Township of Gloucester
Planning Board Agenda
December 27, 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 – November 22, 2016

RESOLUTIONS FOR MEMORIALIZATION

#161066CMPFS (E-Mail) **Cross Keys MZL, LLC** **Taco Bell**	**Minor Subdivision/Bulk C** **Preliminary & Final Site Plan** **Block: 18301 Lot: 10**
#161065CM (E-Mail) **John Keller, Jr.**	**Minor Subdivision/Bulk C** **Block: 17801 Lot: 3**

APPLICATIONS FOR REVIEW

O-16-23 **Amending Ordinance** **O-03-03** **Land Development**	**Fences, Garages, Home** **Occupations, Fees, Etc.** **Ordinance O-03-03**

County of Camden

Block: 12302 Lot: 1
Location:430 Turnersville Rd.
Zoned: IN
Undeveloped Land
Adjacent to Lakeland
Cemetery

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday November 22, 2016

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

Roll Call:

Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Absent
Mrs. Washington	Absent
Councilman Hutchison	Present
Mrs. Costa	Present
Mrs. Bradley	Absent
Chairman Owens	Present
Mr. Wells	Present
Mr. Roorda, Jr.	Present
Mr. Lechner	Present

Chairman Owens announces general rules of the meeting.
Chairman Owens requested Swearing in of Board Professionals.
Mr. Lechner & Mr. Roorda Jr. sworn in & recognized as professionals.

Minutes for Memorialization

Minutes from October 11, 2016.
Chairman Owens requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Councilman Hutchison.

Roll Call:

Mr. Dintino	Yes
Councilman Hutchison	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#161060MSPW
PBR, NJ, INC.

Minor Subdivision
Site Plan Waiver
Block: 5001 Lot: 5
Location: 548 Almonesson Rd.
Zoned: GI

Chairman Owens requested a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Councilman Hutchison.

Roll Call:

Mr. Dintino	Yes
Councilman Hutchinson	Yes
Chairman Owens	Yes

Applications for Review

#161066CMPFS
Cross Keys MZL, LLC
Taco Bell
#161050RD

Minor Subdivision/Bulk C
Preliminary & Final Site Plan
Block: 18301 Lot: 10
Location: 509-543 Berlin-Cross Keys
Zoned: NVBP
Shopping Center Lot: 10 & Pad Site Lot: 10.04
Application to subdivide out 1.06 acres from Lot: 10

NOTES:

Mr. Frank Tedesco Esq. representing Cross Keys MZL, LLC applicant & owner of the Gloucester Town Center project, approached the podium. He stated they are here for Minor Sub-Division Preliminary & Final Site Plan on Block 18301 Lot 10 which is about 20.3 acres at the intersection of Williamstown-Erial Rd and Berlin Cross Keys Rd. This lot is to be sub-divided into a smaller lot 1.06 acres to be know as Block: 18301 Lot: 10.04 for the purpose of building a 5,625 sq ft food establishment structure, a Taco Bell with a drive thru.

Mr. Clay Quay PE - Engineer for the applicant approached the podium and was sworn in. Mr. Clay continued his testimony on the letters he received from the board professionals. The application came before the Board over a one year ago, for review. The pad site to be used is in the Southwest Corner of the Shopping Center. He commented that there is nothing on the list that is not consistent with the proper use of the land and can be complied with to obtain the towns objective of the areas development. Further discussion continued to address points of concern in the letter. These points were:

- Trash & Loading area designation was not needed due to the way the trucks unload in relation to the building.
- Lighting plan to add 2 more poles.
- Type of architectural structure with the use of ceramic tile was explained by detailed diagramed color drawings submitted as Exhibit 1 & A1.
- Stamped asphalt to be used for walk ways.
- Signage to be handled later today.
- Truck alley to be made with textured sealer.

- Traffic impact was approved through previous approved development studies causing no concerning problems.
- Utility Connections are available.
- Waiver needed for Environmental Impact Statement (EIS) due to no concerns sited.

Mr. Lechner requested specifics on the property signage. Mr. Quay described how the signage would look and where it would be placed. He stated the main sign would be a menu board sign, with a canopy on a tower and a stone face base elevated by three feet to accommodate foliage to hide the base.

Mr. Lechner asked about a time line for completion.

Construction would start immediately upon approvals with an opening date slatted for late Spring '17.

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 motion to approve application as presented to the Board.

Councilman Hutchison made a motion seconded by Mr. Dority.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

#161065CM
John Keller Jr.

Minor Subdivision/Bulk C
Block: 17801 Lot: 3
Location: 1475 Kearsley Rd.
Sicklerville, NJ
Divide 2.81 acre property into 2 lots:
1.0 acre & 1.18 acre
The proposed 1.0 acre lot contains a dwelling under construction.

