6. Name of Persons Preparing Plans and Reports:

Name: THOMAS C. ROESCH, PE, PP Duffy, Dolan, McManus + Roesch	Name:
Address: 634 LOST PINE WAY	Address:
Profession: ENGINEER + PLANNER	Profession:
City: Galloway	City:
State, Zip: NJ 08205	State, Zip:
Phone: (609) 652-0105 Fax: (609) 652-2032	Phone: ( ) - Fax: ( ) -
Email: TOMROESCH@COMCAST.NET	Email:

7. Location of Property:

Street Address: 400+402 LANDING ROAD (LOTS 1+2) 593 LOWER LANDING ROAD (LOT 3) Block(s): 2303; 2301

Tract Area: LOTS 1+2 - 5.09 AC proposed; LOT 1 - 61.87 AC proposed Lot(s): 1+2; 3

8. Land Use:

Existing Land Use: VACANT - LOT 3; (2) - 10,000 SF WAREHOUSE BUILDINGS WITH LOADING AREAS AND A UTILITY/ACCESS EASEMENT - LOTS 1+2

Proposed Land Use (Describe Application): LAND SUBDIVISION; LOTS 1+2 - ADDITION OF 35,393 SF BUILDING AREA TO MAKE ONE(1) CONTINUOUS BLDG. BUILDING TO HOUSE A DATA CENTER

9. Property:

Number of Existing Lots: 3

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☒ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials: See ATTACHED

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: See ATTACHED

List all applications on a separate sheet.

13. Zoning

LOTS H2

All Applications	Proposed
Front setback 1	14.1 FT
Front setback 2	
Rear setback	102.1 FT
Side setback 1	25 FT
Side setback 2	115 FT
Lot frontage	1212 FT
Lot depth	75 FT
Lot area	5.09 AC
Building height	1 STORY

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 37 Number of parking spaces provided: 10

Number of loading spaces required: 3 Number of loading spaces provided: 2

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

Signature of Applicant — Date: 9-13-2013

Signature of Co-applicant — Date: 9-13-2013

17. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. **(If owned by a corporation, attach a resolution authorizing application and officer signature).**

9-13-2016
Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Alex Lemus
Print Name

Signature

Sylvia Ramirez
Print Name

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☐ No	☒ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☐ No	☒ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

☐ No ☐ Yes

Signature of Applicant

Alex Lemus
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/14/16, shows and discloses the premises in its entirety, described as Block 2303 Lot 1+2; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____,
20_____ before the following authority.

Notary public

ATTACHMENT

11. Application Submission Materials:

- Site Plans
- Drainage Calculations

12. Previous Applications:

- Minor Subdivision
- Site Plan

15. Relief Requested – Variances

Site Plan

1. **Section 418.F (Bulk Standard Table)** – Front yard building setback. The minimum required front yard setback is 100'. An existing building on this site is within the allowable setback from Landing Road (From 47.3' to 82.9'), whose cartway ends at our property area. The existing building is proposed to be extended so that the minimum setback will be 14.1 feet from the Landing Road ROW. This will blend in with the adjacent Gloucester Township MUA property and improvements.

2. **Section 510.A** – Parking space requirement. The required number of parking spaces is calculated to be 37 based upon the warehouse designation. This project proposes 10 spaces. This data center will have minimal human presence, such that providing 10 spaces is anticipated to be in excess of the maximum number of vehicles that could be at the project at one time.

Minor Subdivision

3. **Section 418.F (Bulk Standard Table)** – Minimum lot depth.
The minimum lot depth is 400 ft. The reconfigured lot lines provides a lot depth of 75 feet for the existing warehouse property along Landing Road.

DISCLOSURE STATEMENT

Applicant, **Gloucester Data Center, LLC** is a New Jersey registered limited liability company with an address of 14 Scenic Drive, Dayton, NJ 08810. Listed below are the members of **Gloucester Data Center, LLC:**

Renewable Energy Capital, LLC
A Florida Limited Liability Company

New Energy Ventures, Inc.
A Delaware Corporation

SEP 15 20
#161059emPFS

Print: Albert K. Marmero
Title: Counsel for Gloucester Data Center, LLC
Date: 9/15/16

ENGINEERS/SURVEYORS/PLANNERS
DUFFY • DOLCY • McMANUS & ROESCH
634 LOST PINE WAY, GALLOWAY, NJ 08205 • 609-652-0105 • FAX# 609-652-2032

Redevelopment Agreement Narrative
For Gloucester Data Center, LLC
Block 2303, Lots 1 & 2
Gloucester Township
Camden County, NJ
Project #10018

#161059CMPFS

The subject property, Block 2303, Lots 1 & 2 is located in the Glen Oaks Redevelopment District, and more specifically within the Business Park (BP) Zone. The applicant, Gloucester Data Center, LLC proposes to utilize the property for a data center ('The Project'). The data center is a permitted use in the BP – Business Park District of the Glen Oaks Redevelopment Area. The applicants' representatives presented the project to the Township's Redevelopment Entity on September 7, 2016. A Memorandum of Agreement is being drafted by Gloucester Township at this time.

The project will consist of the addition of 35,383 sf of building area to existing 10,006 sf and 10,012 sf buildings, for a total of 55,401 sf of a proposed Data Center. This Data Center will be an accompaniment to an already approved adjacent solar facility on block 2303, lot 3. A minor subdivision is proposed to have the data center property exceed 5.09 acres, with the floor area ratio less than 0.25.

