Township of Gloucester
Planning Board Agenda
March 14, 2017

Salute to the Flag
Opening Statement
Roll Call
General Rules

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – February 28, 2017 (folder)

RESOLUTIONS FOR MEMORIALIZATION

#171006RDSPW **Northbrook Behavioral Health Hospital**	**Site Plan Waiver** **Block: 12301 Lot: 1.01** **Location: 425 Woodbury-Turnersville Road**

APPLICATIONS FOR REVIEW

#162063CM **Larry & Marc, LLC**	**Minor Site Plan/Bulk C Variance** **Block: 12616 Lot: 2** **Location: 16 Dearborne Avenue Blackwood, NJ** **Zoned: NC** **24 x 40 commercial garage, 10 10'x20'Commercial Shed & 8'x 13' Commercial Storage Shed**

Meeting Adjourned

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING WAIVER OF SITE PLAN FOR NORTHBROOK BEHAVIORAL HEALTH HOSPITAL APPLICATION NO.: 171006RDSPW

WHEREAS, on February 28, 2017 consideration was given to the application of the Northbrook Behavioral Hospital (hereinafter "Applicant") for the property located at 425 Woodbury Turnersville Road, identified on the Tax Map for the Township of Gloucester as Block 12301, Lot 1.01 (hereinafter "the Property"), for a Waiver of Site Plan; and

WHEREAS, the Applicant is proposing to add a two-story, 1,150 square foot addition to the building, on space currently occupied by an interior courtyard; and

WHEREAS, Mr. William F. Ziegler, Esq. of the law firm Holston, MacDonald, Uzdavinis, Ziegler & Myles, appeared on behalf of the Applicant, and Mr. Michael Clark of Brommer Architects, LLC was sworn and qualified as an expert in architecture to present testimony; and

WHEREAS, the Applicant is proposing a 1,150 square foot addition to the 161,000 square foot building in order to provide for 12 new hospital beds and 2 new offices ("the addition"); and

WHEREAS, the addition is being proposed as an "infill" which will partially occupy an existing interior courtyard, and therefore will not change the footprint of the building; and

WHEREAS, the Applicant has received approval from Camden County, and the Township Redevelopment Authority, and agreed to confirm compliance and/or approval with the Gloucester Township Municipal Utilities Authority as a condition of approval; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, confirmed that this application does not proposes site improvements which would require inspections from the Township Engineer, nor any performance guarantees, and Board Engineer, Steven M. Bach, PE, RA, PP, CME, agreed; and

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

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

1. Existing Zoning: LP1 (Lakeland Phase 1 Redevelopment Zone)

2. Intended Use: 1,150 square foot addition to existing Long-term care facility.

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

   a. Article IV, Ordinance O-03-03 and the Lakeland Complex Phase 1 Redevelopment Plan do not require specific area, yard, height, building coverage, or other requirements. The existing and proposed plans are therefore compliant and do not require any variance relief.

4. The Board Planner reviewed the following plans:

   a. Holston MacDonald Transmittal Letter, dated 1/18/17.
   b. Land Development Application Form, checklist, dated 1/25/17.
   c. Camden County Application Letter, dated 1/27/17.
   d. Brommer Architects project narrative, undated.
   e. Five (5) color photos.
   f. Camden County Improvement Authority (as Redevelopment Entity) Approval Letter, dated 12/02/16.
   g. Plot Plan, prepared by Brommer Architects, dated 4/3/15, revised 11/18/15.
   h. Proposed Building Elevations and Floor Plan, prepared by Brommer Architects, consisting of:

Sheet	Plan Description	Date/Revision
A-2	Quarter Scale Const/Demo Plans	4-3-15 / 11-18-15
A-4	Roof Plan & Exterior Elevation	4-3-15 / 11-18-15

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated February 13, 2017 incorporated herein by reference as if set forth in full, recommending certain clarifications with which the applicant agreed to comply unless otherwise outlined or modified further below, to the extent that they had not done so already.