NOTES:

Mr. Addison Bradley approached the podium for the applicant John Keller Jr. stating they were there for a Minor Subdivision. Mr. Bradley was sworn in and then provided visual renderings of the current and approved lot division zoned R1 with 165' frontage easement. There are no roads but

access for emergency vehicles would be through the easement. There are no existing underground utilities and a grading plan will be submitted with the building permit.
Further discussion ensued with reference to concerns from Mr. Bach's letter on assurances for all lots. A site waiver was requested for the site features within 200 ft. of the property.
It was stated Mr. Keller was working on the house on the current Lot 3 and the new lot would be 3.01. Discussion continued about the proper address of the 2 lots and the placement of mail receptacles. Since the arrival of Walgreens, the addresses have been reworked and mail boxes moved for safety reasons but consistent street address was needed and suggestions were entertained. It was mentioned that a new State requirement recommends that the use of Kiosks are needed instead of mailboxes, to be used in new developments.
Discussion continued on the access to the property and if the access was to be paved or gravel left in place for access. However, the township requires a new house to have a paved access road which will be discussed later if the new lot is developed.
The property was approved for well-water and septic system.

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 motion to approve application as presented to the Board.

Councilman Hutchison made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Chairman Owens asked attending members if they had any Board Business.
Mr. Lechner asked about the time change for the Planning Board Meetings starting in Jan. '17. It was decided that they would initially start at 7pm until it is decided if an earlier stating time is warranted.

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

Meeting adjourned.

Recording Secretary,

Christopher Nowak

O-16-23 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03 LAND DEVELOPMENT REGARDING FENCES, GARAGES, HOME OCCUPATIONS, FEES, ETC.

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that Ordinance O-03-03, known as the "Land Development Ordinance" be and is hereby amended, as follows:

SECTION 1. That Article IV, Zoning District Regulations, Section 401, General regulations, Subsection D(3), Non-Conforming Lots, titled "Expansion of building on undersized lot" be repealed and amended, as follows:

3. Reconstruction or expansion of building on undersized lot.

   a. Any existing lot on which a building or structure is located containing a permitted use in the zoning district and which lot does not meet the minimum lot size, frontage or depth may be reconstructed if damaged by fire, explosion, flood, windstorm, or act of God without any appeal for variance relief provided:

      i. The proposed building does not violate any other requirements of this Ordinance including, but not limited to, height, yard setbacks, building, and lot coverage for the zoning district.

         1. Multi-family dwellings and/or nonresidential uses may require site plan approval as per §801, Site Plan and Subdivision Approval Required.

   b. Any existing lot on which a building or structure is located containing a permitted use in the zoning district and which lot does not meet the minimum lot size, frontage or depth may have additions to the principal building and/or construction of an accessory building without any appeal for variance relief provided:

      i. The addition does not violate any other requirements of this Ordinance including, but not limited to, height, yard setbacks, building and lot coverage for the zoning district.

SECTION 2. That Article IV, Zoning District Regulations, Section 401, General regulations, Subsection E(4), Accessory Buildings, titled "Location and setback of accessory buildings" be repealed and amended, as follows:

4. <u>Location and setback of accessory buildings and structures</u>. An accessory building or structure may be erected in side and rear yard areas only and shall be set back from property lines as required in Article IV. In the event that no accessory building or structure setback is established in the particular district, the setback requirements for principal buildings shall apply. However, the minimum setback for any building and structure including but not necessarily limited to concrete, pavement, patio pavers and similar structures shall be at least three (3) feet.

SECTION 3. That Article IV, Zoning District Regulations, Section 422, Additional Uses and Structures Permitted in Residential Districts, Subsection 422.G, titled "Home Occupations" be repealed and amended, as follows:

G. HOME OCCUPATIONS. Home occupations shall be divided into the classes of minor home occupation and major home occupation. Minor home occupations shall be permitted upon application and grant of a zoning permit certifying compliance with subsection -1 below. Major home occupations shall be permitted upon application and grant of a conditional use permit by the Planning Board certifying compliance with subsection -2, below, which shall be conditional use permit criteria. This subsection shall not alleviate individuals or business establishments from obtaining any license or other permit required by municipal, county or state regulation, regardless of whether the use is a minor or major home occupation.

1. Minor home occupation. A minor home occupation shall meet the criteria within this subsection. The criteria for a minor home occupation are as follows:

   a. The use shall be conducted entirely within the primary dwelling or accessory building associated with it and shall be clearly incidental and secondary to the residential use of the premises and not change the residential character thereof and result in no incompatibility of the surrounding residential uses.

   b. No more than fifty percent (50%) of the first floor or basement area or two hundred fifty (250) sf., whichever is less, of the dwelling unit or accessory building on the same lot may be used for the minor home occupation.

   c. No display of products shall be visible from the street and no outdoor storage of equipment or materials used for the home occupation, nor shall any article be sold or offered for sale on the premises.

   d. No more than two clients, patrons, or customers may be on the premises for business or professional purposes at any one time.

   e. The residential character of the lot and building shall not be changed.

   f. No sounds emanating from the minor home occupation use shall be audible outside the residence or accessory structure, if applicable.

   g. No Home Occupation or equipment shall be used which will cause light, glare, noise, odor, vibration, or interference with radio and television reception in neighboring dwellings nor create nuisances by its operation.

   h. The minor home occupation shall not employ any person not resident on the premises in the performance of the occupation.

   i. No sign identifying or advertising the minor home occupation shall be permitted.

   j. Deliveries shall be limited to package (e.g., United Parcel Service) services or utilization of the owner's passenger vehicle and shall occur no more than once a day.

   k. No additional off-street parking to accommodate the minor home occupation shall be allowed.

   l. The minor home occupation shall not be open for customers, clients or patrons before 8:00 am on weekdays and 9:00 am on weekends nor after 6:00 p.m. on any day of the week.

   m. All residences having an approved Home Occupation shall comply with the land development ordinance and Township Code.

