Township of Gloucester
Planning Board Agenda
January 24, 2017

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:00 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 – January 10, 2017

RESOLUTIONS FOR MEMORIALIZATION

O-97-17 **Amending Ordinance** **#6 Glen Oaks Redevelopment**	**To Establish an Office Commercial, and Planned Residential Overlay District For Specirfic Tax Block & Lots pursuant to N.J.S.A. 40A:12A-1ET SEQ**

APPLICATIONS FOR REVIEW

#161073CM **Courtland Beakley, Jr.**	**MinorSubdivision/Bulk C** **Block: 15805 Lot: 47.01** **Location: 341 Jarvis Road Erial, New Jersey** **Zoned: R1**

General Correspondence

Freshwater Wetland Letter of Interpretation/Line Verification

Application: 1840 Peter Cheeseman Road, LLC
Block: 14003 Lots: 13 & 14
Recovery Center of America

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday January 10, 2017

Chairman Owens calls the meeting to order.
Salute to the Flag
Opening Statement made by Mr. Lechner
Mr. Lechner stated this annual meeting was a part of the Planning Boards re-organization.
Mr. Lechner requested a Nomination for Board Chairman: Scott Owens nominated, motion & second. No other nominations presented.
Roll Call:

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

Chairman Owens Thanks the Board members for his re-nomination and continues with the meeting & proceedings for the Planning Board reorganization.
Chairman Owens requests a Roll Call.
Roll Call:

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

Chairman Owens announces general rules of the meeting.
Chairman Owens requested Mr. Reagan to be seated for Mr. Kricun who accepted.

Nomination for Vice Chairman: Josephine Costa nominated, motion made & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Nomination for Secretary: Ken Lechner nominated, motion made & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Nomination for Recording Secretary: Chris Nowak nominated, motion made & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Nomination for Solicitor: F.P.S.F. nominated, motion made & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Nomination for Conflict Engineer: Remington & Vernik nominated, motion made & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Nomination for Board Engineer: Bach Assoc., P.C. nominated, motion & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Adoption of Official Newspaper: Courier Post nominated, motion & second.
No other nominations presented. Nomination closed & approved.
Roll Call:

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

Adoption of Agenda Procedures: Meeting Dates to be Published in Newspaper
Motion made and second.
Roll Call:

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

Adoption of Meeting Times:
Meeting starts 7pm, no new applications after 9:30, meeting ending at 10:30pm.
Motion made & second.
Roll Call:

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

Minutes for Memorialization

Minutes from December 27, 2016.
Chairman Owens requested a motion to approve the minutes
Mr. Reagan made a motion seconded by Mr. Dintino.
Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

Resolutions for Memorialization

0-16-23
Amending Ordinance
0-03-03
Land development

Fences, Garages, Home Occupations, Fees, Etc. Ordinance 0-03-03

Chairman Owens requested a motion to approve the Resolution.
Mr. Reagan made a motion seconded by Mr. Dintino.
Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

#161072CM
County of Camden

Minor Subdivision/Bulk C
Block: 12302 Lot:1

Chairman Owens requested a motion to approve the Resolution.
Mr. Reagan made a motion seconded by Mr. Dintino.
Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

Applications for Review

0-97-17
Amending Ordinance
#6 Glen Oaks Redevelopment

Notes:
Mr. Lechner states this Amendment is to Ordinance #1701 presented to the Council meeting last night with the second reading at the next Council meeting. The ordinance is amendment to the Glen Oaks Redevelopment area. Mr. Lechner describes the area of the Glenn Oaks Redevelopment zone as area 1 & 2 that are underdeveloped and underutilized. The amendment plan allows for a more general use overlay.
The original plan was adopted in 1997 and the properties have remained essentially undeveloped. The areas Zoning changed in 1999. This is in question at this time and the reason for the amendment because there is interest in developing the two zones currently zoned neighbor residential. The amendment allows for more flexibility in the areas zoning.

Chairman Owens asked for a motion to approve the amendment.
Mr. Hutchinson made a motion seconded by Mr. Dintino.

