Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 11, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules

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

Annual Reorganization
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording Secretary

Appointment of Solicitor
Appointment of Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, December 14, 2016***

RESOLUTIONS FOR MEMORIALIZATION

#162031DSPW
Pat's Industry, LLC

Use "D" Variance, Site Plan Waiver
Block: 6502 Lot: 2

#162076C
NVR, Inc., d/b/a Ryan Homes

Bulk C Variance
Block: 18504 Lots: 45,46,47,48

#152041PMSFMSa1DM
1840 P Cheeseman Road, LLC

Minor Subdiv; Prelim/ Final Major Site Plan; Use "D" Variance
Block: 14003 Lot: 13

APPLICATIONS FOR REVIEW

#162075DSPW
Amanda Hotz
Zoned: NC

Use "D" Variance/Site Plan Waiver
Block: 4301 Lot: 4
Location: 630 Lower Landing Rd, Blackwood

Outside sitting area w/bar, music & tv's

#162047CDPMFMS
Bimbo Bakeries USA, LLC
Zoned: HC

Prelim/Final Major Site Plan
Block: 13305/13307 Lot: 1-2-3; 5
Location: 1320/1340 Blackwood Clementon Rd
700 Plaza Dr., Clementon

Expansion of an existing baked goods retail sales/distribution facility; construct a vehicle maintenance facility. Rita's Water Ice will be relocated into the expanded Entenmanns building adjacent to the retail bakery.

Meeting Adjourned

Gloucester Township Zoning Board of Adjustment
Agenda Procedures
2017

1. **Flag Salute**

2. **Reading of the Commencement Statement**

3. **Roll Call**

4. **Adoption of Minutes**

5. **Adoption of Resolutions**

6. **Discussion Items**

7. **Review of Applications**

8. **Adjournment**

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. S. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Zoning Board of Adjustment is desirous of maintain the current agenda procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the agenda procedures of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the **TOWNSHIP OF GLOUCESTER** at a meeting held on the **11th day of January, 2017**.

_____
Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Zoning Board of Adjustment be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post** and/or the **Philadelphia Inquirer, South Jersey Edition**;
3. All advance written notices of Board meetings from January 11, 2017 through the date of the 2017 reorganization meeting of the Zoning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:00 p.m.

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST: TOWNSHIP OF GLOUCESTER

_____ _____

Secretary Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day** of **January, 2017.**

_____

Secretary

RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF CHAIRMAN

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day** of **January, 2017**.

_____
Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day of January, 2017.**

_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF A SECRETARY

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day of January 2017**.

_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board.

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Recording Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Recording Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day of January, 2017.**

_____
Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A (i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor: **, ESQUIRE**

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day of January, 2017.**

_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING FOR THE SERVICES OF AN ENGINEER

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **11th day of January, 2017.**

_____
Secretary

Gloucester Township
Zoning Board of Adjustment
Regular Meeting Schedule

2017
7:00 P. M. Council Room

January 11, 2017
January 25, 2017
February 08, 2017
February 22, 2017
March 08, 2017
March 22, 2017
April 12, 2017
April 26, 2017
May 10, 2017
May 24, 2017
June 14, 2017
June 28, 2017

July, 12, 2017
July 26, 2017
August 09, 2017
August 23, 2017
September 13, 2017
September 27, 2017
October 25, 2017
November 08, 2017
November 22, 22017
December 13, 2017

Kenneth D Lechner, PP, AICP
Director of Community Development & Planning

KDL/dmb

Gloucester Township
Planning Board & Zoning Board of Adjustments
Meeting Schedule

2017

	Planning **Council Room** **7:00 P. M.**	Planning Board Work Session Council Room - 4:30PM	Zoning Board **Council Room** **7:00 P. M.**
January, 2017	January 10, 2017 January 24, 2017	January 17, 2017	January 11, 2017 January 25, 2017
February, 2017	February 14, 2017 February 28, 2017	February 21, 2017	February 08, 2017 February 22, 2017
March, 2017	March 14, 2017 March 28, 2017	March 21, 2017	March 08, 2017 March 22, 2017
April, 2017	April 11, 2017 April 25, 2017	April 18, 2017	April 12, 2017 April 26, 2017
May, 2017	May 09, 2017 May 23, 2017	May 16, 2017	May 10, 2017 May 24, 2017
June, 2017	June 13, 2017 June 27, 2017	June 20, 2017	June 14, 2017 June 28, 2017
July, 2017	July 11, 2017 July 25, 2017	July 18, 2017	July 12, 2017 July 26, 2017
August, 2017	August 08, 2017 August 22, 2017	August 15, 2017	August 09, 2017 August 23, 2017
September, 2017	September 12, 2017 September 26, 2017	September 19, 2017	September 13, 2017 September 27, 2017
October, 2017	October 10, 2017 October 24, 2017	October 17, 2017	October 25, 2017
November, 2017	November 14, 2017 November 28, 2017	November 21, 2017	November 08, 2017 November 22, 2017
December, 2017	December 12, 2017	December 19, 2017	December 13, 2017

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 14, 2016

Chairman Simiriglia called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Absent**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Present**
Mr. Rosati	**Present**
Mr. Acevedo	**Present**
Mr. Treger	**Present (late arrival 7:50)**
Ms. Scully	**Present**
Chairman McMullin	**Absent**

Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Minutes for Wednesday, November 9, 2016

A motion to approve the above mentioned minutes was made by Mr. Rosati and seconded by Ms. Scully.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Rosati	**Yes**
Ms. Scully	**Yes**

Minutes Approved.

Minutes for Wednesday November 23, 2016

A motion to approve the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162070C
Bruce & Faye Merritt
Bulk C Variance
Block: 15814 Lot: 6

#162067C
Matthew Chester
Bulk C Variance
Block: 1704 Lot: 24

A motion to approve the above mentioned resolutions was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162076C
NVR, Inc., d/b/a Ryan Homes
Zoned: SCR-HC Overlay
Bulk C Variance
Block: 18504 Lots: 45, 46, 47, And 48
Location: 149, 147, 145, 143 Village Green La
10' x 14' deck w/rear setbacks as follows: 17' (45), 17' (46), 13' (47), and 14" (48)

Mr. Costa swears in Jason McNee (PE), and Mr. Joe Mancini (Planner).
Mr. Michael Floyd (Esq.) briefly explains the application: the applicant is asking to allow installation of rear decks that will be in line with all other decks.
A1- plan 4 townhomes vs. neighboring townhomes
A2- blow up of 4 townhomes

Mr. McNee: discusses the single family attached 108 units.
- 50% have decks and this is the only building with setback issues,
- Residents have been there for 1 year
- They will be standard decks and the same as the others.

Mr. Mancini lists the variances for this 1 building:
17' for lot: 45, 17' for lot: 46, 17' for lot: 47 and 17' for lot 48 where 20' is required.
- There is an irregular lot line which causes the need for the variance,
- 10' x 14' raised deck,
- allow 17' setback vs. 20',
- precluding this amenity will make these units worth less,
- When you drive by you won't notice the variance,
- maintain aesthetics of the property,
- don't see any detriment to neighbors,
- Decks are the same size as everyone else's,
- maintain at least 13' from the property line.

Mr. Mellett states the Zoning Board did approve this application without the fences. So you won't see the distinction since its open space.

Mr. Lechner clarifies they are for 2nd level decks with Mr. Mancini.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Ms. Scully	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

Mr. Treger arrives 7:50 pm.

#152041PMSFMSa1DM
1840 P. Cheeseman Rd., LLC
Zoned: IN
Minor Subdiv. Prelim/Final Major Site Plan; Use "D" Variance
Block: 14003 Lot: 13
Location: 1840 Peter Cheeseman Rd., Blackwood
Residential Healthcare Facility/Drug & Alcohol Rehab Facility.

Mr. Costa swears in: Mr. Wilkenson (Engineer)
Mr. Plackter (Esq.) discusses the previous site plan approval for the 125 bed facility with amenities; Phase I only.
Mr. Costa states the applicant is seeking preliminary approval only. For the record, there was a judge order to hear the Phase I site plan. The Zoning Board is not waving any future rights.
Mr. Mellett states no subdivision plan was ever submitted.
Mr. Plackter reviews the application for 1840 Peter Cheeseman Rd. 27.27 acres, IN Zone.
- The hospital (w/amenities) is a permitted use,
- Dr. DeShields had previously stated the need for the facility.
- Dr. Carese testified on the level of care of the facility,

Mr. Wilkenson discusses the site plan elements; Mr. Wilkenson agreed to all Mr. Mellett and Mr. Lechner's conditions. The parking required for the facility is 173 parking spaces and 190 parking spaces are proposed by the applicant.
A6 (3/2016) - Site Plan - PHI w/1/2 parking lot (190 parking stalls).
A12 (3/2016) - overall location map
A11 - Outpatient Services Building - after initial 14 day treatment,
- will meet all conditions proposed by the professionals.

Mr. Costa states excluding the residential component.
Mr. Wilkenson states the outpatient services is separate from the hospital.
Mr. Costa states at the final site plan; show without the 4 residential proponent.

Condition of Approval:
- agree with all professionals,
- remove storm water that includes residential townhomes.
Chairman Simiriglia states the professionals must be able to go by the print of the site plan.
Mr. Lechner discusses the payment of preliminary final fees already processed. Twelve copies of the plans are needed. It is a 4 page application for final and the 12 copies.
Mr. Mellett suggests a condition: any approval of minor sub division.
Mr. Treger asks if there is already an approval of a Preliminary site plan.
Mr. Costa states "no" just the use not the site plan.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman Simiriglia	**Yes**

Application Approved

#162031DSPW
Pat's Industry, LLC
Zoned: CR
Use "D" Variance, Site Plan Waiver
Block: 6502 Lot: 2
Location: 110 Black Horse Pike, Blackwood
Impound Lot

Mr. Costa swears in Mr. Robert Holton (owner), Ms. Candace Kanaplue (Planner), and Mr. Anthony DiRosa (surveyor/engineer).
Mr. Dennis Riley (Esq.) briefly introduces the application.
Mr. Holton discusses the containment unit and took pictures with vehicles in the other locations.
The containment units were specifically designed for this use; it holds any fluids that may leak from the vehicle. Only 4% of the vehicles are accident vehicles/leakage possible. The majority of the vehicles are hazards on the highway/left on the highway with a flat tire, etc....
Mr. Holton continues with an overview:
- 2012 purchase,
- Code enforcement,
- was a dumping ground,
- When he cleaned up the lot code enforcement was called,
- The town (Gloucester Township) wasn't really aware of this property until he started to clean it up.
- Video of the truck delivering cars with the maximum number of vehicles in the lot was shown to the board.
- The truck is able to maneuver with 8 to 10 cars in the lot at rush hour.