2. Major home occupation. A major home occupation shall meet the criteria within this subsection. The criteria for a major home occupation are as follows:

   a. The use shall be conducted entirely within the primary dwelling or accessory building associated with it and shall be clearly incidental and secondary to the residential use of the premises and not change the residential character thereof and result in no incompatibility of the surrounding residential uses.

   b. No more than fifty percent (50%) of the first floor or basement area or four hundred fifty (450) sf., whichever is less, of the dwelling unit or accessory building on the same lot may be used for the home occupation.

   c. No display of products shall be visible from the street and no outdoor storage of equipment or materials used for the home occupation, nor shall any article be sold or offered for sale on the premises.

   d. The residential character of the lot and building shall not be changed.

   e. No sounds emanating from the home occupation use shall be audible outside the residence or accessory building, if applicable.

   f. No Home Occupation or equipment shall be used which will cause light, glare, noise, odor, vibration, or interference with radio and television reception in neighboring dwellings nor create nuisances by its operation.

g. No major home occupation shall employ more than one non-resident of the premises.

h. One non-illuminated sign attached to a facade of the building, or, fence or wall, not to exceed two square feet, may be permitted identifying the major home occupation.

i. The major home occupation shall not reduce the parking or yard requirements of the dwelling.

j. Where parking is provided, no more than three (3) parking spaces per property, including required residential parking, shall be allowed. All parking associated with the home occupation shall be screened from view of any public street and adjacent properties using a combination of hedging, landscaping or fencing.

k. Deliveries shall be limited to package (e.g., United Parcel Service) services or utilization of the owner's passenger vehicle and shall occur no more than once a day.

l. The major home occupation shall not be open for customers, clients or patrons before 8:00 a.m. on weekdays and 9:00 a.m. on weekends nor after 6:00 p.m. on any day of the week.

m. No more than two clients, patrons, or customers may be on the premises for business or professional purposes at any one time.

n. All residences having an approved Home Occupation shall comply with the land development ordinance and Township Code.

3. Prohibited home occupations. The following uses are specifically prohibited as home occupations:

a. Automobile, motorcycle, lawn mower, or other motorized vehicle, boat, trailer, sales, repair, refurbishing, painting, detailing or servicing.

b. Barber shops and beauty salons.

c. Bed and breakfast accommodation.

d. Body piercing and tattooing.

e. Medical and dental offices.

f. Real estate office.

g. Spray painting and refinishing operations.

h. Taxi and limousine service.

i. Home occupations primarily involving public assembly.

j. Dispatch center where persons come to a site and are dispatched to other locations.

k. Rental businesses.

l. Excavating, landscaping, general contractors, and similar businesses.

m. Welding, machine shops, and similar fabrication businesses.

n. Veterinary clinics.

o. Kennels.

p. Towing services.

q. Sale, lease, trade, repair or other transfer of firearms or ammunition.

r. Sale and use of hazardous materials in excess of consumer quantities that are packaged for consumption by individual households for personal or household use.

s. Any other use deemed to be detrimental or inconsistent with the residential character of the neighborhood as determined by the Director of the Department of Community Development & Planning or designee.

SECTION 4. That Article IV, Zoning District Regulations, Section 402.F, ER – Environmental Residential District, Section 403.F, R-1 – Residential District, Section 404.F, R-2 – Residential District, Section 405.F, R-3 – Residential District, Section 406.F, R-4 – Residential District Section 407.F, RA – Residential District, Section 409.F, SCR – Senior Citizen Residential District, Section 410.G, GCR – Golf Course Residential District, Section 412.D, OR – Office Residential District, Section 414.F, CR – Commercial Residential District rows and columns within the table titled "Accessory Buildings Minimum Yard Depths and Height Limitations be deleted.

SECTION 5. That Article IV, Zoning District Regulations, Section 422, Additional Uses and Structures Permitted in Residential Districts, Subsection 422.H, titled "Off Street Parking and Private Garages" be repealed and amended, as follows:

H. PRIVATE GARAGES. Private garages for residential districts that permit private garages as an accessory use shall conform to the following requirements:

1. A private garage in a residential district shall be permitted only when used as an accessory building to a dwelling on the same lot.
2. No accessory dwelling shall be part of any garage.
3. A private garage may be either a separate building or it may be attached to as an integral part of the dwelling.
4. A detached private garage shall comply with the following requirements:
   a. Shall not exceed eight hundred (800) square feet.
   b. Shall not exceed fourteen (14) feet building height as defined by §202, Definitions.
   c. Shall not exceed nine (9) feet side wall height measured from the finish floor.
5. The area the private garage shall not exceed that of the principal building.
6. Only one private garage per residentially used lot shall be permitted.
7. Garages shall conform to the following setback requirements:
   a. Front yard: Not Permitted.
   b. Side yard: ten (10) feet minimum.
   c. Rear yard ten (10) feet minimum.