Thomas C. Roesch, PE
Professional Engineer
New Jersey License No. 37908

SEP 15 2003

GLOUCESTER TOWNSHIP PLANNING BOARD SUBMISSION CHECKLIST #161059C MPFS
WAIVERS FOR PROPOSED DATA CENTER ON BLOCK 2303, LOTS 1 & 2

5. **Environmental Impact Report** – Waiver requested since the site is already developed, and construction will be on already developed or disturbed land.

7. **Traffic Impact Report** – Waiver requested since this type of facility will have minimal traffic to and from the site.

8. **Recycling Report** – Waiver requested since there will be minimal materials used on-site to recycle.

28. **Scale of Minor Subdivision** - A waiver is requested to allow the scale of the minor subdivision to be greater than 1" = 50 [proposing 1" = 100']. Due to the size of the properties being subdivided, this proposed scale is necessary.

39. **Proposed Structure Information** – A waiver is requested from submission of proposed structure information. Details of the building expansion will be provided at the hearing.

40. **Proposed Use Information** – Information on the required items will be presented as testimony at the hearing.

41. **Expansion Plans** – A waiver is requested since there are no expansion plans for this project.

42. **Floor Plans** – A waiver is requested since there is generally only one use to determine required parking.

43. **Existing Signs** – A waiver is requested since there are no existing signs.

50. **Block and Lot Numbers** – The block and lot numbers will be added to the subdivision plan once reviewed and approved by the tax assessor.

59. **Various Items** – Locations and dimensions of features are shown on the plans. A waiver is requested from noting locations of individual trees in excess of 10" DBH. The plans show individual trees (of various sizes) outside of wooded areas.

61. **Flood Plain Limits** – There are no flood plains on this project site.

62. **Stream Alterations** – This item is not applicable since there are no proposed alterations to a running stream.

63. **Upstream Acreage in Drainage Basin** – A waiver is requested from providing the total upstream acreage of a water course adjacent to the property, since there is no water course adjacent to this property.

64. **Total Acreage in the Drainage Basin** – Runoff from this site is included in the adjacent proposed Gloucester Solar Facility drainage basin. The additional impervious surface attributable to this project will be accounted for at the solar facility drainage basin; since the proposed data center cannot be constructed without the solar facility and its drainage facilities, it is much more efficient to utilize it rather than provide a basin on this site for the small runoff increase this site will produce.

65. **Water Elevation of Pond/Lakes** – There are no ponds/lakes within 500' of the developed area.

66. **Storm Drainage System** – There is no storm drainage system on this existing, developed property. Calculations are provided for a new concrete channel to be installed that will carry runoff around the building and discharge downstream. Please see response to item 64 regarding overall drainage.

67-70. **Plan & Profiles of Storm Lines, Etc.** – A waiver is requested from these items since there are no storm drains affected by this development. However, a plan view of the proposed concrete channel is provided on the plans.

72. **Septic Systems** – There are no proposed septic systems.

73. **Basin Details** – There are no recharge facilities proposed for this project.

75.-97. **Street Improvements** – A waiver is requested from these items since there are no street improvements. The access/utility easement (labeled as Glen Drive) is noted to receive a surface course overlay.

98-105. **Utilities** – A waiver is requested from these items since there is no proposed water and sewer for this project. Existing water and sewer services will be utilized. Also, there is no storm drainage system.

106. **Sewer and Water Availability Letters** – A waiver is requested from those items at the time of application submission. Those letters will be requested and forwarded once received.

107. **On-Lot Water and/or Sewerage Disposal** – There is no on-lot water or sewerage disposal.

108. **Environmental Constraints Map** – A waiver is requested since there are no wetlands, wetlands buffers, stream encroachment, or any other environmental constraints that affect this property.

109. **Public Use** – A waiver is requested from these items since there are no areas for public use.

110. A Memorandum of Agreement for Redevelopment is being finalized and will be forwarded once completed and received.

111. A waiver is requested from submission of architectural renderings in color. Details of the building expansion will be provided at the hearing.

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
Department of Community Development & Planning

RE: ***APPLICATION #161059CMPFS*** ***Escrow #10818***
Gloucester Data Center, LLC
BLOCK 2303, LOTS 1 and 2
BLOCK 2301, LOT 3

DATE: September 26, 2016

The Applicant requests preliminary and final major site plan and re-subdivision approval of Block 2301, Lot 3 and Block 2303, Lots 1 and 2 to construct a 35,383 square foot addition for a "Data Center" in the BP - Business Park District within the Glen Oaks Redevelopment Area. The property is located on the northwest corner of Lower Landing and Landing Roads.

The plan and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant: Gloucester Data Center, LLC, 14 Scenic Drive, Dayton, NJ 08810 (telephone #858-829-4501).
- Owner (Lots 1 & 2): MAPRI Enterprises of New Jersey, LLC, 703 Hampton Road Extension, Cherry Hill, NJ 08002 (telephone #856-663-0411).
- Owner (Lot 3): Big Timber Creek Enterprises, LLC, 703 Hampton Road Extension, Cherry Hill, NJ 08002 (telephone #856-663-0411).
- Engineer: Thomas C. Roesch, PE, Duffy, Dolcy, McManus & Roesch, 634 Lost Pine Way, Galloway, NJ 08205 (telephone #609-652-0105).
- Attorney: Albert Marmero, Esq., Long, Marmero & Associates, 44 Euclid Drive, Woodbury, NJ 08096 (telephone #856-848-6440).