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

   a. Holston MacDonald Transmittal Letter, dated 1/18/17.

b. Land Development Application Form, checklist, dated 1/25/17.

c. Camden County Application Letter, dated 1/27/17.

d. Brommer Architects project narrative, undated.

e. Five (5) color photos.

f. Camden County Improvement Authority (as Redevelopment Entity) Approval Letter, dated 12/02/16.

g. Plot Plan, prepared by Brommer Architects, dated 4/3/15, revised 11/18/15.

h. Proposed Building Elevations and Floor Plan, prepared by Brommer Architects, consisting of:

Sheet	Plan Description	Date/Revision
A-2	Quarter Scale Const/Demo Plans	4-3-15 / 11-18-15
A-4	Roof Plan & Exterior Elevation	4-3-15 / 11-18-15

7. The Board Engineer issued a report dated February 10, 2017 incorporated herein by reference as if set forth in full, indicating no objections to the requested waiver.

WHEREAS, based upon the testimony provided, and the requests of the Board and its professionals, the Applicant agreed to the following conditions of approval, in addition to those outlined within the Board Planner's and Board Engineer's letters:

1. The Applicant agrees to provide confirmation of compliance and/or approval with the Gloucester Township Municipal Utilities Authority.

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

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

Those Eligible to Vote	Those in Favor	Those Opposed
Chairman Owens	X	
Mrs. Bradley	X	
Mr. Dintino	X	
Councilman Hutchinson	X	
Mr. Regan	X	
Mrs. Washington	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 14th day of March 2017 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 28th day of February 2017.

KENNETH LECHNER, SECRETARY

LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

CAMDEN COUNTY PLANNING BOARD

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

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

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

TOWNSHIP OF GLOUCESTER

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

RECEIVED
JAN 12 2017

For Office Use Only

Submission Date[1]: _____ Application No.: #161063CMS

Taxes Paid Yes/No ____ (Initial)

Fees 160.00 Project # 10848

X Planning Board ✓ Zoning Board of Adjustment

300
1,450

Escr. 150.00 Escr.# 10848

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: LarrysMARC LLC	Name(s): LARRY Meglino
Address: 16 dearborne Ave	MARC Kupiec
	Address: 16 dearborne Ave
City: Blackwood	City: Blackwood
State, Zip: NJ 08012	State, Zip: NJ 08012
Phone: (856) 401-1880 Fax: (856) 401-1881	Phone: (856) 401-1880 Fax: (856) 401-1881
Email: MARC@precisionflr.com	

Marc Cell - 856-381-8317

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
- ☐ _____

SEP 27 2017

[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: Robert J. Incollingo	Firm:
Address: 4 Munn Ave	State, Zip: NJ 08034
City: Cherry Hill, NJ 08034	Phone: (856) 857 1500 Fax: ( ) -
	Email: RJI@RJILAW.com

6. Name of Persons Preparing Plans and Reports:

Name: MARC KUPIEC	Name:
Address: 16 Dearborne Ave	Address:
Profession: Flooring	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: (856) 401-1880 Fax: (856) 401-1881	Phone: ( ) - Fax: ( ) -
Email: MARC@precisionfl e.com	Email:

7. Location of Property:

Street Address: 16 dearnborne Ave Blackwood Block(s): 12 6 16

Tract Area: Lot(s): 2

8. Land Use:

Existing Land Use: COMMERCIAL

Proposed Land Use (Describe Application): Existing 24x40 GARAGE - storing vehicles 10x20 shed material storing (tile) 8'1" between Garage & shed 8 x 13' shed material storing (tile) 3'6" side set back 8x10 metal shed being Removed

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 GARAGE BUILDING

All Applications		Proposed
Front setback 1	82.08'	17.06'
Front setback 2	18.52'	17.06'
Rear setback	17.57'	69.97'
Side setback 1	40.68'	19.06'
Side setback 2		
Lot frontage		225'
Lot depth		125'
Lot area		12,500 SF
Building height		15.7'

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	970 SF
Garage height	14.3'
Number of garages (Include attached garage if applicable)	1
Number of stories	1

Shed Requirements	SHED 1	SHED 2
Shed area	117 SF	223 SF
Shed height	9.2'	12.4'
Setback from R.O.W.1	64.91'	104.36'
Setback from R.O.W.2	88.12'	67.40'
Setback from property line 1	3.36'	12.16
Setback from property line 2	45.66'	9.71'

14. Parking and Loading Requirements:

Number of parking spaces required: 7 Number of parking spaces provided: 8

Number of loading spaces required: 1 Number of loading spaces provided: 1

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

Signature of Co-applicant Date

See Next Page

13. Zoning

All Applications	GARAGE	Shed 1	Proposed Shed 2
Front setback 1	82'	104'	65'
Front setback 2			
Rear setback	19'	10'8"	39' 2"
Side setback 1	32'	12'	3' 6"
Side setback 2	40' 1"		
Lot frontage	100'	100'	100'
Lot depth	125'	125'	125'
Lot area	12,500	12,500	12,500
Building height	14'	12'	9' 3"