SECTION 6. That Article IV, Zoning District Regulations, Section 422, Additional Uses and Structures Permitted in Residential Districts, Subsection 422.L, titled "Residential Tool Shed" be repealed and amended, as follows:

L. RESIDENTIAL TOOL SHED. Private residential tool sheds shall comply with the following regulations:

1. A shed shall comply with the following general requirements:
   a. Shall not exceed one hundred sixty-eight (168) sf.
   b. Shall not exceed twelve (12) feet in height as defined by §202, Definitions.
   c. Shall not exceed nine (9) feet side wall height measured from finish floor.
   d. No more than one tool shed per lot shall be permitted.
2. A shed shall conform to the following setback requirements:
   a. Front yard: Not permitted.
   b. Side yard: three (3) feet minimum if one hundred (100) sf. or less in floor area and five (5) feet minimum if larger.
   c. Rear yard: three (3) feet minimum if one hundred (100) sf. or less in floor area and five (5) feet minimum if larger.

SECTION 7. That Article IV, Zoning District Regulations, Section 424, Driveways (Residential) be and amended to add the following:

H. No driveway shall be located closer than three (3) feet to a side or rear property line, except in the event that a driveway is shared among two individual properties or in instances approved by the Director of Community Development & Planning.

I. No curb cut to a single family or two-family dwelling shall exceed twenty-four feet (24) feet in width at the right-of-way line.

SECTION 8. That Article IV, Zoning District Regulations, Section 425, Fences, Hedges, Walls be repealed and amended, as follows:

A. GENERAL REGULATIONS. Fences, hedges and walls shall not project past the front wall of the building or the side wall of a corner building, except as noted below.

B. INTERSECTION REGULATIONS.

1. At or near an intersection of two (2) or more streets, no fence, hedge, wall, shrubbery or other similar matter shall be permitted to obstruct the view of motorists traveling on either intersecting street, regardless of the regulations specified below.

2. In the case of fences, walls or hedges in front yards, the heights shall not be more than thirty-six (36) inches in residential districts or upon which is located a residential use, except on corner lots where it shall not be more than thirty (30) inches. These height limitations shall be applicable for a sight triangle distance of seventy-five (75) feet from the point of intersection of the face of curblines or edges of pavement, whichever applies.

C. OTHER HEIGHT RESTRICTIONS.

1. Fences, hedges and walls parallel with side and rear lot lines on land that is either zoned for a residential use or upon which is located a residential use may be erected, altered or reconstructed to a height not to exceed six (6) feet above ground level.

2. Reserved.

3. Fences, hedges and walls enclosing residential property having a height that is greater than thirty-six (36) inches, or thirty (30) inches on corner lots shall comply with the following setbacks. The purpose of this requirement is to maintain a clear sight distance for the safety of vehicular traffic movements on public rights-of-ways and in and out of driveways.

a. Corner Lots:

(1) On the street side parallel with the front door to the building the fence shall be setback at least twenty (20) feet from the front property line or the distance of the front of the building, whichever is greater.

(2) On the secondary street parallel with the side of the building the fence shall be setback at least fifteen (15) feet from the front property line.

(a) Buildings angled on the lot the front door setback requirement noted above shall apply to the street address.

b. Interior Lots:

(1) Fence shall be setback at least twenty (20) feet from the front property line or the distance of the front of the building, whichever is greater.

c. Exception

(1) Fence height outside the seventy-five (75) foot sight triangle on corner lots or along the frontage of interior lots may be increased

not to exceed four (4) feet if the fence is more than fifty (50%) percent open as determined by the Zoning Officer.

4. Any fence or wall enclosing non-residential property shall be limited to eight (8) feet in height except within the front yard where the height shall be limited to six (6) feet.

5. Notwithstanding these regulations, the following exceptions to the height regulations shall be permitted.

   a. A dog run or privacy area may have fencing a maximum of seven (7) feet in height provided such area is located in rear yard areas only and is set back from any lot line at least fifteen (15) feet.

   b. A tennis court shall be, located in rear yard areas only, may be surrounded by a fence a maximum of fifteen (15) feet in height; said fence to be set back from any lot line the distances required for principal buildings in the zoning district as stipulated in this Article.

D. CLEAR SIGHT DISTANCE. In no case shall a fence, hedge or wall be permitted, unless the Zoning Officer determines that such fence, hedge or wall does not impair necessary visibility for safe traffic movement.

E. ERECTION WITHIN PROPERTY LINES; ENCROACHMENT. All fences, hedges, walls and/or shrubbery shall be erected within the property lines, and no fence, hedge, wall and/or shrubbery shall be erected so as to encroach upon a public right-of-way; and no fence, hedge, wall and/or shrubbery shall be erected so as to encroach upon any recorded easement, unless, in the discretion of the Zoning Officer such encroachment will not defeat or interfere with the purpose of the easement and an appropriate release and waiver is presented as part of the application. The applicant shall be required, as part of the application.