Mr. Holton shows the board on his I-Pad the video of the truck dropping the cars at the lot.

Mr. Riley states there will be 20 vehicles per month not at one time,
- The current signs aren't Mr. Holton's they belonged to the business next door,
- A sign will have to be erected for the police and fire departments,
- They did visit the police department and filled out the paper work specifically necessary for this property.

Mr. Lechner states banners are not permitted and the signs will have to meet the ordinance.

Mr. DiRosa (engineer).
A4- existing conditions w/wetlands line and storage of vehicles,
A5 - updated plan with parking concept,
- turning template (tow truck) will not encroach on the MUA,
- Panel shows 8 cars parallel to the Black Horse Pike while the video showed perpendicular parking,
- 60' from cars to the Black Horse Pike (gate),
- High point is top of the gravel and drains toward the Black Horse Pike,

*revised existing conditions plan.
A6 - wetlands line; the tax map is not a good source. The line goes through the MUA lot and is closer to the stream. 1999/2001 survey 50' buffer is not close to the gravel lot.

Mr. Mellett:

- 1st exhibit was a truck coming off the Black Horse Pike and navigating with a vehicle.
- The parking is for staging and not a shopping lot,
- Reduced amount of storage (Max. 8),
- Video showed more than exhibit,
- Environmental constraints; must obtain additional wetlands line information,
- Flood hazard zone regulated by the state.

*Approved w/note to applicant subject to state rules and regulations.
*Spillage and topographic is more substantial than we thought. But state regulations are still necessary to be followed.
Mr. Lechner waives the site plan and will comply with Mr. Lechner's report.

Ms. Kanaplue (planner):
- Bulk variances; minimum street frontage 89' with MUA parcel in front.
- Parking area C1 variance irregular shape of lot.
- CR zone; low customer activity/actually there is NO customer activity.
- Unusually shaped; like a "U",
- No impairment to the zoning plan of Gloucester Township,
- No plans to build on the property, just fencing and signage,
- MLUL purposes reviewed.

Mr. Lechner inquires if 8 will be the maximum vehicles on the property.
Mr. Holton states "yes".
Mr. Lechner states the south side of the property shows signs of a lot of disturbance by a bulldozer or caterpillar.
Mr. Holton states PSEG had machinery back there to start installing a light pole. He has removed a lot of junk from the property.
Mr. Lechner states there are probably wetlands back there and they may have been some encroachment.
Mr. Holton states the states that a lot of that junk was back there when he bought the property. Some of that equipment is on the property behind his. The skid steer on his property is for PSEG. The bulldozer is behind us and was on the property when he purchased it; it will be removed.
Mr. Lechner points out the skid steer on a photo and questions the location it is parked on.
Mr. Holton states where that skid steer is where the pole will be for PSEG.
Mr. Lechner states the only way that skid steer could get there is through the wetlands and he is worried about the amount of disturbance.
Mr. Holton states he cleaned tractor trailers full of garbage out of that lot and no one noticed all that.
Mr. Lechner states he isn't sure of the wetlands laws but you would need a special permit to remove the debris.
Chairman Simiriglia asks what is back there on the property.
Mr. Holton states the machine and a bin where concrete was located. He has kept his machine on his property.
Chairman Simiriglia asks Mr. Lechner if he wants more done to the property.
Mr. Lechner states he has observed something that is illegal and is above his expertise. He advises Mr. Holton to contact the DEP and make sure he doesn't do anything else he shouldn't.
Mr. Holton states he isn't going to leave debris on his property.
Mr. Lechner states whatever is not natural should be removed.
Chairman Simiriglia asks how much time Mr. Holton should get to clean the property up.
Mr. Holton states he can have it done in a week.
Mr. Costa suggests 120 days.
Mr. Holton states he is willing to meet Mr. Lechner on the property and tell him what to remove.
Mr. Lechner states an EPA permit may be needed and that is Mr. Holton's and his professional's responsibility to get.

Mr. Mellett states no further clearing should occur beyond the gravel (vegetation).
Mr. Lechner wants a Letter of Interpretation from the DEP and they will tell Mr. Holton exactly what he needs to do.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the following conditions: cleaned up by 4/15/2017, no vegetation removed beyond gravel, Letter of Interpretation from DEP, site plan waiver, max. 8 vehicles, was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman Simiriglia	**Yes**

Application Approved

#162015CDM
88 Equities, LLC
Zoned: SCR
Minor Subdivision - Request for Extension
Block: 13203 Lot: 5.01
Location: 1532 Little Gloucester Rd., Clementon
Three (3) month extension of the minor subdivision approval.

A brief review of the amended site plans was discussed and the previous approval of the application. A 90 day approval, amended site plan, extension of subdivision, new footprint of the building, each apartment has it's own entrance (no elevators), land dimensions engineering, apartment of overlay of approval, Final Site Plan.

A motion to approve the above mentioned extension was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman Simiriglia	**Yes**

Extension Approved

A motion to Adjourn was made by Mr. Treger and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162031DSPW
Pat's Industry, LLC
Block 6502, Lot 2

WHEREAS, Pat's Industry, LLC is the owner of the land and premises located at 110 Blackhorse Pike in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Storage and Impound vehicle Lot and Site Plan waiver within the CR-Zone and such Use is not permitted for the property located upon Block 6502, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Dennis Riley Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 14, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Pat's Industry, LLC is the owner of the land and premises located at 110 Blackhorse Pike in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6502, Lot 2, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant Robert Holton testified that he owns the property and currently the GTMUA has a pumping station on the site and the remaining property is vacant. He owns a towing and storage business and is looking to store vehicles closer to his home. The tow trucks are kept at his home and will not be stored on this site. He stated he could have as many as 20 vehicles a month but no more than 8 vehicles would be stored on site at any one time. He also explained the containment units were specifically designed to hold any fluids that may leak from the vehicles. He also discussed with the Board the debris on site and the removal of some vegetation as well as Wetlands concerns. He agreed as a condition of approval he would clean up the property by April 15, 2012, get a Letter of Interpretation from NJDEP, would not clear any vegetation beyond the gravel area, the site is limited to no more than 8 vehicles at any one time and agrees with the reports of Mr. Lechner dated October 18, 2016 and Jim Mellett dated November 8, 2016

Anthony DiRosa, a Professional Engineer, explained the site and ingress and egress as well as the wetlands and agreed to comply with whatever was recommended by the State. Introduced into evidence were A-1,an aerial, A-2 photo of fencing and gate, A-3,photos of site, A-4, Site Plan existing conditions, A-5 Parking concept and A-6, Revised existing condition plan.

Candace Kanaplue, a professional planner, testified that the CR Zone encourages low customer activity and this use is less intense than permitted uses and there is no impairment to the Zone Plan.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an Use variance to have a Storage and Impound Lot and waiver of Site Plan in a CR- Zone six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of December, 2016, the applicant Pat's Industry, LLC is hereby granted the Use variance and Site Plan waiver for the property located upon Block 6502, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and conditioned upon the applicant complying with all of the aforesaid conditions.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Ken Treger	Yes
Andy Rosati	Yes
Michelle Scully	Yes
Carmen Scarduzzio	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of January, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162076C
NVR, Inc. d/b/a Ryan Homes
Block 18504, Lots 45, 46, 47 and 48

WHEREAS, NVR is the owner of the land and premises located in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 10'x14' deck with rear yard setbacks of 17' for lot 45 and 46, 13' for lot 47 and 14' for lot 48 instead of the required 20' for the property located upon Block 18504, Lots 45,46,47 and 48, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being represented by Michael Floyd Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 14, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, NVR, Inc. is the owner of the land and premises located in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18504, Lots 45, 46, 47, 48, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Jason McNee P.E and Joseph Mancini PP. Mr.McNee explained residents have been there for a year and the decks will be the same as the others. Mr. Mancini stated the reason for the variances are due to the fact the lots have irregular lot lines and the variance for the raised second story decks will not be noticed by anyone driving by the area. He went on to say he did not see any detriment.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence with 0' setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of December, 2016, the applicant NVR, Inc. is hereby granted the aforesaid variances for the property located upon Block 18504, Lots 45, 46, 47 and 48 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Ken Treger	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of January, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152041PMSFMSa1DM
1840 Peter Cheeseman Road, LLC
Block 14003, Lot 13

WHEREAS, Peter Cheeseman, LLC, is the owner of the land and premises located at 1840 Peter Cheeseman Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary Site Plan only for what the applicant described as Phase I only and not for the 192 residential facility designated as Phase II, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, located in an IN Zone, said application being represented by Jack Plackter, Esq.; and

WHEREAS, the Board as ordered by The Honorable Noel L. Hillman in his order dated November 23, 2016 held said hearing and by having the Hearing the Board is not waiving and is preserving any legal remedies it may have, after carefully considering the representations made by the applicant at public hearings held on December 14, 2016, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 14003, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an IN Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant produced the following witness, Mr. Ted Wilkenson, a professional engineer, Maurice Rached, traffic engineer,

Jack Plackter, attorney for the applicant, stated that they were seeking Preliminary Site Plan approval only of a 125 patient beds in a hospital like setting, a cyber cafe, a gym facility and an Outpatient treatment building and Phase II consisting of 192 beds was not being heard due to the pending litigation

Ted Wilkenson, a professional engineer, testified on behalf of the applicant. Mr. Wilkenson summarized his testimony as he had previously given to the Board on February 24, 2016 and March 9, 2016, testified as to the parking, curbing lighting and storm management and also as to the wetlands on site. He stated he agreed with the letters prepared by Ken Lechner, Board Planner dated February 16, 2016, and James Mellett, Board Engineer dated February 19, 2016. Introduced into evidence were A-6 Site Plan, A12 Overall location map and A-11 Outpatient services building.