I. INFORMATION SUBMITTED

1. Duffy, Dolcy, McManus & Roesch Transmittal Letter dated 9/15/16.
2. Land Development Application Form, checklist and Affidavit of Ownership, Waivers List dated 0/15/16.
3. Redevelopment Agreement Narrative, as prepared by Duffy, Dolcy, McManus & Roesch.
4. Minor Subdivision plan, as prepared by Duffy, Dolcy, McManus & Roesch comprising one (1) sheet dated 9/14/16.
5. Preliminary and Final Major Site plan, as prepared by Duffy, Dolcy, McManus & Roesch, consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	8-22-16 / 9-14-16
2	Topographic Boundary Survey	8-22-16 / 9-14-16
3	Site Plan	8-22-16 / 9-14-16
4	Grading and Drainage Plan	8-22-16 / 9-14-16

5	Landscape Plan	
6	Engineering Details	8-22-16 / 9-14-16
7	Landscape Details Plan	9-14-16
8	Soil Erosion & Sediment Control Plan	9-14-16

II. ZONING INFORMATION

1. Data Center (Warehousing) is a permitted use in the BP – Business Park District of the Glen Oaks Redevelopment Area.

BP – Business Park District – Use Other than Planned Commercial Development (§418.F):

Standard	Required	Proposed (Lot 3)	Proposed (Lot 1)	Complies
Tract area (min.)	5 ac.	61.87 ac.	5.09 ac.	yes / yes
Lot size (min.)	5 ac.	63.82 ac.	5.09 ac.	yes / yes
Lot frontage (min.) Landing Road	400 ft.	n/a	1,212.32 ft.	n/a/ / yes
Lower Landing Road	**400 ft.**	**200 ft.**		**no***
			34.96 ft.	**no***
Lot width (min.)	400 ft.	> 400 ft.	521.8 ft.	yes / yes
Lot depth (min.)			**±392 ft.[1]**	**no***
	400 ft.	> 400 ft.		yes
Tract perimeter setback (min.)	n/a	n/a	n/a	n/a
Front yard (min.) **Landing Road**			**14.1 ft.**	**no***
	100 ft.	n/a		n/a
Lower Landing Road	100 ft.	> 100 ft.	±612 ft.	yes / yes
Rear yard (min.)	50 ft.	> 50 ft.	102.1 ft.	yes / yes
Height (max.)	2 stories	n/a	1 story	n/a / yes
Lot coverage (max.)	60%	n/a	39.1	n/a / yes
Floor Area Ratio (max.)	0.25	n/a	0.2498	n/a / yes
Buffer (min.)	25 ft.	n/a	n/a	n/a / n/a
Parking (1 space/1,500 sf)	**37 spaces**		**10 spaces**	**no***
		n/a		
PARKING AREA SETBACK				
From tract perimeter (min.)	n/a	n/a	n/a	n/a
From front property line (min.)	50 ft.	n/a	±124 ft.[1]	yes
From side property line (min.)	20 ft.	n/a	0 ft.	enc
From rear property line (min.)	25 ft.	n/a	±95 ft.	yes

[1] = Scaled data. enc = Existing nonconformance. n/a = Not applicable.
* = Variance required

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

III. VARIANCE REVIEW COMMENTS

The application as submitted requires the following variances.

1. Frontage (Lot 3): (200 ft. provided v. 400 ft. minimum required).
    a. The proposed re-subdivision removes the existing frontage of Block 2301, Lot 3 on Landing Road.
2. Frontage (Lot 1): (24.96 ft. provided v. 400 ft. minimum required).
    a. The proposed re-subdivision creates frontage on Lower Landing Road and a corner lot for Block 2303, Lot 3 with frontages on Landing Road and Lower landing Road.
3. Lot Depth (Lot 1): (±392 ft. provided v. 400 ft. minimum required).
4. Front yard setback: (14.1 ft. provided v. 100 ft. minimum required).
5. Parking: (10 spaces provided v. 37 spaces minimum required)

POSITIVE CRITERIA ("C1" and "C2" variances)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variances:

6. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
7. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

IV. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision and preliminary and final major site plan requirements.

The Applicant has provided the required checklist items or has requested a waiver.

V. WAIVER COMMENTS

The Applicant is requesting a waiver from required checklist items.

We do not recommend waiving underlined checklist items.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
   a. The applicant must provide testimony to address the environmental impacts for the proposed use.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
   a. The applicant must provide testimony to address the anticipated trip generation for the proposed use.
3. Four (4) copies of the Recycling Report. [Checklist #8].
4. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. The applicant must provide professional testimony on the presence/absence of freshwater wetlands.
5. "Preliminary Site Plan for (*Name of Development)*" [Checklist #15(c)].
6. "Final Site Plan for (*Name of Development)*" [Checklist #17(e)].
   a. The plans shall be revised to identify the set as "Preliminary and Final Major Site Plan (Name of Development)."
7. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
   a. The Applicant shall provide testimony and exhibits to address the checklist requirements.
8. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
   a. The plans shall be revised to provide a brief description of the proposed use.
9. Expansion plans incorporated into the building design. [Checklist 41].
10. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
11. Existing signs including the location, size, and height [Checklist #43].
12. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
    a. The plans shall be revised to provide the checklist requirements for the proposed free-standing sign.

13. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].

    a. The plans shall be revised to provide the block and lot numbers as determined by the Township Tax Assessor.

14. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].

    a. The plans shall be revised to provide two (2) permanent benchmarks and symbol in the legend.

15. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

    a. The plans shall be revised to provide the F.I.R.M. Flood Classification of the subject property, Community Panel Number, and Most Effective Date.

16. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].

    a. Defer to the Board Engineer.

17. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].

    a. Defer to the Board Engineer.

18. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].

19. Location of each inlet, manhole or other appurtenance [Checklist #67].

    a. Defer to the Board Engineer.

20. Slope of line [Checklist #68].

    a. Defer to the Board Engineer.

21. Pipe material type [Checklist #69].

    a. Defer to the Board Engineer.

22. Strength, class or thickness [Checklist #70].

    a. Defer to the Board Engineer.

23. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].

24. For any proposed drywalls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods. [Checklist #73].

25. Acceleration/deceleration lanes. [Checklist #75].

26. Traffic channelization [Checklist #76].

27. Fire lanes [Checklist #77].

    a. Defer to the Fire Marshal.

28. Driveway aisles with dimensions [Checklist #78].

29. Parking spaces with size, number, location and handicapped spaces [Checklist #79].

30. Loading areas and number thereof [Checklist #80].

    a. The plans shall be revised to provide the dimension of the loading area.

31. Curbs [Checklist #81].

    a. The plans shall be revised to provide asphalt curb with concrete curb and concrete curb along the frontage of Landing Road.

32. Ramps for the handicapped [Checklist #82].

    a. The plans shall be revised to provide handicapped access ramps.

33. Sidewalks and bike routes [Checklist #83].

    a. The plans shall be revised to provide concrete sidewalks along the frontage of Landing Road.

34. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].

35. Directional signs with scaled drawings [Checklist #85].

36. Sight triangle easements at intersections. [Checklist #86].

    a. The plans shall be revised to provide a sight triangle at the intersection of the entrance drive and Landing Road.

37. Radii at curbline [Checklist #87].

    a. The plans shall be revised to provide all curb radii throught the project development.

38. Location of street names and signs. [Checklist #88].

39. Traffic control devices [Checklist #89].

40. Streetlights. [Checklist#90].

41. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].

    a. The plans shall be revised to provide a lighting plan particularly for the proposed parking and intersection of entrance drive with Landing Road.

42. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].

43. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].

44. Cross Sections. [Checklist #94].

45. Proposed grades [Checklist #95].

46. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

    a. Defer to the Board engineer.

47. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

48. Size and types of pipes and mains [Checklist #98].

49. Slope [Checklist #99].

50. Pumping Stations [Checklist #100].

51. Fire hydrants. [Checklist #101].

52. Standard details [Checklist #102].

53. Trench repair details for street crossings [Checklist#103].

54. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].

    a. Defer to the Board engineer.

55. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].

56. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

57. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

58. Environmental Constraints Map (See §519). [Checklist #108].

59. Landscaping, recreation and areas of public use. [Checklist #109].

VI. SITE PLAN AND MINOR SUBDIVISION REVIEW COMMENTS

1. The Minor Subdivision Plan shall be revised to identify a concrete monument to be set between Block 2301, Lot 3 and Block 2303, Lot 1 along Landing Road as per §503.C, monuments.

2. The plan must be revised to continue the proposed streetscape along Landing Road northwest of the existing entrance drive to enhance the aesthetics of the development and built environment as per §507, Landscaping.

3. The plan must be revised to relocate the "Proposed Planter" approximately ten (10) feet southwest in-line with the end of the parking space and to identify the proposed perennial junipers to enhance the aesthetics of the development and built environment as per §507, Landscaping, as follows.

4. The plan must be revised to provide at least three (3) street shade trees forty (40) feet on-center along the frontage of Landing Road northwest of the existing entrance drive as per §507.D(2) and §507.D(4).

5. The plan must be revised to provide a general note addressing required underground irrigation for landscaping for the proposed non-residential use as per §507.A(4)(b).

    a. Consideration may be given for an alternative irrigation method.

6. The plans shall be revised to provide a lighting plan for the intersection of the entrance drive and Landing Road and parking areas as per §508, Lighting.

7. The plans shall be revised to dimension the proposed loading area as per §509.A, Off-Street Loading.

8. The plan must be revised to extend the proposed entrance drive to the rear property line as per §510.H, Pavement.

9. The plan must be revised to provide concrete or Belgian curb around the perimeter of the access drive and parking areas as per §510.J, Curbing.

10. The plan must be revised to provide concrete curb and sidewalks along the frontage of Landing Road as per §516, Sidewalks, Curbs, Gutters and Pedestrian Ways.
11. The plan must be revised to provide concrete sidewalk from Landing Road to the existing concrete sidewalk as per §516, Sidewalks, Curbs, Gutters and Pedestrian Ways.

VII. GENERAL REVIEW COMMENTS

1. It's recommended consideration be given to providing a cul-de-sac turn around at the end of the proposed access drive of sufficient radius to accommodate emergency vehicles.
2. It's recommended the unsightly log piles be removed and an alternate method be installed to prevent unauthorized access.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

IX. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

We have no further comments regarding this application at this time; however, we reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Gloucester Data Center, LLC
Albert Marmero, Esq.
Thomas C. Roesch, PE
Richard Wells, Esq.
Steve Bach, PE, CME

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

September 23, 2016

Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
PO Box 8
Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

Re: Gloucester Data Center
Gloucester Data Center, LLC
400 & 402 Landing Road
Block 2303, Lots 1 & 2
Review No. 1
Bach Project No. GTPB-2016-12

Dear Mr. Lechner:

We have received the following items submitted for the referenced project:

- Township of Gloucester Land Development Application, dated 9-15-16.
- Township of Gloucester Land Development Submission Checklist, dated 9-15-16.
- Camden County Planning Board application, dated 9-15-16.
- "Minor Subdivision Plan, Block 2301, Lot 3 and Block 2303, Lots 1 & 2, Township of Gloucester, County of Camden, State of New Jersey", prepared by Duffy Dolcy McManus & Roesch, dated 9-14-16, no revision.
- "Drainage Calculations for Concrete Swale on Gloucester Data Center, Block 2303, Lots 1 & 2, Gloucester Township, Camden County, New Jersey", prepared by Duffy Dolcy McManus & Roesch, dated September 14, 2016, no revision.
- Drawings entitled "Preliminary and Final Site Plan for Gloucester Data Center, Block 2303, Lots 1 & 2, Gloucester Township, County of Camden, State of New Jersey", prepared by Duffy Dolcy McManus & Roesch:

Sheet	Title	Date/Last Revision
1	Cover Sheet	8-22-16 / 9-14-16
2	Topographic Boundary Survey	8-22-16 / 9-14-16
3	Site Plan	8-22-16 / 9-14-16
4	Grading and Drainage Plan	8-22-16 / 9-14-16
5	Landscape Plan	8-22-16 / 9-14-16
6	Engineering Details	8-22-16 / 9-14-16

7	Landscape Detail Plan	8-22-16 / 9-14-16
8	Soil Erosion and Sediment Control Plan	8-22-16 / 9-14-16

SITE INFORMATION:

Applicant: Gloucester Data Center, LLC
14 Scenic Drive
Dayton, NJ 08810
856-829-4501
845-295-4755 fax

Owner: Lots 1 & 2
Mapri Enterprises of New Jersey, LLC
703 Hampton Road
Cherry Hill, NJ 08002
856-663-0411
856-663-1843 fax

PROJECT SUMMARY:

This application is for a 35,383 SF addition to two (2) existing warehouses and associated site improvements on a five (5) acre parcel of land. The project site is located on the southwesterly side of Landing Road, at the intersection of Glen Drive (private road/access easement) in the Township's Business Park (BP) Zoning District. The applicant is seeking Minor Subdivision, Preliminary and Final Major Site Plan approval.

WAIVERS:

The applicant is requesting the following waivers:

1. Checklist Item #5 – Environmental Impact Report. *Waiver recommended for completeness only.*

2. Checklist Item #7 – Traffic Impact Report. *Waiver recommended for completeness only. The applicant shall provide testimony.*

3. Checklist Item #8 – Recycling Report. *Waiver recommended for completeness only. The applicant shall provide testimony.*

4. Checklist Item #28 – Scale not less than 1"=50' for Minor Subdivision. *Waiver recommended.*

5. Checklist Item #39 – Proposed Structure Information. *Waiver recommended for completeness only. Architectural plans shall be provided.*

6. Checklist Item #40 – Proposed Use Information. *Waiver recommended. The applicant shall provide testimony.*

7. Checklist Item #41 – Expansion Plans. *Waiver recommended.*

8. Checklist Item #42– Floor Plans where multiple dwelling units or more than one use is proposed that have different parking standards. *Waiver recommended.*

9. Checklist Item #43 – Existing Sign Location. *Waiver recommended.*

10. Checklist Item #50 – Block and Lot Numbers. *Waiver recommended for completeness only.*

11. Checklist Item #59 – Location of Misc. Features. *Waiver recommended for completeness only.*

12. Checklist Item #61 – Flood Plain Limits. *Waiver recommended for completeness only. A note shall be added to the plans.*

13. Checklist Item #62 – Stream Alterations. *Waiver recommended.*

14. Checklist Item #63 – Total Upstream Acreage in the Drainage Basin of any water course running through or adjacent to the development. *Waiver recommended.*

15. Checklist Item #64 – Total Acreage in the Drainage Basin to the nearest downstream drainage structure. *Waiver recommended for completeness only.*

16. Checklist Item #65 – Water Elevation of Pond/Lake. *Waiver recommended.*

17. Checklist Item #66 – Storm Drainage System. *Waiver recommended for completeness only.*

18. Checklist Item #67-70 – Plan, profile and details all Storm Structures. *Waivers recommended for completeness only.*

19. Checklist Item #72 – Show evidence that plan meets with Ordinance requirements for septic systems. *Waiver recommended.*

20. Checklist Item #73 – Basin Details. *Waiver recommended for completeness only.*

21. Checklist Item #75-97 – Plans for proposed street. *Waivers recommended.*

22. Checklist Item #98-105 – Water and Sewer. *Waivers recommended.*

23. Checklist Item #106 – Sewer and Water Availability Letters. *Waiver recommended.*

24. Checklist Item #107 – When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies. *Waiver recommended.*

25. Checklist Item #108 – Environmental Constraints Map. *Waiver recommended for completeness only.*

26. Checklist Item #109 – Landscaping, recreation, and areas of public use. *Waiver recommended for completeness only.*

27. Checklist Item #110 – A Memorandum of Agreement from the Redevelopment Authority. *Waiver recommended for completeness only.*

28. Checklist Item #111 – Architectural renderings and elevations. *Waiver recommended for completeness only. The applicant will provide at hearing.*

A waiver from the following items has not been requested and shall be provided or a waiver granted:

1. Checklist Item #9 – Calculation of Wetlands. *Waiver recommended for completeness only.*

2. Checklist Item #22 – A boundary survey by a Licensed New Jersey Land Surveyor certified on a date within six (6) months of the date of submission. *Waiver recommended for completeness only.*

3. Checklist Item #36 – Existing and proposed building coverage. *Waiver recommended for completeness only.*

4. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme (on Minor Subdivision). *Waiver recommended.*

Our office defers additional comments regarding completeness to the Board Planner.