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 POLE BARN	
Garage Area	24'x40'
Garage height	14'
Number of garages	1
(Include attached garage if applicable)	
Number of stories	1

Shed Requirements	(1)	(2)
Shed area	10'x20'	8'x20'
Shed height	12'	9'
Setback from R.O.W.1	10'8" 12'	
Setback from R.O.W.2	12'	
Setback from property line 1	10'8"	40'2"
Setback from property line 2	12'	3'6"

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

Signature of Applicant — Date: 9-27-16

Signature of Co-applicant — Date: 9-27-16

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better Together

RECEIVED
FEB 27 2017
BY:

Company/ Organization Information

Name of Company/Organization: Larry & Marc, LLC

Is the Company a ~~Corporation~~ Limited Liability Company? (YES) / NO

If yes, what State is the Corporation ~~incorporated~~ formed in? NJ

Is the Company a Partnership? YES / (NO)

Is Company an Individual Owner? YES / (NO)

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization. If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Marc A. Kupiec	113 freeline drive Deptford NJ 08096	Member
Larry Meglino	1501 Little Gloucester Road N39 Blackwood, NJ 08012 APT.	Member

I certify that the above information is true and correct to the best of my knowledge:

X _____ *Signature of Owner & Title* — 2/23/17 *Date*

X _____ *Signature of Owner & Title* — 2-23-17 *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).**

September 27, 2016
Date

Signature

MARC KUPIEC
Print Name

Sworn and Subscribed to before me this

27th day of September,

2016 (Year).

KIMBERLY A. NOLAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 5, 2019

Signature

Larry S. Meglino
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

Larry Meglino 50%
MARC KUPIEC 50%

Signature of Applicant

MARC KUPIEC
Print Name

9-27-16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 12616 Lot 2, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Larry Meglino + Marc Kupiec of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Larry & Marc, LLC
Name of property owner or applicant

Sworn and subscribed to
On this 27th day of September,
20 16 before the following authority.

KIMBERLY A. NOLAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 5, 2019

Notary public

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Larry & Mark, LLC
16 Dearborne Avenue
Blackwood, NJ 08012

September 28, 2016

Dear Sirs:

My office is in receipt of an application for a 24' x 40' garage, 10' x 20' shed, and an 8' x ~~20~~ 15' shed for an apparent retail flooring business at the above location. I have discussed your application with Alisa Ortiz, Zoning Officer and she has determined the use is permitted in the NC – Neighborhood Commercial District. Therefore, your application must be heard by the Gloucester Township Planning Board and requires minor site plan approval as per §801.A(1), Site Plan of the Land Development Ordinance. Additionally, as a corporation, you must be represented by an attorney.

Provide twelve (12) sets of plans signed and sealed by a New Jersey Licensed Professional Engineer and the other omitted items on the checklist.

Until such time this office is in receipt of the above the application is deemed **INCOMPLETE**.

Sincerely,

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

cc: Alisa Ortiz, Zoning Officer

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

Printed on recycled paper

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Larry + Marc LLC

Address 16 Dearborne Ave

Block 12616 Lot 2

2-6-17
Date

Maryann Bucca
Asst. Gloucester Township Tax Collecto

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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

October 6, 2016

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

OCT 11 2016

Re: Application #162063C
Larry & Marc, LLC
16 Dearborne Avenue, Blackwood, NJ 08012
Block 12616, Lot 2

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

Planning

TOWNSHIP OF GLOUCESTER
~~ZONING~~ BOARD TRANSMITTAL

RECEIVED OCT 03 2016 BY:

DATE: September 27, 2016

APPLICATION No. #162063C

APPLICANT: LARRY & MARC, LLC

PROJECT No. 10848

BLOCK(S): 12616 **Lot(S):** 2

LOCATION: 16 DEARBORNE AVE., BLACKWOOD, NJ 08012

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 - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by OCTOBER 8, 2016

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 ☒ Bulk (C) Variance ☐ Use (D) Variance

ISSUE

✓ We currently have this property classified as "Residential"

✓ Are they seeking "full Commercial" use?

– STORAGE OF MATERIALS FOR BUSINESS?