Mr. Rached testified there would be no negative traffic impact.

As a condition of approval the applicant agreed to comply with all the comments in the reports of Mr. Lechner and Mr. Mellett, they would remove any storm water reference as it pertains to the 4 residential buildings, and at the time of Final the applicant will revise plans detailing Phase I only and any reference to the residential buildings Phase II will be removed.

UPON MOTION to approve the Preliminary Site Plan for Phase I only the Board voted six (6) in favor and none against, therefore approving the preliminary site plan for Phase I, without waiving and preserving any legal remedies it may have in the future; and

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this14th day of December, 2016 that the applicant, Peter Cheeseman Road, LLC is hereby granted Preliminary Site Plan for Phase I only, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Carmen Scarduzzio	Yes
Arlene Chieumento	Yes
Andrew Rosati	Yes
Ken Treger	Yes
Michelle Scully	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of January, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

WADE, LONG, WOOD & LONG, LLC

Attorneys at Law

John D. Wade
Howard C. Long, Jr.
Leonard J. Wood, Jr.
Daniel H. Long

Audra A. Pondish
Christopher F. Long
John A. Moustakas

November 22, 2016

Kenneth D. Lechner, PP, AICP
Department of Community Development & Planning
Township of Gloucester
PO Box 8
Blackwood, NJ 08012

Re: Bimbo Bakeries, USA, LLC
Application #162047CDPMFMS
Block 13305/13305, Lot 1-2-3; 5

Dear Mr. Lechner:

As you are aware, this office represents Bimbo Bakeries, USA, LLC in regards to the above referenced application before the Gloucester Township Zoning Board of Adjustment. The applicant is currently on the agenda for a Prelim/Final Major Site Plan scheduled for a hearing before the Board on November 23, 2016. Please allow this letter to serve as the applicant's formal request for an adjournment of said hearing until the January 11, 2017 Zoning Board of Adjustment meeting.

Moreover, the applicant respectfully requests you announce the adjournment at the November 23, 2016 Zoning Board of Adjustment's meeting to the public, to satisfy the applicants notice requirements for the January 11, 2017 hearing. Thank you for your courtesies in this matter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,
WADE, LONG, WOOD & LONG, LLC

John D. Wade, Esq.

JDW/cmv

1250 Chews Landing Road, Suite 1, Gloucester Township, Laurel Springs, NJ 08021 (856) 346-2800 *fax:* (856) 346-1910

GLOUCESTER TOWNSHIP FIRE DISTRICT 4
BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

November 21, 2016

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: Bimbo Bakeries, USA, INC.
Application No.: 162047CDMFMS

I have received your plans for the above mentioned project, upon review of the plans I have come up with the following request:

1. We request that the new addition and existing building be fully suppressed.
2. In addition to the sprinkler system we would request a new hydrant be installed to the rear of the building on Plaza Drive, and a remote Fire Dept. Connection be located within 28' – 30' of the newly installed hydrant. The new hydrant will also serve as the primary water supply for the new proposed vehicle maintenance garage located on Plaza Drive.
3. Firelanes be designated and properly marked along the front and side of the retail building.
4. We ask that the proposed curb to be installed between the entrance and exit lanes be tapered to allow for FD to drive over if need be.
5. The island on the west side against the existing property line I would like to see it cut back to allow FC apparatus to make the turn off Blackwood Clementon Road and to be able to navigate the turn to gain access to the west side of the building.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016 **APPLICATION No. #162047CDPMFMS**

APPLICANT: BIMBO BAKERIES, USA, INC. **PROJECT No. 10683**

BLOCK(S): 13305; 13307 **Lot(S): 1,2,3; 5**

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5
- ☐ GT EMS

STATUS OF APPLICATION:

- ☒ New Application - **Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by November 19, 2016***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN ENCLOSED***

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Prelim Major Site Plan ☒ Final Major Site Plan

REVIEWED
DATE: 11/21/16
BY: Fire Marshal
WITH COMMENT ☒
WITHOUT COMMENT ☐
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P. BOX 541
BLACKWOOD, N.J. 08012

REVIEWED
DATE:
DATE:
COMMENT
WITHOUT COMMENT
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P. BOX 541
BLACKWOOD, N.J. 08012

Signature

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

November 22, 2016

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Bimbo Bakeries USA, Inc.
Preliminary and Final Site Plan Review
1340-1320 Blackwood-Clementon Road
Block 13305, Lots 1, 2 & 3-Block 13307, Lot 5
Township of Gloucester, Camden County, NJ
Application No. 162047CDPMFMS
Our File No. GX16009-ME-1

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal, dated October 27, 2016;

B. Copy of Township of Gloucester Land Development Application;

C. Copy of the Land Development Ordinance Submission Checklist;

D. Copy of Project Narrative for Entenmann's Sales Center prepared by Consulting Engineer Services, dated September 2016;

E. Copy of Recycling Report for Entenmann's Sales Center, prepared by Consulting Engineer Services, dated September 2016;

F. Copy of Environmental Impact Statement for Entenmann's Sales Center, prepared by Consulting Engineer Services, dated September 2016;

G. Copy of Stormwater Management Report for Entenmann's Sales Center, prepared by Consulting Engineer Services, dated October 2016;

H. Copy of traffic impact Study for Entenmann's Sales center, prepared by Consulting Engineer Services, dated September 2016;

I. A copy of a plans entitled "Proposed Entenmann's Sales Center" Preliminary and Final Site Plan prepared by Consulting Engineer Services, dated September 16, 2016;

1. Sheet 1 of 16, Cover Sheet;
2. Sheet 2 of 16, Surrounding Site Features;
3. Sheet 3 of 16, Existing Conditions and Demolition Plan;
4. Sheet 4 of 16, Site Plan;
5. Sheet 5 of 16, Grading and Drainage Plan;
6. Sheet 6 of 16, Utility Plan;
7. Sheet 7 of 16, Landscaping and Lighting Plan;
8. Sheet 8 of 16, Landscaping and Lighting Details;
9. Sheet 9 of 16, Profiles;
10. Sheet 10 of 16, Construction Details;
11. Sheet 11 of 16, Construction Details;
12. Sheet 12 of 16, Storm Sewer Details;
13. Sheet 13 of 16, Sanitary and water Details;
14. Sheet 14 of 16, Soil Erosion and Sediment Control Plan;
15. Sheet 15 of 16, Soil erosion and Sediment Control Details;
16. Sheet 16 of 16, Truck Turning Movements;

J. A copy of a plans entitled "Plan of survey and Topography" prepared by Consulting Engineer Services, dated June 20, 2016;

K. A copy of a plans entitled "Additions and Alterations to the Existing Entenmann's Sales Center" prepared by Lighthouse Architecture, dated July 22,2016;

1. Sheet 1 of 6, Cover Sheet;
2. Sheet 2 of 6, Existing Plan;
3. Sheet 3 of 6, Existing Elevations;
4. Sheet 4 of 6, Proposed Plan;
5. Sheet 5 of 6, Proposed Elevations;
6. Sheet 6 of 6, Proposed Elevations;

L. A copy of a plans in regards to the signage for Entenmann's Bakery Outlet, prepared by Sign Pros, dated July 14, 2016;

We offer the following comments with regard to the above information:

I. Project Description/Background

1. The project site is located on the southeast corner of Blackwood-Clementon Road (C.R. 534) and Cherrywood Drive and also includes property located along the southerly side of Plaza Drive.

2. The project is located on Block 13305, Lots 1, 2 & 3 and Block 13307, Lot 5 as shown on the Township of Gloucester Tax Map sheet 133.

3. Block 13305, Lots 1, 2 & 3 consists of approximately 2.93 acres with approximately 450 feet of frontage along Blackwood-Clementon Road (C.R. 534), approximately 230 feet of frontage along Cherrywood Drive and approximately 460 feet of frontage along Plaza Drive.

4. Block 13307, Lot 5 consists of approximately 3 acres with approximately 629 feet of frontage along Plaza Drive.

5. All the subject properties are located within the HC-Highway Commercial Zoning District.

6. Block 13305, Lots 1, 2 & 3 fronting along Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive currently contains Rita's Water Ice (Lot 1), Entenmann's Sales Center (Lot 2) and Pizza Hut (Lot 3) with associated improvements.

7. Block 13307, Lot 5 fronting along Plaza Drive currently contains a truck & automobile parking lot associated with the Entenmann's Sales Center.

8. The applicant is proposing to remove the Rita's Water Ice building and the Pizza Hut building (now vacant), and expand the existing Entenmann's Sales and Distribution Center from approximately 16,300 sq. ft. to 32,800 sq. ft. which will now include Distribution, Retail and Rita's Water Ice.

9. The applicant is also proposing to construct a 2,853 sq. ft. Truck Maintenance Building to be located on Block 13307, Lot 5 across Plaza Drive.

10. The proposed project also includes site improvements and reconfiguration of the driveways and parking areas.

11. The project received a Use "D" Variance and a Bulk "C" Variance at the August 24, 2016 Township of Gloucester Zoning Board of Adjustment Meeting (Application # 162047-CD) conditioned on site plan approval.

II. Land Use / Zoning

1. The property is located within Highway Commercial (HC) District.

2. The Highway Commercial (HC) District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.

3. The project received a Use "D" Variance and a Bulk "C" Variance at the August 24, 2016 Township of Gloucester Zoning Board of Adjustment Meeting (Application # 162047-CD) conditioned on site plan approval.

4. The applicant's Zoning Schedule indicates the area yard and bulk variances granted at the August 24, 2016 meeting.

III. Traffic and Parking

1. Applicant is proposing to modify and upgrade the existing driveways located along Blackwood-Clementon Road (C.R. 534), Cherrywood Drive and Plaza Drive accessing the Entenmann's Sales Center.

2. The applicant is proposing to modify and upgrade the existing driveway and is proposing an additional driveway along Plaza Drive accessing the Proposed Maintenance Building.