Chairman Owens asked attending members if they had any Board Business.

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

Meeting adjourned.

Recording Secretary,

Christopher Nowak

2017–PB–01

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING THE RECOMMENDATION THAT THE TOWNSHIP APPROVE AND ADOPT ORDINANCE O–17–01 AMENDING THE GLEN OAKS REDEVELOPMENT PLAN

WHEREAS, on January 10, 2017 consideration was given to Ordinance O–17–01, which amends the Glen Oaks Redevelopment Plan; and

WHEREAS, Mr. Kenneth D. Lechner, PP, AICP, Director of the Township Department of Community Development and Planning and Board Planner, was sworn to present testimony on the Proposed Ordinance; and

WHEREAS, Mr. Lechner summarized the proposed amendments to the Glen Oaks Redevelopment plan, and presented Exhibit A-1 representing an areal photograph with outlines of the affected area; and

WHEREAS, Mr. Lechner indicated that the revisions are being proposed in order to assist with positive development in otherwise underutilized areas of the Township, and that the more flexible proposed zoning overlay has been used in other areas in order to promote successful growth; and

WHEREAS, the proposed amendment permits uses such as offices, light manufacturing, general commercial, planned commercial, and planned residential, among other things, and Mr. Lechner submitted that existing uses in the areas, including any residential uses, will not be adversely impacted; and

WHEREAS, the meeting was open to the public, and no members of the public appeared to testify; and

NOW, THEREFORE BE IT RESOLVED, the Planning Board having found that Proposed Ordinance O–17–01 is consistent and conforms with the intent of the Township's Master Plan, favorably recommends the Ordinance for adoption by the Township Council; and

WHEREAS, a motion was duly made by Councilman Hutchinson and duly seconded by Mr. Dintino 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
Ms. Costa	X	
Mr. Dintino	X	
Councilman Hutchinson	X	
Mr. Reagan	X	
Chairman Owens	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 24th day of January 2017 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 10th day of January 2017.

KENNETH LECHNER, SECRETARY

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

Fee Maintenance

For Office Use Only

RECEIVED NOV 3 - 2016 BY:

Submission Date[1]: _____ Application №.: #161073CM

☑ Planning Board ☐ Zoning Board of Adjustment

Taxes Paid Yes (Initial)

Fees 460 Project # 10946

Escr. 1,350 Escr.# 10946

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Courtland Beabley Jr.	Name(s): CBJM LLC
Address: 1580 Hider Lane Gloucester Twp.	Address: 1580 Hider Ln
City: Laurel Springs	City: Laurel Springs
State, Zip: N.J. 08021	State, Zip: NJ 08021
Phone: (856) 297-8740 Fax: (856) 481-4600	Phone: (856) 297 8740 Fax: (856) 481-4600
Email: chpropertyman@comcast.net	

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: ~~Renee F. Bergmann~~	Firm: Scott Good, Subranniz Auber
Address: ~~750 Route 73 Suite 307B~~	State, Zip: 750 Rt. #73 S, Suite 307B, Marlton, NJ 08053
City: ~~Marlton, NJ 08053~~	Phone: (__) 985-3086 Fax: (__) __-__
	Email:

6. Name of Persons Preparing Plans and Reports:

Name: Donovan Surveyors	Name: Addison G. Bradley
Address: 19 Hillcrest Rd	Address: 1585 Hider Lane
Profession: Land Surveying	Profession: Planner
City: Stratford, N.J. 08084	City: Laurel Springs
State, Zip: N.J.	State, Zip: N.J. 08021
Phone: (856) 627-3550 Fax: (856) 627-0330	Phone: (856) 228-4048 Fax: (856) 228-6507
Email:	Email:

7. Location of Property:

Street Address: 341 Jarvis Rd Block(s): 15805

Tract Area: 37,500± sq. ft Lot(s): 47.01

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Residential

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	Fence Application	Proposed
Front setback 1	50'	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	75'	Fence type	
Side setback 1	15'	Fence height	
Side setback 2	25'	*E.O.P. = Edge Of Pavement.	
Lot frontage	83'	**Pool Requirements**	
Lot depth	188'	Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height	less than 35'	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		Shed Requirements	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

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

Cornelius Beakley Jr. — 11/2/16

Signature of Applicant — Date

_____ _____

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).**

11/2/16
Date

Courtland Beatley Jr
Signature

Courtland Beatley Jr
Print Name

Sworn and Subscribed to before me this 2nd day of November, 2016 (Year).