GENERAL:

1. Architectural floor plans shall be provided for the proposed building.

2. A truck turning movement plan shall be provided confirming access and maneuverability is feasible for anticipated truck traffic, trash collection and fire truck accessibility.

3. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

4. A Demolition Plan shall be provided with appropriate demolition notes. Items to me removed shall not appear on plans depicting proposed condition.

SUBDIVISION:

1. Closure calculations shall be provided for all lots.

2. Legal Descriptions of the proposed lots and any other easements located on the proposed lots shall be provided.

3. A certification that the new lot numbers have been assigned by the tax assessor must be provided.

4. The plan needs to indicate that this subdivision is to be filed by deed. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certifications need to be shown on the minor subdivision map even though the subdivision will be filed by deed.

5. The P.O.B. for each proposed lot shall be shown on the map.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

2. All existing and proposed contours shall be labeled on the plans.

3. The grading plans shall indicate the location of all doors.

4. The existing contours on the southeasterly side of Glen Drive to not coincide with the curb reveal.

5. A grading detail shall be provided at a larger scale for the proposed handicap space and ramps and shall provide additional spot elevations and indicate the slope in all directions.

B. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.

2. In accordance with §508-F.4, all landscaped areas shall be equipped with an underground irrigation system.

3. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1).

4. The applicant shall provide a light survey indicating the existing light values.

5. Photometrics shall be provided for the proposed wall mounted light.

6. Footcandle values shall be provided for the entire parking lot and pedestrian access.

7. We defer additional review of the landscaping and lighting to the Board Planner.

C. Off Street Parking (Section 510)

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

2. The proposed handicap space/access shall be the shortest distance to the entrance. The proposed handicap space shall be relocated.

3. The Proposed Loading Zone shall be identified on the plans.

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands.

2. The width of the existing drive off Glen Drive shall be shown on the plans.

3. Our office recommends providing curb between the proposed parking spaces along the length of the proposed landscape strip. Applicant's engineer shall coordinate with our office.

4. The concrete pad shown on the Grading Plan shall be shown on the Site Plan and appropriately labeled. Additional information shall be provided for any structure that may be placed on the pad.

E. Stormwater Management (Section 517)

1. The proposed disturbance area for this project appears to be greater than one (1) acre. Development projects with greater than one acre of disturbance are defined as major development per the NJDEP stormwater management rules. The applicant shall provide drainage calculations demonstrating how the conditions for erosion control, groundwater recharge and runoff quantity attenuation will be addressed in accordance with NJAC 7:8-5.4.

   Furthermore, the applicant shall provide calculations confirming the increase or decrease of impervious area for the proposed development. Should the development result in the addition of more than a quarter of an acre, additional calculations shall be provided to demonstrate compliance with runoff quality standards per NJAC 7:8-5.5.

   The plans shall be revised accordingly to reflect stormwater management measures.

F. Utilities (Section 518)

1. The applicant is not proposing any new sewer or water connections and will utilize the existing connections for the existing buildings.

2. If any additional utilities are to be installed at the site, they shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.

3. An easement may be required for the extension of an electrical service line from the proposed concrete pad on Lot 3 into Lot 1 and 2.

G. Traffic Impact Statement (Section 815)

1. A Traffic Impact Statement was not provided with this application. A Traffic Study shall be provided or a Waiver granted.

H. Environmental Impact Statement (Section 816)

1. An Environmental Impact Statement (EIS) was not provided with this application. An EIS shall be provided or a Waiver granted.

I. Details

1. The Paving Detail shall indicate the thickness of the proposed paving overlay for Glen Drive.

2. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

3. The surface material and color shall be added to the Detectable Warning Surface Detail. Our office recommends brick in pathway red as manufactured by Pine Hall Brick Company, Inc., Winston-Salem, North Carolina.

4. The following note shall be added to the Retaining Wall Detail "Structural engineering calculations for walls exceeding 3' in height shall be provided for review and approval by the Township Engineer".

5. A bollard detail shall be provided with the trash enclosure detail.

6. Trash Enclosure Gate Detail shall be revised to show the depth of the post foundations. Additional information shall be provided for the proposed gate latch.

OUTSIDE AGENCY APPROVALS:

This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board
2. Gloucester Township Fire Marshal (District II)
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority

5. Aqua NJ
6. Any other as may be necessary

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised plans.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC

Steven M. Bach, PE, RA, PP, CME
President

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq. (PB Solicitor)
Gloucester Data Center, LLC, Applicant
Albert Marmero, Esq., Applicant's Attorney
Mapri Enterprises of New Jersey, LLC, Owner
Thomas C. Roesch, PE, Applicant's Engineer

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 23, 2016

Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #161059CMPFS
Gloucester Data Center
400 & 402 Landing Road, Blackwood, NJ 08012
593 Lower Landing Road, Blackwood, NJ 08012
Block 2301, Lot 3
Block 2303, Lots 1 & 2

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

Should you have any further questions, please feel free to contact me.

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 161059CMPFS Block: 2301 & 2303 Lot: 1, 2 & 3

☒Plans as shown along with available information do not reveal any anticipated traffic problems.

☐Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other

RECEIVED
SEP 26 2016

Reviewed By: ☒ Lt. Jason Gittens
Signature: _____ Date Submitted 9/26/16

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Mapri Enterprises of New Jersey LLC

Address: 400 Landing Rd

Block: 2303 Lot: 1

If you have any questions, please feel free to contact the tax office at 856-228-4000.