   1. To secure the signed consent of the Responsible Authority that the encroachment into the easement is not objected to.

   2. To sign a release acknowledging that if the fence, etc. does defeat or interfere with the easement, that the applicant agrees to remove it, and

   3. To hold the Township free and harmless from liability.

F. FINISHED SIDE. The finished side of all fencing shall face outwardly and no fencing shall be installed so as to change or add to the natural flow of surface water onto adjoining or adjacent property.

G. MAINTENANCE. All fences, hedges, walls and/or shrubbery shall be maintained in a safe, sound and upright condition.

H. UNSAFE FENCES AND WALLS; NOTICE TO REMOVE OR REPAIR. If the Zoning Officer, upon inspection, determines that any fence, wall or any portion of any fence or wall is not being maintained in a safe, sound or upright condition, he shall notify the owner of such fence or wall, in writing, of his findings and state briefly the reasons for such findings and order such fence or wall or portion of such fence or wall repaired or removed within fifteen (15) days of the date of the written notice.

I. WALLS FOR RETAINING EARTH EXCEPTED. These restrictions shall not be applied so as to restrict the erection of a wall for the purpose of retaining earth.

J. RESIDENTIAL SWIMMING POOL. A private residential swimming pool area shall be surrounded by a fence at least four (4) feet, but no more than six (6) feet, in height (*see* Chapter 75 for additional standards)

K. LANDSCAPE PLAN. Fencing and walls for all uses requiring site plan approval shall be considered within the overall context of a landscape plan that considers the function and aesthetic quality of the fencing or wall.

L. PROHIBITED TYPES. No fence or wall shall be erected of wire, including but not limited to hardware cloth, livestock wire, and barbed wire, topped with metal spikes, broken bottles and glass, corrugated metal, cloth, snow fencing that is fabric or natural wood nor constructed of any material not commonly used for fencing or in any manner which may be dangerous to persons or animals and shall be of identical materials and design along a lot line, except that barbed wire may be used on any

fencing securing high voltage or telecommunications facilities from trespass; livestock wire may be used for securing livestock on properties approved as a farm use; and chain link is an approved type of fencing.

M. LIMITATIONS ON CHAIN LINK. Chain link fences on residential properties shall not exceed a four (4) feet height and are prohibited from having privacy screens including but not limited to slats, weaves, cloths, or other prohibited materials as determined by the Zoning Officer.

SECTION 9. That Article VII, Development Application Review Procedures, Section 709, titled "Appeal of Zoning Board Decision" be repealed and amended, as follows:

A. RIGHT OF APPEAL. Any interested party may appeal any final decision of the Zoning Board of Adjustment Superior Court, as provided for by law.

SECTION 10. That Article VIII, Application Submission Requirements, Section 801, Site Plan and Subdivision Approval Required, Subsection A(2), title "Site Plan" be repealed and amended, as follows:

2. Site plan approval is not required to permit a change of use that involves an existing structure if there is an existing site plan approval on file and the change of use does not necessitate any new construction with the exception of minor interior renovations; does not require any site improvements effecting bulk and/or setback regulations or revisions to adopted design standards such as parking and access; and does not require use variance approval under the provisions of *N.J.S.A.* 40:55D-70d.

SECTION 11. That Article IX, FEES, GUARANTEES, INSPECTIONS, AND OFF-TRACT IMPROVEMENTS, Section 901, titled "Application and Escrow Fees" be amended to add the following category:

PRELIMINARY OR FINAL SUBDIVISION OR SITE PLAN APPROVAL EXTENSION

Filing Fee	$50.00
Escrow Fee:	$250.00

SECTION 12. That Article IX, FEES, GUARANTEES, INSPECTIONS, AND OFF-TRACT IMPROVEMENTS, Section 902, Affordable Housing Fees and Procedures, Subsection D, Residential Development Fess, subparagraph (2)(c)(4), titled "Eligible exactions" be repealed and amended to add the word "Reserved."

SECTION 13. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 14. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 15. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

RECEIVED
NOV 3 - 2016

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.

n/a Taxes Paid Certification.

✓ Land Development Application Form – completed, signed, and notarized.

✓ Filing Fees.

- **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)

✓ Escrow Fees.

- **ESCROW FEE = Engineer + Planner + Legal**

✓ Signed Escrow Agreement.

✓ Signed W-9 Form.

n/a Disclosure Statement (Corporations, LLC, and Partnerships).

- Corporations, LLC, and Partnerships must be represented by an attorney.

✓ Twelve (12) copies of the development plan (signed and sealed).