Signature

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

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? ☒ No ☐ Yes

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

Courtland Beatley Jr
Signature of Applicant

Courtland Beatley Jr.
Print Name

11/2/16
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 _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____; 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:

Courtland Beatley Jr 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 2nd day of November,
20 16 before the following authority.

Notary public

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Alisa Ortiz, Zoning Officer
Dept. of Community Development

RE: ***APPLICATION #161073CM*** ***Escrow #10946***
Courtland Beakley Jr.
BLOCK 15805, LOT 47.01

DATE: December 7, 2016

The Applicant requests minor subdivision approval to create one (1) new lot in the R-1 Residential district. The property is located on the north side of Jarvis Road south of Maynard Drive.

The plan has 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: Courtland Beakley Jr., 1580 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-297-8740).
- Owner: CBJM, LLC, 1580 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-297-8740).
- Surveyor: John Donovan, PLS, 19 Hillcrest Road, Stratford, NJ 08084 (telephone #856-627-3550).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).
- Attorney: Renee F. Bergmann, 750 Route 73, Suite 307B, Marlton, NJ 08053

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 11/03/16.
2. Minor subdivision plan, as prepared by Donovan Surveyors, comprising One (1) sheet dated 9-19/16.

II. ZONING INFORMATION

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed (Lot 47.01)	Proposed Lot 47.05)	Complies
Lot size (min.)	**1 acre**	**24,710.22 sf (0.57 ac.)**		**no***
Lot size (min.)	**1 acre**		**18,904.12 sf (0.43 ac.)**	**no***
Lot frontage (min.)	**125 ft.**	**100 ft.**		**no***
Lot frontage (min.)	**125 ft.**		**83 ft.**	**no***
Lot depth (min.)	200 ft.	250.20 ft.	478.10 ft.	yes
Lot depth (min.)	**200 ft.**		**188.20 ft.**	**no***
Building coverage	15%	±11%	≤ 15%	yes /yes
Lot coverage	30%	±14%	≤ 30%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)[1]	50 ft.	102.70 ft.	≥ 50 ft.	yes / yes
Side yard (min.)	25 ft.	60 ft. / 70.4 ft.	≥ 25ft.	yes / yes
Rear yard (min.)	75 ft.	± 139 ft.	≥ 75 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

[1] = Scaled data.

* = 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. 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 requirements.

The Applicant must provide the following omitted checklist items or request a waiver.

We do not recommend waiving underlined requirements

1. "Minor Subdivision Plat for *(Name Development)"* [Checklist #14(b)].
   a. The plan must be revised to indicate "Minor Subdivision Plat for *(Name Development)."*
2. 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 plan must be revised to certify the date of the boundary survey.
3. Title block containing block and lot number for the tract and the name of the Township [Checklist #23].
4. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
5. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].

6. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
7. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
8. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
9. 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].
10. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
    a. In lieu of providing the proposed grading the plan must be revised providing a general not indicating a grading plan shall be provided in accordance with the requirements of §814, Grading Approval.
11. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
12. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
13. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

It's not recommend waiving underlined requirements

1. 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 a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
4. 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].

V. VARIANCE COMMENTS

The application as submitted requires the following variances.

§403.F, Area, Yard, Height and Building Coverage

Lot 47.01

1. Lot area: (24,710.22 sf provided v. 1 acre minimum required).
2. Lot frontage: (100 ft. provided v. 125 ft. minimum required).