Signature

Assessor 10/3/16

PLANNING

TOWNSHIP OF GLOUCESTER
~~ZONING~~ BOARD TRANSMITTAL

DATE: September 27, 2016

APPLICATION No. #162063C

APPLICANT: LARRY & MARC, LLC

PROJECT No. 10848

BLOCK(S): 12616 **Lot(S):** 2

LOCATION: 16 DEARBORNE AVE., BLACKWOOD, NJ 08012

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 - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by OCTOBER 8, 2016

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

REVIEWED
DATE: 10/7/16
BY: Rick Ulso
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☑
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

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

Date: September 28, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
SEP 28 2016
BY:

Applicant: Larry & Marc, LLC

Site: 16 Dearborne Ave

Block: 12616 Lot: 2

Application #: 162063C

1. *Structures require a 5' distance from the property line, otherwise the exterior wall requires a 1 hr fire rating. Please have your architect include this when preparing the plans.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn# 62

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 27, 2016 **APPLICATION No. #162063C**

APPLICANT: LARRY & MARC, LLC **PROJECT No. 10848**

BLOCK(S): 12616 Lot(S): 2

LOCATION: 16 DEARBORNE AVE., BLACKWOOD, NJ 08012

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 - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by OCTOBER 8, 2016***

☐ For Your Files.

SEP 28 2016

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 ☒ Bulk (C) Variance ☐ Use (D) Variance

9-28-16 JVG Bldg. Structures require a 5' Distance from the property line, otherwise the Exterior wall requires a 1 hr Fire rating. Please have your Architect include this when preparing the plans.
Thanks JVG

Signature

(Tracy: please type - for Ken)

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: Larry & Marc LLC

Address: 16 Dearborne Ave

Block: 12616 Lot: 2

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

9/26/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

RECEIVED
FEB 13 2017

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

Date: February 13, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Larry & Mark, LLC

Site: 16 Dearborne Ave

Block: 12616 Lot: 2

Application #: 162063CMS

1. *The architect must address the required exterior wall fire ratings for shed 1 & shed 2.*
2. *Architectural plans including foundation designs for all 3 structures will be required.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin#66

(B)

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

APPLICATION NO. 162063CMS

DATE: February 6, 2017

Block: 12616 **Lot:** 2

LOCATION: 16 Dearborne Avenue
Blackwood, NJ 08012

Escrow: 10848

Larry & Mark , LLC

ZONE: NC
Neighborhood Commercial

TRANSMITTAL TO:

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

STATUS of APPLICATION: **Minor Site Plan/Bulk C Variances 24' x 40' Garage, 10' x 20' Shed and an 8'x13' Shed for apparent retail flooring business**

PURPOSE OF TRANSMITTAL: ☒ For Your Review ASAP (Thank You)

- ☐ 1 Copy – Minor Site Plan
- ☐ 1 Copy – *Application*, Checklist,
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Certification from Tax Assessor –New Lot Numbers
- ☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

2-13-17 JTG Bldg - (1) The Architect must address the required exterior wall Fire Ratings for Shed 1 + Shed 2
(2) Architectural plans - including foundation designs for all 3 structures will be required.

Jeanne, please type Note for Ken,
Thanks
JTG

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #161063 CMS** **Escrow #10848**
Larry & Marc, LLC
BLOCK 12616, Lot 2
16 Dearborne Avenue

DATE: February 22, 2017

The Applicant requests minor site plan approval for a 24' x 40' commercial garage, 10' x 20 commercial storage shed, and an 8' x 13' commercial storage shed within the NC – Neighborhood Commercial District. The project is located on the southwest corner of Dearborne Avenue and High Street.

The plans have been reviewed and the following comments are offered for your consideration.

- Applicant: Larry & Marc, LLC, 16 Dearborne Avenue, Blackwood, NJ 08012 (telephone #856-401-1880).
- Engineer: William R. Toms, PE, LS, Long Engineering & Land Surveying, Inc., 2030 N. Black Horse Pike, Williamstown, NJ 08094 (telephone #856-629-9400).
- Attorney: Robert J. Incollingo, Esq., 4 Munn Avenue, Cherry Hill, NJ 08034 (telephone #856-857-1500).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/12/17.
2. Photos (letter size).
3. Engineering plans, as prepared Long Engineering & Land Surveying, Inc. comprising one (1) sheet dated 11/29/16, last revised 01/19/17.