✓ Seven (7) copies of the Ordinance Checklist (§817).

n/a 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

RECEIVED NOV 3 - 2013

Submission Date[1]: _____ Application №.: #161072CM

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees 350.00 Project # 10929

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

Escr. 1,200.00 Escr.# 10929

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: COUNTY OF CAMDEN	Name(s): SAME AS APPLICANT
Address: 520 Market Street, 14th Floor Courthouse	Address:
City: Camden	City:
State, Zip: NJ, 08102	State, Zip:
Phone: (856) 225 - 5543 Fax: (856) 756 - 2244	Phone: (856) ___ - ___ Fax: (856) ___ - ___
Email: friedman@camdencounty.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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: Joshua Friedman	Firm: Camden County Counsel
Address: 520 Market Street, 14th Floor	State, Zip: New Jersey
City: Camden	Phone: (___) 225 - 5543 Fax: (___) 756 - 2244
	Email: friedman@camdencounty.com

6. Name of Persons Preparing Plans and Reports:

Name: Bach Associates	Name:
Address: 304 White Horse Pike	Address:
Profession: Prof. Engineers and Land Surveyors	Profession:
City: Haddon Heights	City:
State, Zip: New Jersey, 08035	State, Zip:
Phone: (856) 546 - 8611 Fax: (856) 546 - 8612	Phone: (856) - Fax: (856) -
Email: sbach@bachdesigngroup.com	Email:

7. Location of Property:

Street Address: 430 Turnersville Road Block(s): 12302

Tract Area: 59.995 acres Lot(s): 1.01

8. Land Use:

Existing Land Use: Undeveloped land adjacent to Lakeland Cemetery

Proposed Land Use (Describe Application):

Transfer to Camden County Improvement Authority (CCIA), for subsequent transfer to private individual/company.

Use will not interfere with the lease in effect with the Township for use of a portion of the property for the Township's sports complex.

9. Property:

Number of Existing Lots: 1

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:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	>75'
Front setback 2	
Rear setback	>10'
Side setback 1	>10'
Side setback 2	>10'
Lot frontage	>400'
Lot depth	>400'
Lot area	>5 acres
Building height	<40'

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: N/A
Number of parking spaces provided: N/A
Number of loading spaces required: N/A
Number of loading spaces provided: N/A

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: 11-2-16

Signature of Co-applicant — Date

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).**

_____ Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____ Signature

_____ Print Name

_____ Signature

_____ 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

_____ Date

_____ Print Name

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 8/9/16, shows and discloses the premises in its entirety, described as Block 12302 Lot 1.01; 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

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #161072CM**
County of Camden
BLOCK 12302, LOT 1.01

DATE: November 18, 2016

The Applicant requests minor subdivision approval to create one (1) new lot within the IN - Institutional District. The project is located on the southeast side of Blackwood – Mt. Pleasant Road south of Barnsboro Road.

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

- Applicant/Owner: Camden County, 520 Market Street, Camden, NJ 08102 (telephone #856-566-3120).
- Surveyor: Anthony F. DiRosa, PE, PLS, Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
- Attorney: Joshua A. Friedman, Esq., 520 Market Street, Camden, NJ 08102 (telephone #856-225-5543).

I. INFORMATION SUBMITTED

1. Camden County Transmittal Letter dated 10/31/16.
2. Land Development Application Form and checklist dated 11/03/16.
3. Minor subdivision plan, as prepared by Bach Associates, PC comprising one (1) sheet dated 8/09/16.

III. ZONING INFORMATION

Description	Required (Other Use)	Proposed Lot 1.06	Proposed Lot 1.01	Conforms
Lot size (min.)	5 acres	7.775 acres	52.220 acres	yes / yes
Lot frontage (min.) Blackwood – Mt. Pleasant Road Woodbury-Turnersville Road	 400 ft. 400 ft.	 1,295.62 ft. n/a	 768.72 ft. 893.94	 yes / yes n/a / yes
Lot Width (min.)	400 ft.	±1,110 ft.[1]	±880 ft.[1]	yes / yes
Lot depth (min.)	400 ft.	±525 ft.[1]	1,884.80 ft.	yes / n/a
Tract Perimeter Setback (min.)	75 ft.	n/p	n/p	--- / ---

Front yard (min.) Blackwood – Mt. Pleasant Road Woodbury-Turnersville Road	75 ft. 200 ft.	75 ft. n/a	≥ 75 ft. ≥ 75 ft	yes / yes n/a / yes
Side yard (min.)	10 ft.	10 ft.	≥ 10 ft.	yes / yes
Rear yard (min.)	10 ft.	10 ft.	≥ 10 ft.	yes / yes
Building coverage (max.)	20%	n/a	< 10%	n/a / yes
Lot coverage (max.)	55%	n/a	< 55%	n/a / yes
Building Height (max.)	4 stories or 60 ft., whichever is less	n/a	≤ 35 ft.	n/a / yes

[1] = Scaled data.
n/a = Not Applicable.
n/p = Not Provided.

II. 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 major site plan requirements. The Applicant has provided most of the checklist items or has requested a waiver.

The Applicant must provide the following omitted checklist requirements:

It's not recommended waiving underlined checklist items.

1. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
   a. The plan shall be revised to provide Lot 1.06 for the proposed lot as per the Tax Assessor.

III. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirements.

It's not recommended waiving underlined checklist items.

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
   a. The subdivision is based on a survey dated 5/03/10.
2. 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. Defer to the Board engineer.
3. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
   a. Defer to the Board engineer.
4. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
5. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].

6. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
7. 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].
8. 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].

IV. VARIANCE COMMENTS

The instant application does not require any variances.