Lot 47.05

3. Lot area: (18,904.122 sf provided v. 1 acre minimum required).
4. Lot frontage: (83 ft. provided v. 125 ft. minimum required).
5. Lot depth: (188.20 ft. provided v. 200 ft. minimum required).

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

The Applicant must address and the Planning Board consider the following in satisfying the positive criteria for the requested district setback variances:

3. 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)).
4. 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 N.J.S.A. 40:55D-70).

VI. SUBDIVISION REVIEW COMMENTS

1. The plans must be revised to show location of existing and proposed driveways as per §424, Driveways (Residential).
2. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
3. The plan must be revised to provide a concrete monument to be set between proposed Lots 47.01 & 47.05 along Jarvis Road as per §503.C(2), Monuments.
4. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. GENERAL REVIEW COMMENTS

1. The Applicant shall address removal of an existing sea land container in the rear yard.
2. The Applicant shall address removal of an existing 55-gallon drum rear yard.
3. The Applicant shall address exposed electrical wires at the concrete pad..
4. The plan must be revised providing the location of utilities and/or a general note indicating that all utilities will be contained within the proposed property boundaries.

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: Courtland Beakley Jr.
John Donovan, PLS
Addison G. Bradley, PP
Richard Wells, Esq.
Steven M. Bach, PE

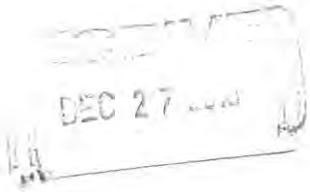
BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

December 21, 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: Minor Subdivision
Courtland Beakley, Jr.
341 Jarvis Road
Block 15805, Lot 47.01
Review No. 1
Bach Project No. GTPB-2016-14
GTPB Application No. 161073CM



Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated November 3, 2016.
- Township of Gloucester Land Development Submission Checklist, dated November 3, 2016
- Drawing entitled "Survey of Premises, 341 Jarvis Road, Gloucester Twp., Camden County, New Jersey", prepared by Donovan Surveyors, dated 9-129-16, no revision.

SITE INFORMATION:

Applicant: Courtland Beakley, Jr.
1580 Hider Lane
Laurel Springs, NJ 08021
856-297-8740

Owner: CBJM, LLC
1580 Hider Lane
Laurel Springs, NJ 08021
856-297-8740

PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into two (2) new residential lots. Existing Lot 47.01 is a 43,614 sf parcel of land containing an existing one story dwelling. The project site is located on the Northerly side of Jarvis Road, west of Meynard Drive in the Township's R-1 Residential Zoning District. It shall be noted that no construction is proposed at this time for the proposed Lot. The applicant is seeking a Minor Subdivision approval with bulk variances.

COMPLETENESS:

The applicant has not requested any waivers for this application.

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #14 – The plan shall be titled appropriately as follows: "Minor Subdivision Plan for (name development)". *Waiver recommended for completeness only.*

2. Checklist Item #19 – Plats shall be presented on sheets of one of the following dimensions: 30"x48", 30"x42", 24"x36", 15"x21" or 81/2" x 13". *Waiver recommended for completeness only.*

3. Checklist Item #23 – Title block containing block and lot for the tract and the name of the Township. *Waiver recommended for completeness only.*

4. Checklist Item #24 – Name and address of the applicant and the owner, signed consent of latter, if different from applicant. *Waiver recommended for completeness only.*

5. Checklist Item #26 – Space for application number. *Waiver recommended for completeness only.*

6. Checklist Item #28 – Scale not less than 1"=50' with graphic and written scales shown. *Waiver recommended for completeness only.*

7. Checklist Item #32 – A key map with north arrow showing the development. *Waiver recommended for completeness only.*

8. Checklist Item #33 – The names, addresses, block and lot numbers of all property owners within 200 feet of the development. *Waiver recommended for completeness only.*

9. Checklist Item #35 – Zones in which property in question falls, zones of adjoining properties and all property within 200 foot radius of the property in question. *Waiver recommended for completeness only.*

10. Checklist Item #36 – Existing and proposed building coverage in acres of square feet and as a percentage of the lot. *Waiver recommended for completeness only.*