3. The easterly driveway along Blackwood-Clementon Road (C.R. 534) is a one-way driveway into the site and is to be a shared driveway with Entenmann's Sales Center

and the adjoining lot containing Atlanticare Urgent Center. The applicant should address any existing or proposed access easements.

4. The Applicant is proposing to remove the Rita's Water Ice building and Pizza Hut building. The applicant is proposing a total building area of 32,800 sq. ft., which would include the following:

   a. Rita's Water Ice (800 sq. ft.)

   b. Entenmann's Retail Outlet (1,550 sq. ft.)

   c. Entenmann's Office space (4,551 sq. ft.)

   d. Entenmann's Warehouse/Distribution Center (25,889 sq. ft.)

5. The parking requirements indicated on the title sheet differ slightly from the square footage provided on the Site Plan, this should be revised to be consistent.

6. The Site Plan indicates 25 car parking spaces, 24 truck loading spaces, and 6 transport truck loading spaces on Lots 1, 2, and 3 for the proposed Rita's Water Ice, Entenmann's Retail Outlet, office, and distribution area.

7. The applicant is also proposing to construct a 2,853 sq. ft. maintenance building along with 41 truck/car parking spaces (12 ft. by 35 ft.) and six (6) standard 9 ft. by 18 ft. vehicular parking spaces on adjoining Lot 5.

8. The parking calculation on sheet 1 of 16 indicates 51 required standard parking stalls. The applicant should address the proposed vs. required parking breakdown and the relationship between the main distribution building and the off-site truck/car parking lot on the adjoining lot (Lot 5).

9. The applicant should indicate how many parking spaces will be available for customers and areas for potential overflow.

10. The applicant should address connectivity between the two (2) proposed parking lots and if a pedestrian connection is warranted in order to facilitate employees walking back and forth between the distribution building and the off-site parking area.

11. The applicant should consider redesigning the proposed curb line along the frontage of the building where two-way traffic transitions to one-way traffic. The curb line could be narrowed in order to discourage the continuation of two-way traffic. (i.e. Bumpout)

12. The traffic report should address the mix of truck traffic associated with the distribution center with the retail customers and necessity for overflow/seasonal parking for Rita's Water Ice.

13. The Site Plan sheet 4 of 16 indicates three (3) types of proposed paving for the parking lot areas. We recommend that the crosshatching be revised to provide a greater contrast between the three (3) types of paving proposed.

14. The Site Plan indicates that the applicant is now proposing to connect the existing entrance driveway opposite Millbridge Rd. with the existing parking and drive aisle between the front of the building and Blackwood-Clementon Road. This driveway currently is not connected and may cause confusion because it requires the drive aisle to go from two-way traffic to one-way traffic. This should be addressed.

15. The traffic impact study indicates that the small number of additional peak hour site trips generated by the project will not create significant adverse impacts on the studied intersections.

16. The study goes on to further conclude that the level of services of all movements remain at L.O.S. A to L.O.S. C under both existing, future, and build-out conditions during worse-case A.M. and P.M. peak hour periods. The report indicates, in the trip generation comparison, that the proposed use of retail and warehouse generates less A.M. and P.M. peak trips than both the exising use of retail warehouse and restaurant (Pizza Hut) or the by right permitted use of 60,000 sq. ft. of retail.

17. A copy of the access easement should be provided.

18. The applicant should indicate the proposed movements (i.e. right only vs. right and left) allowed along Blackwood-Clementon Road.

19. No fire lines are shown on the plans. We defer review of the plans as it relates to access for emergency vehicles to the Fire Marshall.

20. The applicant should indicate Americans with Disabilities Act (ADA) compliant sidewalk access to the site from Blackwood-Clementon Road.

IV. Grading and Drainage

1. The stormwater management system consists of a series of inlets and pipes and overland flow that is to be conveyed to existing stormwater inlets. The applicant is proposing to reconfigure the stormwater system on Lots 1, 2, and 3 of Block 13305. The existing stormwater management system on Lot 5 of Block 13307 will remain relatively unchanged. The existing stormwater system now flows South towards Broadacres Drive and connects into that stormwater system

2. The applicants engineer should indicate if there are any downstream drainage concerns south of the connection point on Broadacres Drive.

3. The Site Plan indicates a 15 inch pipe from Inlet EX5 with no further information. This should be addressed.

4. The applicant is proposing to reconfigure the majority of the stormwater system on Lots 1, 2, and 3.

5. We recommend that the trench drain systems be connected to the storm sewer system with a minimum of a 15 inch pipe with the ability to provide access for cleaning at the end of the trench drain system.

6. The Grading Plan appears to indicate a low point at the handicap space closest to the Rita's Water Ice portion of the building. This should be addressed.

7. Additional grading and/or spot elevation should be provided for the proposed curb line between Lot 3 and Lot 4.

8. The Zoning Chart on Sheet 1 of 16 indicates that the applicant is actually reducing overall site coverage for the referenced project. Lots 1, 2, and 3 currently are indicated as 85% site coverage, which will be reduced to 82.5% and Lot 5 is currently indicated as 51% site coverage, which will be reduced to 34.9% after the improvements are constructed.

9. The stormwater management report indicates that there is no increase as compared to the predevelopment condition in the peak runoff rates of stormwater leaving the site for the 2, 10 and 100 year storm events. The report further states that a reduction in total runoff volume relative to the predevelopment condition also exists and therefore the proposed improvements are in compliance with the stormwater management rules and regulations.

10. Ordinance Section 506.C.1 indicates that prior to issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevations and centerline of swale elevations.

11. Ordinance Section 506.C.2 indicates that the application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be

reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five (5) business days following receipt of a written request for same.

V. Buffering, Landscaping, and Lighting

1. The applicant has provided a Landscaping Plan. The landscaping plan proposes shade trees, evergreen trees, ornamental trees and shrubbery.

2. The applicant is not proposing irrigation. In accordance with Ordinance Section 507.4.b, which states "an underground irrigation shall be provided". A design waiver may be required.

3. In accordance with Ordinance Section 507.C.6, all off-street loading areas shall be screened sufficiently to obscure the view of the loading vehicles and platforms from any public street, adjacent uses, or on-site parking areas throughout the year. Such screening shall be by extension of the building, a fence, berm, wall, evergreen planting, or combination thereof. The Landscaping Plan appears to be in compliance with this requirement.

4. Ordinance section 507.A.2.b.(2). Indicates that Street or shade trees, except for those existing, preserved, or transplanted, shall be at least ten (10) feet in height, balled and burlapped, when planted, and have a minimum caliper of 2.5 inches. The applicant is requesting a waiver to provide 1.5 inch caliper.

5. Ordinance Section 507.F.1 indicates all planting material shall be guaranteed for a two (2) year period after acceptance by the Township and/or the release of performance bonds. A note on the landscape plan shall require that "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."

6. The applicant has provided a Lighting Plan. Proposed lighting consists of typical LED lighting in the parking areas as well as LED lighting located on the façade of the proposed building.

7. The pole light mounting height is proposed at 25 feet. The applicant should indicate if a lower mounting height is possible adjacent to residential properties.

8. In accordance with Ordinance Section 508.F.6, the lighting plan should take into consideration the hours of operation of the proposed use. Lights should be designed so that they can be reduced or turned off when they are not necessary.

9. The lighting details on Sheet 8 of 16 should be reviewed so cut-off shields are provided for all A-type lights.

10. We defer further review of lighting and landscaping to your office.

VI. Miscellaneous

1. The applicant should indicate if phasing of the development is anticipated. If so, phasing extents should be determined.

2. The applicant has provided signage plans. We defer review of signage to your office.

3. The applicant is proposing sliding gates at each driveway entrance to the parking area on Lot 5. The applicant should address operation of these gates.

4. The proposed fence and gate are located within the site triangle for the westerly driveway to Lot 5. This should be addressed.

5. The applicant should indicate the anticipated hours of operation for all uses.

6. The applicant should indicate if any easements are proposed.

7. It appears that the project will require approval from the Camden County Planning Board and Camden County Soil Conservation District. Copies of approval should be provided to our office once received.

8. The applicant should discuss other approvals currently being sought and the status of those approvals.

9. The applicant has submitted a Recycling Report for the project. The site will have three (3) trash and recycling enclosures.

10. It should be noted that out office did not review any aspect of the proposed water or sanitary sewer improvements. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.

11. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.

12. We reserve the right to provide further review of construction details upon submission of revised plans.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

If you have any questions or require additional information, please feel free to contact our office.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E.
Associate

JJM:tjb:gaw:kk

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Bimbo Bakeries USA, Inc., Applicant (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. John Wade, Esq. (via email)
Mr. Norman Rodgers, III, PE, PLS, CME (via email)
Mr. Addison Bradley, MPA ASLA, PP, LA (via email)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016 **APPLICATION No. #162047CDPMFMS**

APPLICANT: BIMBO BAKERIES, USA, INC. **PROJECT No. 10683**

BLOCK(S): 13305; 13307 **Lot(S): 1,2,3; 5**

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GT EMS

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by November 19, 2016***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN ENCLOSED***

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

NOV 15 2016

☐ Variance Plan ☒ Prelim Major Site Plan ☒ Final Major Site Plan

11/14/16

Signature

Assessor

Need before Dec 15 to affect TAXES 2017

① URGENT - Need Deed of Consolidation to put lot 3 (old Pizza Hut) into LOT 2.

② URGENT - Need Demo of old Pizza Hut by Dec 15.