II. ZONING REVIEW

1. Retail flooring business is a permitted use [§415.B(7)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	12,500 sf	enc
Lot frontage (min.) Dearborne Avenue High Street	 80 ft. 80 ft.	 100 ft. 125 ft.	 yes yes
Lot depth (min.)	200 ft.	125 ft.	enc
Building Coverage (max.)	25%	24.93%	yes
Lot Coverage (max.)	75%	53.58%	yes
Front yard (min.) Dearborne Avenue High Street	 75 ft. 75 ft.	 17.06 ft. 16.63 ft.	 enc enc
Side yard (min.)	10 ft.	19.60 ft.	yes
Rear yard (min.)	30 ft.	69.97 ft.	yes
Building Height (max.)	1 story	15.7 ft.	yes
Floor Area Ratio	0.25	0.2493	yes
PARKING AREA SETBACKS			
Parking (min.): 1 space/200 sf	**9 spaces**	**3 spaces**	**no***
From any right-of-way (min.)[2]	**25 ft.**	**0 ft.**	**no***
From Side Property Line (min.)[2]	10 ft.	±87 ft.[1]	yes
From Rear Property Line (min.)[2]	10 ft.	±74 ft.[1]	yes

[1] = Scaled data.
[2] = Applies to parking on High street.
enc = Existing nonconformance.
* = **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.

Description	Required	Proposed	Conforms
COMMERCIAL GARAGE			
Front yard (min.) Dearborne Avenue	 75 ft.	 ±83 ft.[1]	 yes
High Street	**75 ft.**	**18.52 ft.**	**no***
Side yard (min.)	10 ft.	40.68 ft.	yes
Rear yard (min.)	**30 ft.**	**17.57 ft.**	**no***

[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.

Description	Required	Proposed	Conforms
COMMERCIAL STORAGE SHED 1			
Front yard (min.) **Dearborne Avenue**	**75 ft.**	**±65 ft.[1]**	**no***
High Street	75 ft.	±88 ft.[1]	yes
Side yard (min.)	**10 ft.**	**3.38 ft.**	**no***
Rear yard (min.)	30 ft.	45.65 ft.	yes

[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.

Description	Required	Proposed	Conforms
COMMERCIAL STORAGE SHED 2			
Front yard (min.) Dearborne Avenue	75 ft.	±104 ft.[1]	yes
High Street	**75 ft.**	**±67 ft.[1]**	**no***
Side yard (min.)	10 ft.	12.16 ft.	yes
Rear yard (min.)	**30 ft.**	**9.71 ft.**	**no***

[1] = Scaled data.

* = **Variance required.**

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

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with minor site plan as per §817, Submission Checklist. The Applicant must provide the following required checklist items or requested a waiver.

Waiving underlined comments is not recommended

1. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
    a. The plans may be revised to provide a key map of the zoning map to address this requirement.
2. Location of each inlet, manhole or other appurtenance [Checklist #67].
    a. Defer to Board engineer.
3. Slope of line [Checklist #68].
    a. Defer to Board engineer.
4. Pipe material type [Checklist #69].
    a. Defer to Board engineer.
5. Strength, class or thickness [Checklist #70].
    a. Defer to Board engineer.

6. Erosion control and soil stabilization method [Checklist #71].
7. Fire lanes [Checklist #77].
   a. Defer to Fire Marshal.
8. Curbs [Checklist #81].
9. Ramps for the handicapped [Checklist #82].
10. Sidewalks and bike routes [Checklist #83].
11. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
12. Directional signs with scaled drawings [Checklist #85].
13. Radii at curbline [Checklist #87].
14. Traffic control devices [Checklist #89].
15. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
16. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
17. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
18. Proposed grades [Checklist #95].
    a. Defer to the Board engineer.
19. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
20. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
21. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
    a. Defer to the Board engineer.

IV. WAVIER COMMENTS

The Applicant requests a waiver from providing the following checklist requirement:

Waiving underlined comments is not recommended

1. Four (4) copies of the Recycling Report. [Checklist #8].
   a. The Applicant shall provide testimony addressing recycling.

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.F, Area, Yard, Height & Building Coverage

Commercial Garage

1. Front yard (High Street): (18.52 ft. provided v. 75 ft. minimum required).
2. Rear yard: (17.57 ft. provided v. 30 ft. minimum required).

Commercial Storage Shed 1

3. Front yard (Dearborne Avenue): (±65 ft. provided v. 75 ft. minimum required).
4. Side yard: (3.38 ft. provided v. 10 ft. minimum required).