11. Checklist Item #38 – Area of original tract to the nearest one hundredth of an acre. *Waiver recommended for completeness only.*

12. Checklist Item #50 – Each block and lot within each block shall be numbered as approved by the Tax Assessor. *Waiver recommended for completeness only.*

13. Checklist Item #51 – Area of each proposed lot correct to one-tenth of an acre. *Waiver recommended for completeness only.*

14. Checklist Item #55 – Appropriate places for signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signature. *Waiver recommended for completeness only.*

15. Checklist Item #57 – Contours shall be shown oat 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%) percent slope. *Our office has no objection to a waiver being granted for this item.*

16. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. *Our office has no objection to a waiver being granted for this item.*

17. Checklist Item #60 – Locations of all existing and proposed water course, i.e., lakes, streams, ponds, swamps or marsh areas, or underdrain. *A note shall be shown on the plan. Waiver recommended for completeness only.*

18. Checklist Item #61 – Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer. *A note shall be shown on the plan. Waiver recommended for completeness only.*

19. Checklist Item #74 – Within a distance of 200 feet of the 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. *Our office has no objection to a waiver being granted for this item.*

The above items must be provided or waivers granted prior to the application being deemed "Complete".

VARIANCES/WAIVERS:

The applicant is requesting variances for the following:

1. Lot Size - A variance is requested for a lot size of 18,904.12 sf for the proposed lot and 24,710.22 sf for the remaining lot where one (1) acre is required for both.

2. Lot Frontage – A variance is requested for a lot frontage of 83 ft. for the proposed lot and 100 ft. for the remaining lot where 125' is required for both.

3. Lot Depth – A variance is requested for a lot depth of 188.20 ft. for the proposed lot where 200 ft. is required.

REVIEW COMMENTS:

We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.

2. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.

3. The plan shall indicate a Point of Beginning for each legal description submitted.

4. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.

5. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed. Specifically, the Municipal Clerk's certification shall be added to the plan.

6. The plan shall provide a Zoning Schedule on the plan.

7. Site features within 200' of the site shall be shown on the plan per the Gloucester Township Land Development Checklist item No.74.

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

9. The applicant shall provide on the plan, a certification from a licensed professional that wetlands, transition areas and any associated buffers do not affect any portion of the subdivided lots. If the applicant cannot provide the certification than a wetlands delineation shall be performed by a certified professional and the wetlands line and associated buffer shall be depicted on the subdivision plan.

10. Monumentation to be set shall be indicated on the plan.

11. The reference meridian shall be tied to the coordinate system or recorded deed.

12. The north arrow shown on the plan is not consistent with the bearings of the property and shall be revised.

13. A certification for the Camden County Planning Board shall be shown on the plan.

14. A grading/plot plan shall be provided for review and approval if and when any structures are proposed.

15. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

We reserve the option to make additional comments as more information becomes available.

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
Courtland Beakley, Jr., Applicant
Renee F. Bergman, Esq., Applicant's Professional
John Donovan, PLS, Applicant's Professional

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

Bm# 67

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: November 15, 2016 **APPLICATION NO. #161073CM**

LOCATION: Courtland Beakley, Jr.
341 Jarvis Road
Erial, NJ

BLOCK: 15805 Lot: 47.01 Escrow: 10946

ZONE: R1

TRANSMITTAL TO:

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

STATUS OF APPLICATION – PURPOSE OF TRANSMITTAL: **Minor Subdivision/Bulk C Variance**

☒ For Your Review December 10, 2016

ENCLOSED:

- ☐ 1 Copy – Proposed Survey Subdivision, checklist
- ☐ 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 11-21-16 JKG Bldg

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

November 21, 2016

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

NOV 22 2016

Re: Application #161073CM
Courtland Beakley, Jr.
341 Jarvis Road, Erial, NJ 08081
Block 15805, Lot 47.01

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

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: November 15, 2016 **APPLICATION NO. #161073CM**

LOCATION: Courtland Beakley, Jr.
341 Jarvis Road
Erial, NJ

BLOCK: 15805 **Lot:** 47.01 **Escrow:** 10946

ZONE: R1

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Minor Subdivision/Bulk C Variance
PURPOSE OF TRANSMITTAL:

☒ For Your Review December 10, 2016

ENCLOSED:

- ☐ 1 Copy – Proposed Survey Subdivision, checklist
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- ☐ 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

New Lot # 47.05
New Lot address # 345 Jarvis Rd.