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No. #16 2047 CD PMFMS

Taxes Paid Yes/No _____ (Initial)

Fees $1050.00 Project # 10683

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. $8025.00 Escr.# 10683

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Bimbo Bakeries USA, Inc.	Name(s): Blackwood-Clementon Partnership Jerome Goodman, Mgr
Address: 255 Business center Drive	Address: 2828 Charter Road
City: Horsham	City: Philadelphia
State, Zip: PA, 19044	State, Zip: PA, 19154
Phone: (215) 323 - 9205 Fax: ( ) -	Phone: (215) 602 - 8872 Fax: ( ) -
Email: jburns@bbumail.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: John Wade, Esq.	Firm: Wade, Long, Wood & Long
Address: 1250 Chews Landing Road	State, Zip: NJ 08021
City: Laurel Springs, NJ	Phone: (856) 396-2800 Fax: ( ) -
	Email: clong@wlwlaw.net

6. Name of Persons Preparing Plans and Reports:

Name: Alan Ippolito, PE c/o Consulting Engineer services	Name:
Address: 645 Berlin-Cross Keys Road	Address:
Profession: Site Engineer	Profession:
City: Sicklerville	City:
State, Zip: NJ, 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346	Phone: ( ) - Fax: ( ) -
Email: aippolito@ces-1.com	Email:

7. Location of Property:

Street Address: L 1&2: 1340 Blackwood-Clementon Rd.
L 3: 1320 Blackwood-Clementon Rd.
L 5: 700 Plaza Dr.

Block(s): 13305; 13307

Tract Area: 258,460 SF

Lot(s): 1,2,3; 5

8. Land Use:

Existing Land Use: Rita's Water Ice, Entenmanns Retail Bakery & Distribution, Pizza Hut

Proposed Land Use (Describe Application): Rita's water Ice, Entenmanns Retail Bakery & Distribution

9. Property:

Number of Existing Lots: 4

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials: SEE ATTACHED

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Use and Bulk Variances granted 8/24/16

List all applications on a separate sheet.

13. Zoning

All Applications	L 1,2,3	Proposed L 5
Front setback 1	62.05 ft	25 ft
Front setback 2	9.6 ft	N.A.
Rear setback	N.A.	144.24 ft
Side setback 1	132.83 ft	247.94 ft
Side setback 2	N.A.	300.75 ft
Lot frontage	450.34 ft	629.08 ft
Lot depth	243.60 ft	141.17 ft
Lot area	127,784 SF	130,676 SF
Building height	<40 ft	<40 ft

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: 76 Number of parking spaces provided: 78

Number of loading spaces required: 2 Number of loading spaces provided: 30

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: 10-24-16

Christopher F. Long, Esq.
on behalf of Bimbo Bakeries USA, Inc.

Signature of Co-applicant — Date

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PHYLLIS ELLIOTT
Notary Public
PHILADELPHIA CITY, PHILADELPHIA CNTY
My Commission Expires Jul 13, 2017

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).**

10/11/16
Date

Signature

Jerome S. Goodman
Print Name

Sworn and Subscribed to before me this 11th day of October, 2016 (Year).

Phyll Elliott
Signature

PHYLLIS ELLIOTT
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).	☒ No	☐ Yes
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 _____, 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:
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

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

Name of property owner or applicant

Notary public

BIMBO BAKERIES USA, INC.
BLOCK 13305, LOTS 1, 2 & 3, BLOCK 13307, LOT 5
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

PRELIMINARY/FINAL MAJOR SITE PLAN APLICATION

DESIGN WAIVERS

Article V, Section 507 A. 2. B. – Street and Shade Trees:

Required: Trees shall be at least ten feet (10') high and 2-1/2" caliper when planted.

Proposed: Trees shall be eight feet to ten feet (8' – 10') and 1-1/2" to 1-3/4" caliper when planted.

PROJECT NARRATIVE

FOR

ENTENMANNS SALES CENTER

BLOCK 13305, LOTS 1, 2 &3; Block 13307, Lot5

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3536

September 2016

Alan J. Ippolito, P.E., CME
N.J. Professional Engineer
License #28577

#162041 CD fmFms

Prepared for:
Bimbo Bakeries USA
255 Business center Drive
Horsham, PA 19044

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

TABLE OF CONTENTS

1 SITE DESCRIPTION 1

2 EXISTING CONDITIONS 1

3 PROPOSED DEVELOPMENT 1

4. SITE OPERATION

A. Entenmanns Facility 2

B. Rita's Wtaer ice 3

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for expansion of an existing retail sales/distribution center on an existing 2.93 acre tract fronting on Blackwood-Clementon Road and a vehicle parking area on an existing 3.00 acre tract fronting on Plaza Drive located in the Township of Gloucester, Camden County, New Jersey. The tracts are designated as Plate 133, Block 13305, Lots 1, 2 & 3 and Block 13307, Lot 5 on the official Tax Map of the Township of Gloucester. The Site is located within the Township's "HC – Highway Commercial Zone" as of the Zoning Map of the Township of Gloucester.

The proposed improvement area for Block 13305, Lots 1, 2 & 3 has frontage along Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive. The proposed improvement area for Block 13307, Lot 5 has frontage along Plaza Drive. Surrounding land use consists of residential and commercial/retail uses. The intended use of this report is to be a part of the Gloucester Township Zoning Board application review process, in conjunction with the Project drawings.

2 EXISTING CONDITIONS

Block 13305, Lots 1, 2 & 3 is occupied by an existing Rita's Water Ice (Lot 1), an existing Entenmanns retail bakery/distribution center (Lot 2) and an existing former Pizza Hut (Lot3) with paved parking, along with small grassed medians in the parking area. Additionally, there are landscaped areas along the perimeter boundaries of the parcel.

Block 13307, Lot 5 is occupied by an existing vehicle parking lot. Additionally, there are landscaped areas along the perimeter boundaries of the parcel.

3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by Bimbo Bakeries USA to expand the existing baked goods retail/distribution facility on Block 13305, Lots 1, 2 & 3 and construct a vehicle maintenance facility on Block 13307, Lot 5. The existing Rita's Water ice will be relocated into the expanded Entenmanns building and will be adjacent to the retail bakery. The existing Rita's Water Ice building and former Pizza Hut building will be demolished. The developed Site will

have direct access to Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive. Parking, sidewalks, and associated lighting and landscaping will be provided within each Site

Stormwater runoff generated from the proposed improvement area will be conveyed via overland flow and underground stormwater piping and discharge to the existing storm sewer in Plaza Drive and within an existing storm sewer easement in Block 13307, Lot 5. Analysis of pre- and post-development stormwater runoff demonstrates that a stormwater management facility is not required for this project (see Stormwater Report submitted with the application).

4 SITE OPERATION

A. Entenmanns Facility

The proposed expanded Entenmanns facility will operate year round. The proposed facility is anticipated to have a total of approximately 50 employees and the maximum number of employees on the largest shift will be 30. The proposed Entenmanns facility will operate as follows:

1. Retail Bakery:
    a. Sunday and Tuesday through Friday: 9:00 AM to 5:00 PM
    b. Monday: 9:00 AM to 4:00 PM
    c. Saturday: 8:00 AM to 4:00 PM
2. Distribution:
    a. Facility generally 24 hours per day
    b. Route delivery trucks between 2:00 AM and 6:00 AM to insure product is delivered to retail outlets by 8:00 AM.
    c. Box Truck Maintenance Facility: 8:00 AM to 5:00 PM.

The proposed facility will receive deliveries by tractor-trailer. The deliveries will occur as required and deliveries will generally occur between 9:00 AM and midnight.

Trash pickup will be provided by a private company and will occur twice weekly. A trash/recyclable enclosure for waste disposal is proposed at the eastern side of the building on Lots 1, 2 and 3. A trash/recyclable enclosure for the box truck maintenance facility is proposed on the south side of the building on Lot 5.

B. Rita Water Ice

The Rita's Water Ice operates between March and October during the year. The proposed facility is anticipated to have a total of approximately 13 employees (1 full-time and 12 part-time) and the maximum number of employees on the largest shift will be 5. The proposed Rita's Water Ice will operate as follows:

a. Sunday through Thursday: Noon to 10:00 PM
b. Friday and Saturday: 11:00 AM to 10:30 PM

Peak sales volume generally occurs after 5:00 PM when the Entenmanns Retail bakery is closed.

The proposed facility will receive deliveries by tractor-trailer and box truck. Tractor trailer deliveries will occur once every two weeks. Box truck deliveries occur once or twice each week. The deliveries will occur as required and deliveries will generally occur between Noon and 4:00 PM.

Trash pickup will be provided by a private company and will occur once per weekly. A trash/recyclable enclosure for waste disposal is proposed at the eastern side of the building.

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162047CDPMFMS 1340-1320 Blackwood-Clem Rd, Clem, NJ 08021 Block 10683 Lot 1,2,3;5

☐ 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:

Please fill out and return the Application for NJ Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property Enforcement.

NOV 07 2016

Reviewed By: ☒ Lt. Jason Gittens ☐ Cpl. Frank Pace

Signature: 131 Date Submitted: 11/7/2016

Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Lieutenant Jason Gittens
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-5714
Fax: 856-374-3530
Email: jgittens@gtpolice.com

APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE STATUES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE APPLICABLE TO PRIVATE PROPERTY

1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3. SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:

4. By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statues and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	5.
	6. ↑Authorized Signature
	↑Print Name

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: The Goodman Group

Address: 700 Plaza Dr

Block: 13307 Lot: 3

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

10/28/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: The Goodman Group

Address: 1340 Blackwood - Clem. Rd

Block: 13305 Lot: 2 + 1

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

10/28/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: The Goodman Group

Address: 1320 Blackwood-Clem Rd

Block: 13305 Lot: 3

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

10/28/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

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

Date: October 31, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Bimbo Bakeries, USA, Inc

Site: 1340-1320 Blackwood Clementon Rd

Block: 13305, 13307 Lot: 1, 2, 3, 5

Application #: 162047CDPMFMS

1. *The maintenance building is <u>not</u> exempt from the Barrier Free requirements. Please provide an accessible parking space, signage, exterior accessible route & accessible entrance, per IBC 2015 chapter 11.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin# 1C

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016 **APPLICATION No. #162047CDPMFMS**

APPLICANT: BIMBO BAKERIES, USA, INC. **PROJECT No. 10683**

BLOCK(S): 13305; 13307 **Lot(S): 1,2,3; 5**

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GT EMS

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by November 19, 2016***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN ENCLOSED***

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Prelim Major Site Plan ☒ Final Major Site Plan

10-31-16 The maintenance building is Not exempt from the Barrier Free requirements. Please provide an accessible parking space, signage, exterior accessible Route + Accessible Entrance. per IBC 2015 Chapter 11. — JTG — Jeanine Note for Ke

Signature

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

January 9, 2017

Mr. Kenneth D. Lechner, PP, AICP
Department of Community Development and Planning
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Amanda Hotz (Bar None)
Use Variance & Site Plan Waiver
Block 4301, Lot 4
630 Lower Landing Road
Gloucester Township, Camden County
Gloucester Application #162075DSPW
Our File No.: GX16014-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated November 16, 2016;

B. A copy of a Township of Gloucester Land Development Application for Use Variance and Site Plan Waiver;

C. A copy of the Township of Gloucester Tax Map Sheet 43;

D. A copy of a plan entitled Expansion Plan, prepared by Clancy & Associates, Inc., dated December 10, 2014;

E. A copy of a plan entitled Proposed Floor Plan, prepared by Deborah V. Anderson, R.A., P.P., P.W.S., dated August 24, 2016, revised to September 2, 2016;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located along the south side of Lower Landing Road (CR 681), in between the intersection with Lakeview Drive and the NJ-42 overpass.