Commercial Storage Shed 2

5. Front yard (High Street): (±67 ft. provided v. 75 ft. minimum required).
6. Rear yard: (9.71 ft. provided v. 30 ft. minimum required).

7. Parking: (3 spaces provided v. 9 spaces minimum required).
8. Distance from right-of-way: (0 ft. provided v. 25 ft. minimum required).

VI. MINOR SITE PLAN REVIEW COMMENTS

1. The plan shall be revised to provide a landscaping plan to address the aesthetics and buffers of the development and the Township as per §507, Landscaping.
2. The plan shall be revised to provide a lighting plan to address sufficient illumination for parking and loading areas as per §508.F, Lighting.
3. The plan shall be revised to delineate the required loading areas as per §509, Off-Street Loading.
4. The plans shall be revised to provide a masonry trash enclosure with the following detail notations as per §510, L, Refuse/Recyclable Storage Area.
5. The plans must be revised to provide concrete curb and sidewalks along the frontage of Dearborne Avenue and High Street as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
6. The plans shall be revised to address storm water management as per §517, Stormwater Collection &and Management.

VII. 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.*

VIII. RECOMMENDATIONS

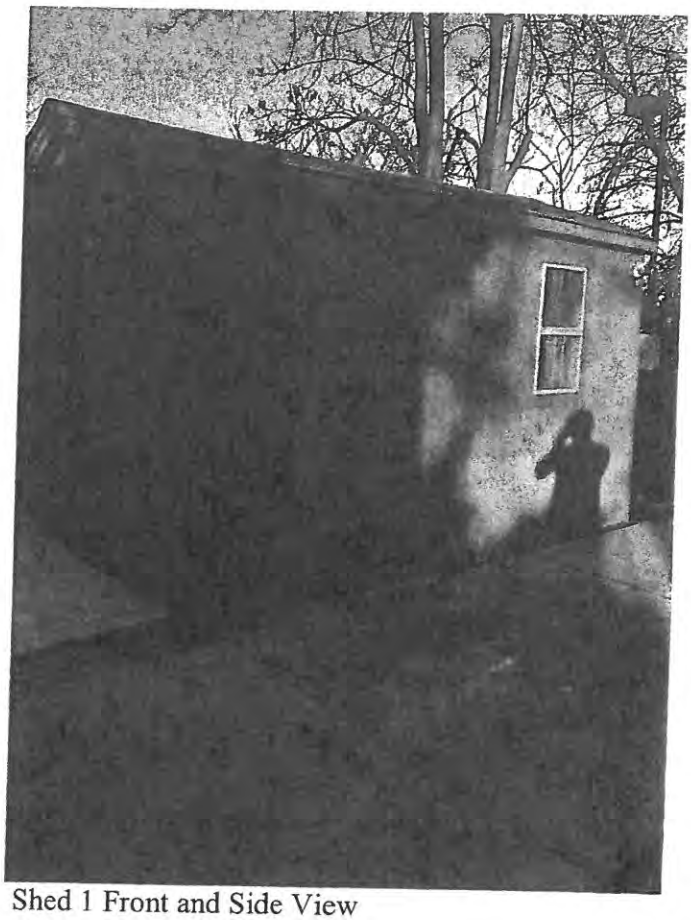
1. The Applicant must address the above referenced underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

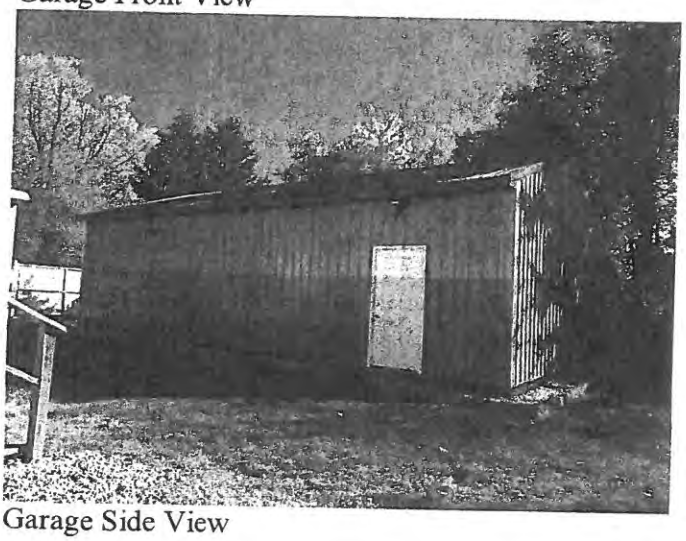
cc: Robert J. Incollingo, Esq.
William R. Toms, PE, LS
Richard Wells, Esq.
Steven M. Bach, PE