Assessor
11/23/16

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. There is a maintenance lien still on the property.

Name: CBJM, LLC

Address: 341 Jarvis Rd

Block: 15805 Lot: 47.01

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

1/19/17
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

01/19/17 14:08 Lien Pymt

BLQ: 15805. 47.01
Cert: 16-00851

17 Lien Fees-Prin	78.00
17 Cost-Int	1.80
17 Tax-Prin	2,235.15
17 Cost-Prin	89.70
17 Tax-Int	44.70
	2,449.35

Chk#: 6779801372
Ref Num: 11113 Seq: 125 to 127

Cash Amount:	0.00
Check Amount:	2,449.35
Credit Amount:	0.00
Total:	2,449.35

Owner: CBJM LLC
Address: 1580 HIDER LANE
LAUREL SPRINGS NJ 08021

Type of Lien: Outside
Interest Rate: 0.00
Apr 2: N
Premium: 2,200.00

01
Holder Name: US Bk as Cust for Tower DBW V1 Holder Id: 330
Address: Trust 2016-1
50 South 16th St, Ste 2050
Philadelphia, PA 19102

Interest	Total
38.84	2,235.15

Cost:	89.70	
rtificate:		2,324.85
t on Cert:		0.00
(2.00 %):		46.50
Total:		2,371.35

Penalty	Interest Rate	Per Diem	#Days	Interest	Total

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	2,235.15	0.00	2,235.15
Total Tax	2,235.15	0.00	2,235.15
Certificate Cost	89.70	0.00	89.70

LIEN REDEMPTION:

Principal:	2,324.85
Redemption Penalty (2.00 %):	46.50
Interest:	0.00
Recording Fees:	78.00
TOTAL REDEMPTION:	2,449.35

Total Per Diem: 0.000000

RECEIVED
JAN 19 2017

ARH ASSOCIATES

Principals
Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

January 11, 2017

CERTIFIED RETURN RECEIPT

Christopher Nowak, Recording Secretary
Gloucester Township Planning Board
1261 Chews Landing Road
PO Box 8
Blackwood, NJ 08012

Re: **Attachment A – Notice:**
Freshwater Wetlands Application
Freshwater Wetlands Letter of Interpretation / Line Verification
Application Submitted By: 1840 Peter Cheeseman Road, LLC
Regarding Property At: Block 14003, Lots 13 & 14 – Peter Cheeseman Road (CR#759)
Gloucester Township, Camden County

Dear Interested Party:

This letter has been sent to inform you that 1840 Peter Cheeseman Road, LLC is submitting an application for approval to the New Jersey Department of Environmental Protection (NJDEP), Division of Land Use Regulation in accordance with the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A. This approval will verify the freshwater wetlands boundary established on the above referenced project site. You are being notified as an owner of property located within two hundred (200) feet of the project.

The following request is being made(s):

_X_ Letter of Interpretation (establishes the official boundary line of any regulated freshwater wetlands, open waters, or transition areas on the property, and if freshwater wetlands are present, identifies their resource value).

_____ General Permit Authorization (authorizes regulated activities, such as construction or development, in wetlands and adjacent transition areas).

_____ Individual Transition Area Waiver (authorizes regulated activities, such as construction or development, in areas adjacent to wetlands).

_____ Individual Freshwater Wetlands Permit (authorizes regulated activities, such as construction or development, in both wetlands and adjacent transition areas).

_____ Open Water Fill Permit (authorizes regulated activities, such as construction or development, in open waters).

The activities for which this application requests NJDEP approval are (those that apply have been checked):

_X___ No regulated activities, just establishing where regulated wetlands (if any) are found on my property.