2. The site currently operates as a bar and restaurant. The property contains an existing building and associated site improvements.

3. The site is known as Block 4301, Lot 4 and is approximately two acres as per the Township of Gloucester Tax Map.

4. The tract has approximately 100 feet of frontage along Lower Landing Road.

5. The applicant is proposing to construct an outdoor covered patio area (approx. 940 SF), containing a bar and additional seating.

II. Land Use / Zoning / Use Variance

1. The project site is located within the Neighborhood Commercial (NC) Zoning District.

2. The Neighborhood Commercial (NC) District is intended for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.

3. A restaurant is listed as a permitted use in the NC zone. However, a bar is not listed as a permitted use in the zone. In addition, a bar is not listed as an accessory or conditional use in the zone. The applicant is therefore seeking a use variance.

4. There is a residence located on the adjacent property to the west of the site. The proposed patio will be located on the same side as the residence. The applicant should address the impacts of the improvements such as noise, aesthetics, etc.

    a. The applicant should indicate if the patio area will generate noise from live entertainment, sound systems, etc.

5. A landscaped buffer, with a minimum width of 25 feet shall be provided in accordance with Section 507B of the LDO. Otherwise, a variance will be required.

    a. The applicant should consider additional landscaping or screening along the western property line.

6. The applicant should indicate the hours of operation for the patio area.

7. The applicant should indicate how much seating is proposed in the patio area.

8. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

9. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

10. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

The applicant is requesting a Site Plan waiver along with the associated submission requirements for this project. The Board may wish to consider the waiver; however the following items should be addressed:

1. There is an existing septic manhole that appears to be within the footprint of the proposed patio. The layout of the proposed patio should be reviewed. In addition, the patio area should be shown on the plan.

2. There is existing landscaping within the footprint of the proposed patio. The applicant should address landscaping.

3. The proposed patio awning will cover an existing exterior light. The applicant should address lighting.

4. The existing parking striping is in poor condition in some areas. The applicant should restripe the parking areas.

5. It appears the curb cut/rip-rap stone at the south end of the parking lot has not been maintained. This should be addressed.

6. The applicant should address stormwater management for the development.

7. The applicant should address parking adequacy of the site and if the proposed improvements will require additional parking. There appears to be fifty one (51) existing parking spaces delineated on site. According to the Land Development Ordinance the following parking requirements apply to the site:

    a. A restaurant with bar or nightclub requires one (1) parking space for every three (3) persons of the legal occupancy of the facility. The applicant should indicate the legal occupancy of the facility.

8. There is not sidewalk along the entire property frontage. This should be addressed.

9. The submitted plan indicates additional parking and relocation of the existing stormwater basin, denoted "Not In Contract." If the improvements are not part of the proposed application, they should be removed from the plans.

10. We defer review of the handicap accessible parking spaces and the barrier free access to the Construction Official.

11. The property fronts along a County Route. Approval from the Camden County Planning Board may be required.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

Our review is of the Use Variance and Site Plan Waiver application only. We did not complete a review consistent with a Site Plan review.

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

Jim Mellett

James J. Mellett, P.E.
Associate

JJM:kd
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Ms. Amanda Hotz, Applicant (via email & mail)
Mr. Frank Bisconti, Owner (via mail)
Mr. Addison G. Bradley (via email)

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #162075DSPW*** ***Escrow #10948***
Amanda Hotz
BLOCK 4301, LOT 4

DATE: December 12, 2016

The Applicant requests a Site Plan Waiver for "Outside sitting area with bar and music and TV's" expanding the parking area with an additional 25 parking spaces on crushed stone and relocating the drainage basin within the NC – Neighborhood Commercial District. The project is located on the south side of Lower landing Road northeast of NJ Route 42.

The application and support documents have been reviewed and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at (856) 374-3511.

- Applicant: Amanda Hotz, 630 Lower Landing Road, Blackwood, NJ 08012 (856-481-4794).
- Owner: Frank Bisconti, 339 5th Avenue, Bellmawr, NJ 08031.
- Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
- Architect: Deborah Anderson, R. A. , 313 Downing Road, Somerdale, NJ 08083-2617 (telephone #856-346-3352).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 11/16/16.
2. Expansion Plan (copy).
3. Architectural Plans, as prepared by Deborah V. Anderson, R.A. comprising one (1) sheet dated 8/24/16.

II. ZONING REVIEW

1. Bulk Zoning Requirements:

   Zone: NC ~ Neighborhood commercial District [§415].

   Use: Outdoor sitting area with music and TV(s) is not a listed permitted use. [§415.B(14)].

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	±2.0 ac.	yes
Lot frontage (min.)	80 ft.	100 ft.	yes
Lot depth (min.)	200 ft.	841 ft.	yes
Building coverage (max.)	25%	3.12%	yes
Lot coverage (max.)	75%	±24.82%	yes
Floor Area Ratio (max.)	0.25	0.0312	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.) – Outdoor deck	75 ft.	±100 ft.	yes
Side yard (min.) - Outdoor deck	10 ft.	10 ft. / ±32 ft.	yes
Rear yard (min.) - Outdoor deck	30 ft.	±680 ft.	yes
Building Height (max.)	35 ft.	n/a	n/a
Parking Area Setback			
From any Right-of-way (min.)	25 ft.	±20 ft.	yes
From side property line (min.)[1]	10 ft.	±34 ft.	yes / yes
From side property line (min.)[1]	**10 ft.**	**±5 ft.**	**no***
From rear property line (min.)	10 ft.	±327 ft.[1]	yes
Parking 3 parking space per 3-seats 2 parking spaces per employee	n/p	73 spaces	---

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. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

> "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.B, Permitted Uses ("D1" – use variance)

1. Outdoor sitting area with music/entertainment including TV's is not a permitted use in the NC – Neighborhood Commercial District.
2. Parking: The Applicant must provide information on the existing and proposed seating and number of employees to determine parking requirements.

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

3. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).
   a. Uses determined as not "inherently beneficial."
      i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

Balancing Test *(basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992))*.

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

V. SITE PLAN WAIVER COMMENTS

1. The instant application proposes more than 5,000 square feet of disturbed area, which would require a preliminary and final major site plan approval as per the Land Development Ordinance (LDO).

   In considering the site plan waiver the Board should note the project proposes several site improvements that impact site development, such as:

   a. Landscaping

      i. The Application does not propose any landscaping; however, the LDO would require the proposed outdoor sitting area, parking, and drainage basin provide landscaping to enhance the aesthetics of the project and the Township as per §507, Landscaping.

   b. Lighting

      i. The Application does not propose any lighting; however, the LDO would require lighting for the proposed parking area to enable safe movement of pedestrians and vehicles as per §507, Landscaping.

   c. Parking

      i. The Application proposes twenty-five (25) additional parking spaces on 8 inches of crushed stone, which is not an approved surface.

         1. The LDO requires parking areas to be paved as per §510.H, Pavement.

   d. Curbing

      i. The application does not propose curbing.

         1. The LDO requires concrete curbing along the perimeter of the parking area as per §510.J, Curbing.

   e. Refuse/Recycling

      i. The field investigation observed two (2) trash dumpster within the turn-around area and a 55 gallon drum.

         1. The LDO requires a trash enclosure for solid waste and recyclables as per §510.L, Refuse/Recyclable Storage Areas.

f. Drainage Basin

i. The Application proposes relocating the drainage basin; however, there are no submitted drainage calculations or basin maintenance plan.

1. The LDO requires drainage calculations and a basin maintenance plan as per §517, Stormwater Collection and Management.

g. Utilities

i. The LDO requires all utilities be underground as per §518.D, Underground Wiring.

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 above 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.

cc: Amanda Hotz
Addison, G. Bradley, CLA, PP
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #162075DSPW

Taxes Paid Yes/No _____(Initial)

Fees $410.00 Project # 10948

☐ Planning Board ☒ Zoning Board of Adjustment

Escr. $2050.00 Escr.# 10948

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Amanda Hotz
Address: 430 Lower Landing Rd
City: Blackwood (C) 856-685-4460
State, Zip: NJ 08012
Phone: (856) 481-4794 Fax: ( ) -
Email: amandashideaway11@yahoo.com

2. Owner(s) (List all Owners)

Name(s): Frank Bisconti
339 5th Ave
Address:
City: Bellmawr
State, Zip: New Jersey 08031
Phone: (609) 352-0432 Fax: ( ) -

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: N/A
Address:
City:
Firm:
State, Zip:
Phone: ( ) - Fax: ( ) -
Email:

6. Name of Persons Preparing Plans and Reports:

Name: Deborah V Anderson
Address: 313 Downing Rd
Profession: Architect
City: Somerdale
State, Zip: N.J. 08083
Phone: (856) 346-3352 Fax: (856) 346-3657
Email:

Name: Addison G. Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Gloucester Twp
State, Zip: N.J. 08021
Phone: (856) 228-4088 Fax: (856) 228-8507
Email:

7. Location of Property:

Street Address: 630 Lowe Landing Rd
Block(s): 4301
Tract Area: 87,120 sq ft
Lot(s): 4

8. Land Use:

Existing Land Use: Restaurant and Tavern

Proposed Land Use (Describe Application): Outside sitting area with bar and music and TV's

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1

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		Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		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.	