V. MINOR SUBDIVISION REVIEW COMMENTS

1. The plan shall be revised to correct the Zoning Data Table to include Lot Width and Tract Perimeter Setback as per §4419.D, Area, Yard, Height and Building Coverage.
2. The plan shall be revised to delineate the require 74-foot tract perimeter boundary as per §4419.D, Area, Yard, Height and Building Coverage.
3. The plan must be revised to indicate "concrete" monument to be set along Blackwood – Mt. Pleasant Road between Lot 1.01 and proposed Lot 1.06 as per §503.C, Monuments.

VI. 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.*

VII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.
2. I reserve the right to provide additional comments at time of application for final major site plan approval.

I have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Joshua A. Friedman, Esq.
Anthony F. DiRosa, PE, PLS
Richard Wells, Esq.
John Cantwell, PE, Conflict Engineer

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

Professional Excellence Since 1901

PRINCIPALS
Edward Vernick, PE, CME, President
Craig F. Remington, PLS, PP, Vice President
Michael D. Vena, PE, PP, CME *(deceased 2006)*
Edward J. Walberg, PE, PP, CME, CFM
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME
Kim Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME, CPWM, CEP
Alan Dittenhofer, PE, PP, CME
Leonard A. Faiola, PE, PP, CME
Christopher J. Fazio, PE, CME
Terence Vogt, PE, PP, CME
Dennis K. Yoder, PE, PP, CME

SENIOR ASSOCIATES
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Annina Hogan, PE, RA, CME, CPWM, LEED-AP
Kenneth C. Ressler, PE, CME
Frank J. Seney, Jr., PE, PP, CME, NBIS
Gregory J. Sullivan, PE, PP, CME, CEA

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595

51 Haddonfield Road, Suite 260
Cherry Hill, NJ 08002
(856) 795-9595

Remington, Vernick & Vena Engineers
9 Allen Street
Toms River, NJ 08753
(732) 286-9220

3 Jocama Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000

Remington, Vernick & Walberg Engineers
845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150

Melford Plaza I, Suite 400
16701 Melford Boulevard
Bowie, MD 20715
(240) 544-5382

Remington, Vernick & Beach Engineers
922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050

1000 Church Hill Road, Suite 220
Pittsburgh, PA 15205
(412) 263-2200

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212

Remington, Vernick & Arango Engineers
The Presidential Center, Lincoln Building
Suite 600, 101 Route 130,
Cinnaminson, NJ 08077
(856) 303-1245

One Harmon Plaza, Suite 210
Secaucus, NJ 07094
(201) 624-2137

November 15, 2016

Ken Lechner, Township Planner
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
P.O. Box 8
Blackwood, NJ 08012-0008

Re: Minor Subdivision
County of Camden
430 Turnersville Road
Block 12302, Lot 1.01
Twp. #161072CM
Escrow & Project #10929
Our file #04-15-P-1158

Dear Mr. Lechner:

We have reviewed a Minor Subdivision plan submission, received November 10, 2016, consisting of the following:

Sheet	Title	Date
SB-1	Minor Subdivision Plan	08-09-16

The plan was prepared, signed, and sealed by Anthony F. DiRosa, P.E., P.L.S., Bach Associates, PC, 304 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 546-8611.

I. GENERAL INFORMATION

Applicant/Owner: County of Camden
520 Market Street, 14th Floor Courthouse
Camden, NJ 08102
(856) 225-5543

Proposal: Camden County proposes to subdivide an existing 59.995 acre parcel in Lakeland into a 52.220 acre and a 7.775 acre parcel. The smaller parcel (Lot 1.02) is currently wooded and has 1,295.62 feet of frontage on Blackwood-Mt. Pleasant Road. The large parcel (Lot 1.01) contains Township Athletic facilities and the potters field. This larger parcel has 893.94 feet of frontage on Woodbury-Turnersville Road.

II. PERFORMANCE STANDARDS

1. We defer to the Office of Community Development in regards to the review for completeness for zoning requirements.

2. The submitted plan appears to be set up to be filed by map; however, note 7 indicates it will be filed by deed. This should be clarified. Our office recommends it be filed by map.

3. The following items of the Title Recordation Law need to be addressed:

   a. 46:23-9.11(3)j - "A minimum of three corners distributed around the tract shall indicate coordinate values".

   b. 46:23-9.11(3)r(13) - "On minor subdivisions, a monument shall be set at each intersection of an outside boundary of the newly created lot(s) with the right-of-way line of an existing street". A bond will be required for this monument unless installed before the plan or deeds are filed.

4. Note 9 indicates a new street address has been assigned. If this is the case, please note the address on the plans.

5. Since no construction is proposed as part of this application, the Township requirement for grading, utilities, stormwater, and compensatory plantings do not apply.

6. The August 9, 2016 legal description submitted to our office is titled for new Lot 1.02 and the first paragraph is referenced to Lot 1.02; however, the description is for Lot 1.01. This needs to be corrected and a legal description for Lot 1.02 submitted.

III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate 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. Any others as may be necessary.