_____ Cutting or clearing of trees and/or other vegetation.

_____ Placement of pavement or other impervious surface.

_____ Placement of one or more buildings or other structures.

_____ Expansion of existing pavement, buildings, or other structures.

_____ Other (describe):

If you would like to inspect a copy of the application, it is on file at the Municipal Clerk's Office in the Township in which the property is located, or you can call the NJDEP at (609) 777-0454 to make an appointment to see the application at NJDEP Offices in Trenton during normal business hours.

The rules governing freshwater wetlands permits and approvals are found in the NJDEP's Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A. You can view or download these rules on the NJDEP, Division of Land Use Regulation website at www.state.nj.us/dep/landuse, or you can find a copy of these rules in the County Law Library in your County Courthouse.

As part of the NJDEP's review of this application, NJDEP personnel may visit the property, and the portion of any neighboring property that lies within one hundred fifty (150) feet of the property line, to perform a site inspection. This site inspection will involve only a visual inspection and possibly minor soil borings using a four inch (4") diameter hand auger. The inspection will not result in any damage to vegetation or to property improvements.

The NJDEP welcomes any comments you may have on the application. If you wish to comment on the application, comments should be submitted to the NJDEP in writing within fifteen (15) days after you receive this letter. However, written comments will continue to be accepted until the NJDEP makes a decision on the application. Comments cannot be accepted by telephone. Please submit any comments you may have in writing, along with a copy of this letter, to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
Mail Code 501-02A
PO Box 420
Trenton, New Jersey 08625-0420
Attn: Camden County Project Manager

When the NJDEP has decided whether or not my application qualifies for approval under the Freshwater Wetlands Protection Act Rules, NJDEP will notify the Municipal Clerk of the final decision on this application.

If you have questions about this application, please contact the agent listed below for this project.

John Lombardo
Peter Cheeseman Road, LLC
2701 Renaissance Road
King of Prussia, PA 19406

Agent For Applicant:

ARH Associates
Marianne G. Risley, Environmental Specialist
Phone: (609) 561-0482

MGR//mgr
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ARH ASSOCIATES

Principals
Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

January 11, 2017

CERTIFIED RETURN RECEIPT

Re: NJDEP – DLUR Form
Flood Hazard Area Verification Request
Block 14003, Lots 13 AND 14
Gloucester Township, Camden County
ARH #50-52433.07

TO WHOM IT MAY CONCERN:

This notice has been sent in accordance with NJAC 7:13-19.3 (d) 1iii, to notify you that 1840 Peter Cheeseman Road, LLC, has made an application requesting Flood Hazard Area Verification, to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the above referenced Block and Lot.

A Flood Hazard Verification request will confirm the flood hazard elevation generated for the property based on Method 5 – Approximation Method (NJAC 7:13-3.5).

The complete Verification Permit application package can be reviewed at either the Municipal Clerk's office or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed delineation and site. Please submit your written comments within fifteen (15) calendar days of the date of this letter to:

NJDEP, Division of Land Use Regulation
501 East State Street
MAIL CODE 501-02A / PO Box 420
Trenton, NJ 08625-0420
Attn: Dennis Contois, Application Support

Prepared by:
Marianne G. Risley – ARH Associates
609-561-0482 (Ext. 3231)

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Civil Solutions
a division of arh

County - Camden
Township - Gloucester Twp
Block - 14003
Lot - 13, 14
St Frontage - Peter Cheeseman Rd
Drawn by: CHD Dated: 12/12/2016

Legend

- Site Area
- Water bodies (NJDEP)
- Streams (NJDEP)

Recovery Center of America - Gloucester Twp.

0 1,000 2,000 Feet

1 inch = 2,000 feet

USGS

SE RUNNEMEDE NJ Quadrangle #1154
ARH Project #50-52433

Note:
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Monday, December 12, 2016 8:31:51 AM
W:\FILEROOM\HQ\5\5052433\GIS\MAP\Site Maps\USGS_2016.mxd