Site Plan Waiver

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

Amanda Hay _____ 11/3/16 _____

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).**

11/3/16
Date

Signature

Frank Bisconti
Print Name

Sworn and Subscribed to before me this 3rd 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

Amanda Hotz
Signature of Applicant

11/3/16
Date

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

Amanda Hotz
Name of property owner or applicant

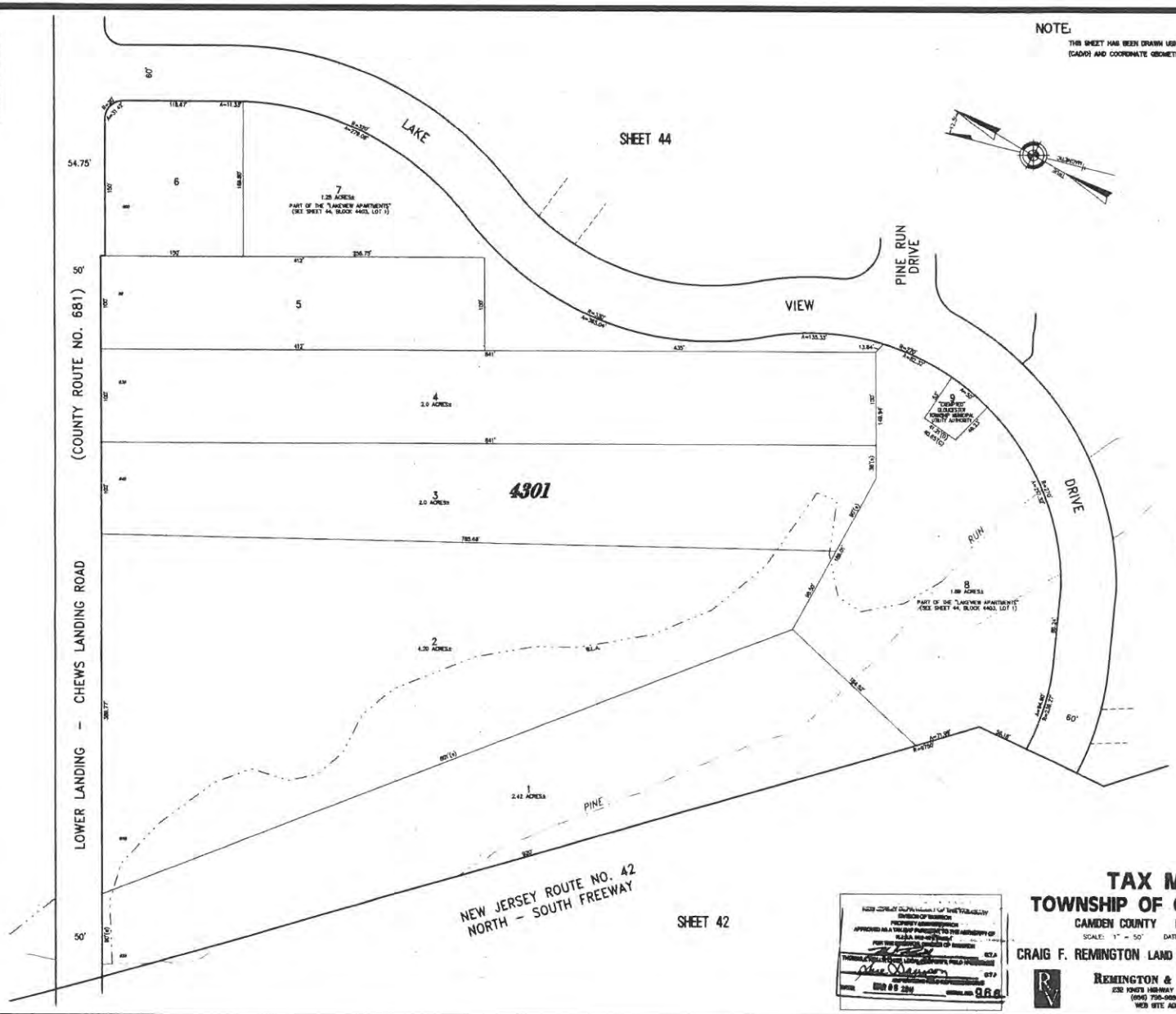
Sworn and subscribed to before me
On this 3rd day of November, 2016 before the following authority.

Notary public

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

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 50' DATE: 11-08-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-9592
WEB SITE ADDRESS WWW.RVE.COM

Bu# 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 16, 2016 | **APPLICATION No. #162075DSPW**

APPLICANT: AMANDA HOTZ (BAR NONE) | **PROJECT No. #10948**

BLOCK(S): 4301 Lot(S): 4

LOCATION: 630 LOWER LANDING RD., BLACKWOOD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by November 28, 2016**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

OK 11-17-16 JLG Bldg - Site Review Only

Signature

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Frank & Josephine Biscontí

Address: 630 Lower Landing Rd

Block: 4301 Lot: 4

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

11/17/16
Date

Gloucester Township Tax Collector

NOV 17 2016

Printed on recycled paper

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162075DSPW **Block: 4301 Lot: 4**

☒ **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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 16, 2016 **APPLICATION No. #162075DSPW**

APPLICANT: AMANDA HOTZ (BAR NONE) **PROJECT No. #10948**

BLOCK(S): 4301 Lot(S): 4

LOCATION: 630 LOWER LANDING RD., BLACKWOOD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by November 28, 2016**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

No Issues. IN an area should not affect Residential props + might help business.

Signature 11/23/16

NOV 28 2016

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 16, 2016

APPLICATION No. #162075DSPW

APPLICANT: AMANDA HOTZ (BAR NONE)

PROJECT No. #10948

BLOCK(S): 4301 Lot(S): 4

LOCATION: 630 LOWER LANDING RD., BLACKWOOD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ New Application – **Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by November 28, 2016**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT
FIRE OFFICIAL:
DATE: 11-22-16

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

w/o comm

Signature

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 #162075DSPW
Amanda Hotz (Bar None)
630 Lower Landing Road, Blackwood, NJ 08012
Block 4301, Lot 4

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

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING SITE PLAN WAIVER FOR FRANK BISCONTI APPLICATION NO: 141011SPW

WHEREAS, on April 22, 2014 consideration was given to the application of Frank Bisconti (hereinafter "Applicant") for the property located at Block 4301, Lot 4 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board proposing to change the existing catering facility into a restaurant and to add two (2) 8 x 20 ft. storage units to the existing site for use by the restaurant; and

WHEREAS, the application was presented by the Applicant's planner, Addison Bradley who testified that the Applicant was seeking site plan waiver to change the currently existing Bisconti catering hall into a restaurant without making any exterior changes to the facility. Mr. Bradley testified that the Applicant will comply with Township Planner Ken Lechner's review letter by restriping the existing parking lots and inspect the lots to ensure they are in compliance. Mr. Bradley testified that the Applicant is requesting the addition of two (2) 8 x 20 storage units which will comply with all zoning ordinances and relevant setback requirements. Mr. Bradley testified that the storage units would be for cold storage related to the restaurant and for equipment also related to the restaurant use. Mr. Bradley testified that the site has sufficient parking and that the Applicant agrees to comply with all comments of Mr. Lechner and Board Engineer Steven Bach's review letters; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; and

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

1. Existing Zoning: NC (Neighborhood Commercial)

2. Intended Use: Restaurant

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

    a. Neighborhood Commercial District

§415, Neighborhood Commercial District

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	±2.0 acres	yes
Lot frontage (min.)	80 ft.	100 ft.	yes
Lot depth (min.)	200 ft.	841 ft.	yes
Front yard (min.)	75 ft.	±101 ft.	yes
Side yard (min.)	10 ft.	10 ft. / ±50 ft.	yes / yes
Rear yard (min.)	30 ft.	±680 ft.	yes
Building Coverage (min.)	25%	3.12%	yes
Lot coverage (max.)	75%	±23.74%	yes
Building Height (max.)	35 ft.	n/a	Yes
Floor Area Ratio (max)	0.25	0.0312	yes

Parking Area Setback

Description	Required	Proposed	Conforms
From any Right of way (min)	25 ft.	±20 ft.	yes
From side property line (min)	10 ft.	±18 ft. / ±15 ft.	yes / yes
From rear property line (min)	10 ft.	±190 ft. 1	yes
Parking 82 seats/3 = 27 spaces 6 employees/2 = 3 spaces	30 spaces	50 spaces	yes

1 = Scaled data.
n/a = Not applicable.
* Variance required.

4. The Board Planner reviewed the following plans:

a. Township of Gloucester Land Development Application Form dated 3/19/14.
b. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP
c. Sketch Plat as prepared by Addison G. Bradley, CLA, PP
d. Photo exhibit of moduflex storage units
e. Floor plan, as prepared by Holiday Architects dated 02.24.2014
f. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001
g. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002.

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated March 31, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME reviewed the application for site plan waiver and the following plans:

   a. Township of Gloucester Land Development Application Form dated 3/19/14.
   b. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP
   c. Sketch Plat as prepared by Addison G. Bradley, CLA, PP
   d. Photo exhibit of moduflex storage units
   e. Floor plan, as prepared by Holiday Architects dated 02.24.2014
   f. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001
   g. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002

7. The Board Engineer issued a report dated April 1, 2014 recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.

8. Per Gloucester Township Ordinance §801.A(3):

   "The approving authority may waive the requirement of a site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Frank Bisconti's application for Site Plan Waiver has substantial merit and should be approved subject, however, to the following conditions:

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer's comments at the public hearing

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the Applicant at all public hearings.

F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

WHEREAS, a motion was duly made by Mr. Owens and duly seconded by Mrs. Costa to approve the Site Plan Waiver with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	x	
Mrs. Costa	x	
Mr. Mercado	x	
Mr. Owens	x	
Mr. Dority	x	
Mr. Jones	x	
Mr. Gallo	x	
Chairman Kricun	x	

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

ANDY KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of May 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 22nd day of April 2014.