9/19/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Magri Enterprises of New Jersey LLC

Address: 402 Landing Rd

Block: 2303 Lot: 2

If you have any questions, please feel free to contact the tax office at 856-228-4000.

9/19/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: September 19, 2016 **APPLICATION NO. 161059CMPFS**

LOCATION: 400 & 402 Landing Rd.
593 LowerLanding Rd. Blackwood
GLOUCESTER DATA CENTER

BLOCK: 2301 Lot: 3
2303 Lot: 1 & 2

ZONE: Glen Oaks Redevelopment Agreement
Business Park

TRANSMITTAL TO:

- O Dave Carlamere
- O Bach Associates
- O Richard Wells, Esq.
- O Planner
- ✓ Taxes & Tax Assessor
- O Aqua Water Co.
- O New Jersey America
- O Fire District 1 2 3 4 5 6
- O MUA
- O Construction
- O Traffic/Police
- O GTEMS

STATUS OF APPLICATION – Minor Subdivision approval for Block: 2303, Lots 1 & 2 & Block: 2301 Lot: 1 & Preliminary & Final Site plan approval for the addition of 35,383 sf of building area to the existing 10,006 ft. and 10,012 sf building. New building will have a Data Center, and is located adjacent to the previously approval solar facility on Block: 2301, Lot: 1.

PURPOSE OF TRANSMITTAL:

☒ For Your Review **ASAP**

ENCLOSED:

- ☐ 1 Copy – Minor Subdivision, Preliminary/Final Site, Checklist, Application, Camden County Application
- ☐ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Minor Subdivision Plan checklist, County Application
- ☐ 1 Copy - Preliminary & Final Major Site Plan Amended
- ☐ 1 Copy –Bargain & Sale Deed, Deed of Easement Access Agreement,Warrenty Deed
- ☐ 1 Copy - Stormwater Management Report & Operations & Maintenance Maual
- ☐ 1 Copy – Drainage Calculations
- ☐ 1 Copy – Redevelopment Agreement Narrative

9/20/16 Block 2303 lots 1 + 2 combined + enlarged INTO LOT 1
USE # 400 LANDING RD.

Good use of 2 vacant buildings. [signature] Assessor

Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

Date: September 22, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Gloucester Data Center

Site: 400 & 402 Landing Rd & 593 Lower Landing Rd

Block: 2301 Lot: 2
2303 1 & 2

Application #: 161059CMPFS

(Handicapped)

1. *Site Plan Ok. Note: Barrier Free Parking signage 5' max per IBC 2015 section 1106.8.1.*

Thank you,

Jim Gallagher
Building SubCode Official

Bnt # 1B

B

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: September 19, 2016

APPLICATION NO. 161059CMPFS

LOCATION: 400 & 402 Landing Rd.
593 LowerLanding Rd. Blackwood
GLOUCESTER DATA CENTER

BLOCK: 2301 Lot: 3
2303 Lot: 1 & 2

ZONE: Glen Oaks Redevelopment Agreement
Business Park

TRANSMITTAL TO:

- O Dave Carlamere
- O Bach Associates
- O Richard Wells, Esq.
- O Planner
- O Taxes & Tax Assessor
- O Aqua Water Co.
- O New Jersey America
- O Fire District 1 2 3 4 5 6
- O MUA
- O Construction
- O Traffic/Police
- O GTEMS

STATUS OF APPLICATION – Minor Subdivision approval for Block: 2303, Lots 1 & 2 & Block: 2301 Lot: 1 & Preliminary & Final Site plan approval for the addition of 35,383 sf of building area to the existing 10,006 ft. and 10,012 sf building. New building will have a Data Center, and is located adjacent to the previously approval solar facility on Block: 2301, Lot: 1.

PURPOSE OF TRANSMITTAL:

☒ For Your Review **ASAP**

ENCLOSED:

- ☑ 1 Copy – Minor Subdivision, Preliminary/Final Site, Checklist, Application, Camden County Application
- ☐ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Minor Subdivision Plan checklist, County Application
- ☐ 1 Copy - Preliminary & Final Major Site Plan Amended
- ☐ 1 Copy –Bargain & Sale Deed, Deed of Easement Access Agreement,Warrenty Deed
- ☐ 1 Copy - Stormwater Management Report & Operations & Maintenance Maual
- ☐ 1 Copy – Drainage Calculations
- ☐ 1 Copy – Redevelopment Agreement Narrative

9-21-16 JKR Bldg - Site Plan OK

Note: Barrier Free Parking Signage 5' high

Jeanine, Please Type Note for Ken UCC 2015 Section 1106.8.1

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camden county

Making It Better, Together.

Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- ⊗ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ⊗ One (1) Copy of Local Municipal Application
- ⊗ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- ⊗ One(1) Set of Plans
- ⊗ Two (2) Copies of the Affidavit of Ownership
- N/A ○ One (1) Copy of Pinelands Certificate of Filing (If applicable)

SEP 13 2016
#161059CMPFS

Site Plan & Site Plan Revision Requirements

- ⊗ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ⊗ One (1) Copy of Local Municipal Application
- ⊗ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- ⊗ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)

  (Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- N/A ○ Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- ⊗ Two (2) Copies of a Signed and Sealed Survey

  (Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- ⊗ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- N/A ○ Two (2) Sets of Traffic Impact Study (If available)
- ○ Two (2) Copies of the Local Engineer Report
- ⊗ Two (2) Copies of the Affidavit of Ownership
- N/A ○ One (1) Copy of Pinelands Certificate of Filing (If applicable)
- N/A ○ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- ⊗ Map or Most Recent Aerial Photo of Site (SEE COVER SHEET)
- ⊗ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