V. APPROVAL PROCESS

If the Planning Board should grant approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, copies of the plan should be submitted to the Township offices for review, approval, and/or signature. The number of copies and submission procedures shall be in accordance with Township requirements.

2. If required, performance bonds are to be submitted prior to the signature of any plats or deeds.

3. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits (or) signing of any deeds or plats.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

John J. Cantwell, P.E., P.P., C.M.E.

JJC/mcb

cc: County of Camden; Anthony DiRosa, P.E., P.L.S.; Joshua Friedman, Esq.; Richard Wells, Esq.; Andrew Leveccia; Bernie Shepherd, Construction Code Official; Charles Palumbo, Tax Assessor

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: October 8, 2016

APPLICATION NO. #161072CM

LOCATION: 430 Turnersville Road
Blackwood, NJ
COUNTY OF CAMDEN

BLOCK:12302 Lot: 1.01 Escrow:10929

ZONE: IN

TRANSMITTAL TO:

- O Camden County Planning
- O Richard Wells
- O John Cantwell, Esq.
- O Planner
- O Taxes & Tax Assessor
- O Aqua Water Co.
- O New Jersey America
- ✓ Fire District 1 2 3 4 5 6
- O MUA
- O Construction
- O Traffic/Police
- O GTEMS

STATUS OF APPLICATION – Review ASAP NOVEMBER 22, 2016 Planning Board Meeting

PURPOSE OF TRANSMITTAL:

☒ For Your Review

ENCLOSED:

- ☑ 1 Copy – Minor Subdivision, Checklist, Application
- ☐ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Legal Description & Map Check Proposed
- ☐ 1 Copy - Preliminary & Final Major Site Plan
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

APPROVED
DATE: 11-25-16
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd
Sicklerville, NJ 08081

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #161072CM **Block: 12302 Lot: 1.01**

☒**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

DEC 01 2016

Reviewed By: ☒ **Lt. Jason Gittens**
Signature: _____ **Date Submitted** December 1, 2016

Received 11/8/16

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: October 8, 2016 **APPLICATION NO. #161072CM**

LOCATION: 430 Turnersville Road
Blackwood, NJ
COUNTY OF CAMDEN

BLOCK:12302 Lot: 1.01 Escrow:10929

ZONE: IN

TRANSMITTAL TO:

O Camden County Planning	O Taxes & Tax Assessor	O MUA
O Richard Wells	O Aqua Water Co.	O Construction
O John Cantwell, Esq.	O New Jersey America	O Traffic/Police
O Planner	O Fire District 1 2 3 4 5 6	O GTEMS

STATUS OF APPLICATION – Review ASAP NOVEMBER 22, 2016 Planning Board Meeting

PURPOSE OF TRANSMITTAL:

☒ For Your Review

RECEIVED NOV 14 2016

ENCLOSED:

- ☐ 1 Copy – Minor Subdivision, Checklist, Application
- ☐ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Legal Description & Map Check Proposed
- ☐ 1 Copy - Preliminary & Final Major Site Plan
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

☆ ISSUE - New lot is lot # 1.06 not 1.02.
Not sure how to make an address for this lot - no site plan for access.

[signature] assessor 11/9/16

Bu# 62

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: **October 8, 2016** **APPLICATION NO. #161072CM**

LOCATION: **430 Turnersville Road**
Blackwood, NJ
COUNTY OF CAMDEN

BLOCK:12302 Lot: 1.01 Escrow:10929

ZONE: IN

TRANSMITTAL TO:

O	Camden County Planning	O	Taxes & Tax Assessor	O	MUA
O	Richard Wells	O	Aqua Water Co.	Ø	Construction
O	John Cantwell, Esq.	O	New Jersey America	O	Traffic/Police
O	Planner	O	Fire District 1 2 3 4 5 6	O	GTEMS

STATUS OF APPLICATION – Review ASAP NOVEMBER 22, 2016 Planning Board Meeting

PURPOSE OF TRANSMITTAL:

☒ **For Your Review**

ENCLOSED:

- ☐ **1 Copy – Minor Subdivision, Checklist, Application**
- ☐ **1 Copy – Site Plan Waiver**
- ☐ **1 Copy – Fresh Water Wetlands Statement/Ordinance Relief**
- ☐ **1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey**
- ☐ **1 Copy - Legal Description & Map Check Proposed**
- ☐ **1 Copy - Preliminary & Final Major Site Plan**
- ☐ **1 Copy - Stormwater Management Report**
- ☐ **1 Copy – Traffic Impact Study**
- ☐ **1 Copy – Plan of Survey & Topography**

OK 11-15-16 JVG Bldg

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

November 14, 2016

Our records indicate that the below referenced property is tax exempt, therefore there are no taxes assessed to this property.

Name: **Camden County**

Address: 430 Turnersville Road

Block: 12302 Lot: 1.01

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

Sandra L. Ferguson

Gloucester Township Tax Collector

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

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Dora M. Guevara
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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

November 14, 2016

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

Re: Application #161072CM
County of Camden
430 Turnersville Road, Blackwood, NJ 08012
Block 12302, Lot 1.01

Gentlemen:

In response to your transmittal regarding the above application, approval will have no effect on the sanitary sewer system.

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