KENNETH LECHNER, SECRETARY

A RESOLUTIONS OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING A PRELIMINARY SITE PLAN FOR FRANK AND JOSEPHINE BISCONTI
APPLICATION # 011041PSPF

WHEREAS on April 9th, 2002 consideration was given to the application of Frank & Josephine Bisconti for property located at 630 Lower Landing Road, Block 4301 Lot 4 and;

WHEREAS Frank & Josephine Bisconti (339 5th Ave., Bellmawr, New Jersey) appeared as the applicants with James Clancy, PE (Clancy & Assoc., National Park) as the applicant's engineer testified on behalf of the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, Traffic Commander, Fire Marshal, County Planning Board, Tax Collector and Water Company and having heard testimony from the Board Planner and Engineer makes the following factual findings in conditionally approving the preliminary major site plan approval:

1. Existing Zoning: GB

2. Intended Use: Catering Hall

3. The applicants represented themselves and described the proposed use and introduced James Clancy who gave the presentation.

4. The presentation of the site plan was provided by James Clancy, the engineer. The site plan included a 2,400 square feet building 50 parking spaces, a retention basin at the rear of the site and will be served by a septic system and well water. Mr. Clancy testified that the application for Final Site Plan approval was consistent with the Preliminary approval granted on October 4, 2001.

5. The next to testify on behalf of the application was Josephine Bisconti, the applicant. Mrs. Bisconti testified that the seating capacity of the proposed catering facility will be 80 seats and the hours of operation are anticipated to be 8:00 AM to 11:00 PM Saturday to Sunday and 4:00 PM to 11:00 PM Monday through Friday. Mrs. Bisconti indicated that food preparation would take place within the facility.

6. The Board Planner David J. Benedetti, issued a report recommending certain revisions, clarifications, and/or modifications to the plan to which the applicant agreed as a condition of approval.

7. The Board Engineer, John Cantwell, PE, CME, issued a report recommending certain revisions, clarifications, and/or modifications to the plan to which the applicant agreed as a condition of approval.

8. It was also noted by Mr. Cantwell that although the applicant did not require a variance, there were waivers as follows granted at Preliminary approval:
   a) From Article VII, Section 2.E. Wetlands Delineation submission
   b) From Article VII, Section9. B. Requiring the submission of
      1. Environmental Impact Statement
      2. Traffic Impact Statement
      3. Recycling Report
      4. Structure within 200 feet
   c) From Article VIII, Section 5. B. Requiring Street Trees along Lower Landing Road
   d) From Article VII, Section 5.C. requiring an irrigation system for site landscaping.

9. There were waivers noted by Mr. Cantwell requested at final approval by the applicant:
   a) Waiver for the requirement of a masonry trash enclosure.
   b) All trash is to be stored internally and removed by a private contactor.
   c) Waiver to allow a fence on the side property line in lieu of landscaping.
   d) Architecturals shall be approved by the Board Planner

10. The meeting was then opened to the public.

11. No other persons from the public standing, the public portion was closed. A motion was made by Mr. Calabrese, to grant Final Site plan with waivers, the motion was seconeded by Mr. Schina. The motioned was passed unanimously.

12. The application implicated the following provisions of the ordinance:

	Lot Requirement	Proposed
Front Yard Setback	100 Feet or 50 feet side or rear parking	100 feet
Side Yard, Minimum	8 Feet	10 Feet
Side Yard Aggregate	20 Feet	60 Feet
Rear Yard Setback	50 Feet	687 Feet
Lot Size	20,000 Square Feet	84,700 Square Feet
Lot Coverage	65%	35%
Building Coverage	20%	3%
Lot Width	100 Feet	100 Feet
Lot Depth	200 Feet	847 Feet
Building Height	35 Feet	One Story
Landscaped buffer to residential property	20 Feet	

13. The Board Planner review the following plans:

Sheet	Title	Date
1	Site Plan	2/26/02
2	Development Plan	2/26/02
3	Landscape and Lighting Plan	2/26/02
4	Soil Erosion and Sediment Control Plan	2/26/02
5	Details	2/26/02

14. No traffic problems are posed by the subject application as set out in the Traffic Commander's report

15. No fire protection problems are posed the Subject application as indicated in the Fire Marshal's report.

16. The applicant will obtain the approval of the Camden County Planning Board.

17. All taxes are paid on the subject tract.

18. Public water and sewer is not available to the tract according Mr. [illegible] applicants engineer and the site will be serviced by a well and a septic system.

19. The Board Engineer review the following.

Sheet	Title	Date
1	Site Plan	2/26/02
2	Development Plan	4/19/02
3	Landscape and Lighting Plan	4/19/02
4	Soil Erosion and Sediment Control Plan	4/19/02
5	Details	2/26/02

NOW, THEREFORE, after considering the foregoing facts the Board concluded that the application for a preliminary major site plan and design waivers as described in paragraph 8 has substantial merit and should be approved subject, however, to the following conditions:

A. Compliance with all Township, County, State and Federal rules regulations and ordinances.

B. Approval of all appropriate reviewing agencies including without limitation, the County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District and Police Department.

C: Compliance with the Board Engineers; report and comments at the public hearing.

D. Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E. Compliance with all representations made by the applicant at all public hearings.

Those eligible to vote	**Those in Favor**	**Those Opposed**
Busa	X	
Calabrese	X	
Greco	X	
Gross	X	
Martinis	X	
Schina	X	
Mayer	X	
McLaughlin	X	

Attest:

David J. Benedetti,
Secretary

John McLaughlin,
Chairman

Certification

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the **25th** day of **June 2002.**

David J. Benedetti, Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING A PRELIMINARY SITE PLAN FOR FRANK AND JOSEPHINE BISCONTI APPLICATION #011041PSP

WHEREAS on October 4, 2001 consideration was given to the application of Frank and Josephine Bisconti for property located at 630 Lower Landing Road, Block 4301 Lot 4; and

WHEREAS Frank and Josephine Bisconti (339 5th Avenue, Bellmawr, New Jersey) appeared as the applicants with James Clancy, PE (Clancy & Assoc., National Park) as the applicant's engineer testified on behalf of the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, Traffic Commander, Fire Marshal, County Planning Board, Tax Collector and Water Company and having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the preliminary major site plan approval:

1. Existing Zoning: GBS
2. Intended Use: Catering Hall
3. The applicants represented themselves and described the proposed use and introduced James Clancy who gave the presentation.
4. The presentation of the site plan was provided by James Clancy, the engineer. He walked the Board through the site plan. The site plan includes a 2,400 square feet building, 50 parking spaces, a retention basin at the rear of the site and will be served by a septic system and well water.

5. The next to testify on behalf of the application was Josephine Bisconti, the applicant. Mrs. Bisconti testified that the seating capacity of the proposed catering facility will be 80 seats and the hours of operation are anticipated to be 8:00 AM to 11:00 PM Saturday to Sunday and 4:00 PM to 11:00 PM Monday through Friday. Mrs Bisconti indicated that food preparation will take place within the facility.

6. The Board Planner David J. Benedetti issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

7. The Board Engineer also issued a report indicating the need for several revisions clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

8. It was also noted by Mr. Cantwell that although the applicant did not require a variance, there were waivers required as follows:

a) From Article VII, Section 2.E. Wetlands Delineation submission.

b) From Article VII, Section 9.B. requiring the submission of

1) Environmental Impact Report
2) Traffic Impact Statement
3) Recycling Report
4) Structure within 200 feet

c) From Article VIII, Section 5.B. Requiring Street Trees along Lower Landing Road.

d) From Article VIII, Section 5.C. requiring an irrigation system for site landscaping.

9. The meeting was then opened to the public.

10. No other persons from the public standing, the public portion was closed. A motion was made by Mr. Calabrese to Grant the preliminary site plan with waivers, the motion was seconded by Mr. Schina. The motion passed unanimously.

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

	Lot Requirement	**Proposed**
Front Yard Setback	100 feet or 50 feet side or rear parking	100 feet
Side Yard, Minimum	8 feet	10 feet
Side Yard Aggregate	20 feet	60 feet
Rear Yard Setback	50 feet	687 feet
Lot Size	20,000 square feet	84,700 square feet
Lot Coverage	65%	35%
Building Coverage	20%	3%
Lot Width	100 feet	100 feet
Lot Depth	200 feet	847 feet
Building Height	35 feet	One story
Landscaped buffer to residential property.	20 feet	

12. The Board Planner reviewed the following plans:

SHEET	TITLE	DATE
1	Site Plan	05-23-01
2	Development Plan	03-05-01
3	Landscape and Lighting Plan	05-21-01
4	Soil Erosion and Sediment Control Plan	03-05-01
5	Details	05-23-01

13. No traffic problems are posed by the subject application as set out in the Traffic Commander's report.

14. No fire protection problems are posed by the 5ubject application as indicated in the Fire Marshal's report.

15. The applicant will obtain the approval of the Camden County Planning Board.

16. All taxes are paid on the subject tract.

17. Public water and sewer is not available to the tract according to the Mr. Clancy, the applicant's engineer and the site will be serviced by a well and a septic system.

18. The Board Engineer reviewed the following:

SHEET	TITLE	DATE
1	Site Plan	05-23-01
2	Development Plan	03-05-01
3	Landscape and Lighting Plan	05-21-01
4	Soil Erosion & Drainage Divide Plan	03-05-01
5	Details	05-23-01
	Drainage Calculations	6-01

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for a preliminary major site plan and design waivers as described in paragraph 8 has substantial merit and should be approved subject, however, to the following conditions.

A) Compliance with all Township, County, State and Federal rules regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District and Police Department.

C) Compliance with the Board Engineers; report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

THOSE ELIGIBLE TO VOTE	THOSE IN FAVOR	THOSE OPPOSED
Busa	X	
Calabrese	X	
Greco	X	
Gross	X	
Martinis	X	
Schina	X	
Mayer	X	
McLaughlin	X	

ATTEST:

David J Benedetti
DAVID J. BENEDETTI,
SECRETARY

JOHN D. MCLAUGHLIN,
CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 13 th day of November 2001.

David J Benedetti
DAVID J. BENEDETTI, SECRETARY