  (The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X [signature]
Certification of Completeness
Signature By Local Official

X [signature]
Signature of Agent or Applicant

CAMDEN COUNTY PLANNING BOARD APPLICATION

camdencounty

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Gloucester DATA CENTER

Project Address (if applicable) & Municipality: 400 + 402 LANDING ROAD, Gloucester Twp

Abuts County Road: Lower LANDING ROAD County Route No.: 681

Type of Submission (please check one):

- (X) New Site Plan
- (X) New Minor Subdivision
- ( ) New Major Subdivision
- ( ) Request for Letter of No Impact or Waiver Review
- ( ) Revision to Prior Site Plan
  - Original Site Plan Application No.: _____ Date Originally Approved: _____
- ( ) Resubmission of Major Subdivision
  - Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 23

Block(s): 2303, 2301

Lot(s): 1+2, 3

Existing Zoning: BP

Variance(s) Required: FRONT SETBACK, PARKING
LOT Depth - subdivision

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: http://www.camdencounty.com/government/offices-departments/planning-division . If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: GLOUCESTER DATA CENTER, LLC Phone: 858-829-4501 Fax: 845-295-4755
Address: 14 SCENIC DRIVE Town & State: DAYTON NJ
Email: ALEMUS@SOLARPPAFUND.COM Zip.: 08810

Attorney: Albert MARMERO Phone: 856-848-6440 Fax: 856-848-5002
Address: 44 EUCLID DRIVE Town & State: WOODBURY, NJ
Email: AMARMERO@LONGMARMERO.COM Zip.: 08096

Engineer: THOMAS C. ROESCH - Duffy, Doley, McMANUS + ROESCH Phone: 609-652-0105 Fax: 609-652-2032
Address: 634 LOST PINE WAY Town & State: Galloway, NJ
Email: TOMROESCH@COMCAST.NET Zip.: 08205

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	⊗ **Other**: DATA CENTER

Project Description & Statistics:

Short Description of Project: EXISTING: (2) - 10,000 SF WAREHOUSE BUILDINGS WITH LOADING AREAS AND A UTILITY/ACCESS EASEMENT. PROPOSED: ADDITION OF 35,383 SF BUILDING AREA TO MAKE ONE (1) CONTINUOUS BUILDING. BUILDING TO HOUSE A DATA CENTER.
SUBDIVISION - REALIGNMENT OF PROPERTY LINES TO RE-DISTRIBUTE THE AREA

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 0.24 Ac; 7.6%
Total Amount of Land Disturbed: 1.6 Ac±
Total Gross SF of all Buildings/ Development: 55,383 SF of buildings
Total New Residential Units: N/A
Total New Jobs Created: 2-4

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? 3 EXISTING - 2 NEW

Size of Existing Lot(s): LOT 1+2 = 3.15 ACRES; LOT 3 = 63.82

Portion to be Subdivided: LOT 1+2 Proposed = 5.09 ACRES
LOT 3 Proposed = 61.87 ACRES

Municipal Use:

Title of Municipal Official: [illegible] Municipality

Authorized Municipal Signature: [illegible] Date: 9/20/16

Transmittal Date (if applicable): 9/20/16

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: Alex Lemus

Signature of Applicant: [illegible] Date: 9/13/16

Agent Completing Application: THOMAS C. ROESCH

Signature of Agent: Thomas C. Roesch Date: 9/15/16

For County Use:	*Stamp Date Received Below*
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camdencounty

Making It Better, Together.

#161059CMPFS

Applicant's Name: GLOUCESTER DATA CENTER, LLC

Project Name: GLOUCESTER DATA CENTER Municipality: GLOUCESTER TWP.

Project Address: 400+402 LANDING ROAD Plate: 23 Block: 2303 Lot: 1+2

Type of Plan

☒ Minor Subdivision (3 lots or less) ○ Major Subdivision (4 lots or more) ☒ Site Plan

Subdivision Fees

○ Minor Review Fee ($200.00) ..... $ 200.00

○ Major Review Fee ($500.00) ..... $ _____

Site Plan Fees

☒ Design Review Fee ($500.00) ..... $ 500.00

☒ Total Parking Spaces ($8.00/Space) ..... $ 80.00

○ Dwelling Units ($16.00/Unit) ..... $ _____

○ Dedication, Easement, Deed, Etc. Review Fee ($150.00) ..... $ _____

☒ Inspection Fee ($200.00) ..... $ 200.00

Additional/ Other Fees

○ Preliminary Fee ($200.00) ..... $ _____

○ Concept Drawing Review Fee ($200.00) ..... $ _____

○ Request for Waiver Review or Letter of No Impact ($200.00) ..... $ _____

○ Revisions ($200.00) ..... $ _____

☒ Signing of Filing Plats ($150.00) ..... $ 150.00

Total $ 1130.00

x James C. Beach
Signature of Agent or Applicant

9/15/16
Date

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. ***MUST*** *be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application*

DISCLOSURE STATEMENT

Applicant, **Gloucester Data Center, LLC** is a New Jersey registered limited liability company with an address of 14 Scenic Drive, Dayton, NJ 08810. Listed below are the members of **Gloucester Data Center, LLC:**

Renewable Energy Capital, LLC
A Florida Limited Liability Company

New Energy Ventures, Inc.
A Delaware Corporation

Print: Albert K. Marmero
Title: Counsel for Gloucester Data Center, LLC
Date: 9/15/16

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