Photos of Existing Out Buildings
Larry & Mark, LLC
16 Dearborne Avenue
Block 12616 Lot 2
Township of Gloucester

Garage Front View

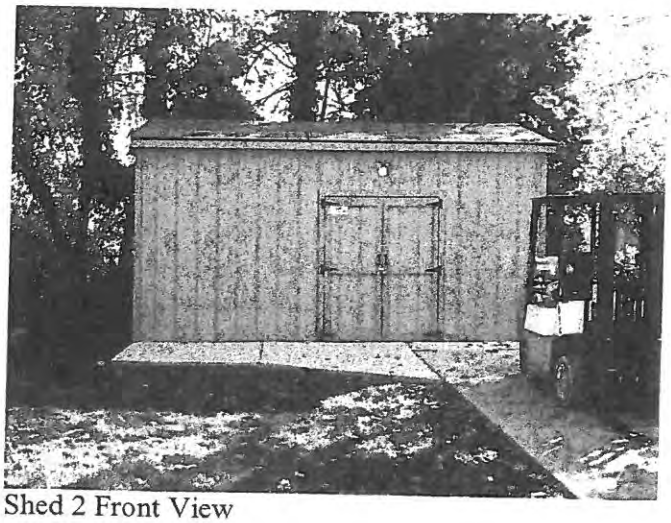


Shed 1 Front and Side View



Garage Side View

Shed 2 Side View



Shed 2 Front View

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

March 3, 2017

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

RECEIVED
MAR 2 2017
BY:

Attn: Ken Lechner, Community Development Director

Re: Minor Site Plan with Bulk Variances
Larry & Marc, LLC
16 Dearborne Avenue
Blackwood, NJ
Block 12616, Lot 2
Review No. 1
Bach Project No. GTPB-2017-2

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, received by Gloucester Township January 12, 2017.
- Township of Gloucester Land Development Submission Checklist, dated 9-15-16.
- Camden County Planning Board application, not dated.

SITE INFORMATION:

Applicant: Larry & Marc, LLC
16 Dearborne Avenue
Blackwood, NJ 08012
856-401-1880
856-401-1881 fax
marc@precisionflr.com

Owner(s): Larry Melino and Marc Kupiec
16 Dearborne Avenue
Blackwood, NJ 08012
856-401-1880
856-401-1881 fax

PROJECT SUMMARY:

This application is for Minor Site Plan approval of an existing commercial tile installation company on a 12,500 SF lot at the southerly corner of Dearborne Avenue and High Street in the Township's Business Park (BP) Zoning District. The site contains an existing one (1) story office building (approximately 1,700 sf), two (2) existing storage sheds (341 sf total) and recently constructed site improvements including a one (1) story garage (970 sf),a 4' high solid white vinyl fence and a concrete driveway fronting on High Street. The applicant is seeking Minor Site Plan approval with Bulk Variances.

COMMENTS:

Our office has reviewed all information submitted for conformance with the Township's Land Development Ordinance. We offer the following comments regarding the application:

1. The applicant has requested a waiver from the required Recycling Report. We defer to the Township Planner for his professional opinion regarding this waiver request.

2. Note No. 13 as shown on the Minor Site Plan indicates that work site materials would be delivered to the job sites and not stored at the subject property. Note No. 14 indicates that there will be approximately two (2) large truck deliveries per month to the subject property. The applicant shall provide testimony regarding what types of products will be delivered to the site by large trucks on a regular basis.

3. The recent improvements to the site appears to have a total site disturbance of less than one (1) acre and less than 0.25 acres of new impervious coverage. Based on these conditions the project will not require a stormwater management report. However, the applicant shall provide testimony indicating that the existing drainage patterns mimic the conditions of the site before the improvements were made.

4. Note No. 13 on the plan indicates that "The company does not accept walk-in clients and does not sell merchandise from this property". Because of the limitations of the site and the fact that the existing parking would be for employees of the Tile Company, our office recommends waiving the requirement for Handicap Parking at the site.

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

Very truly yours,
BACH ASSOCIATES, PC

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

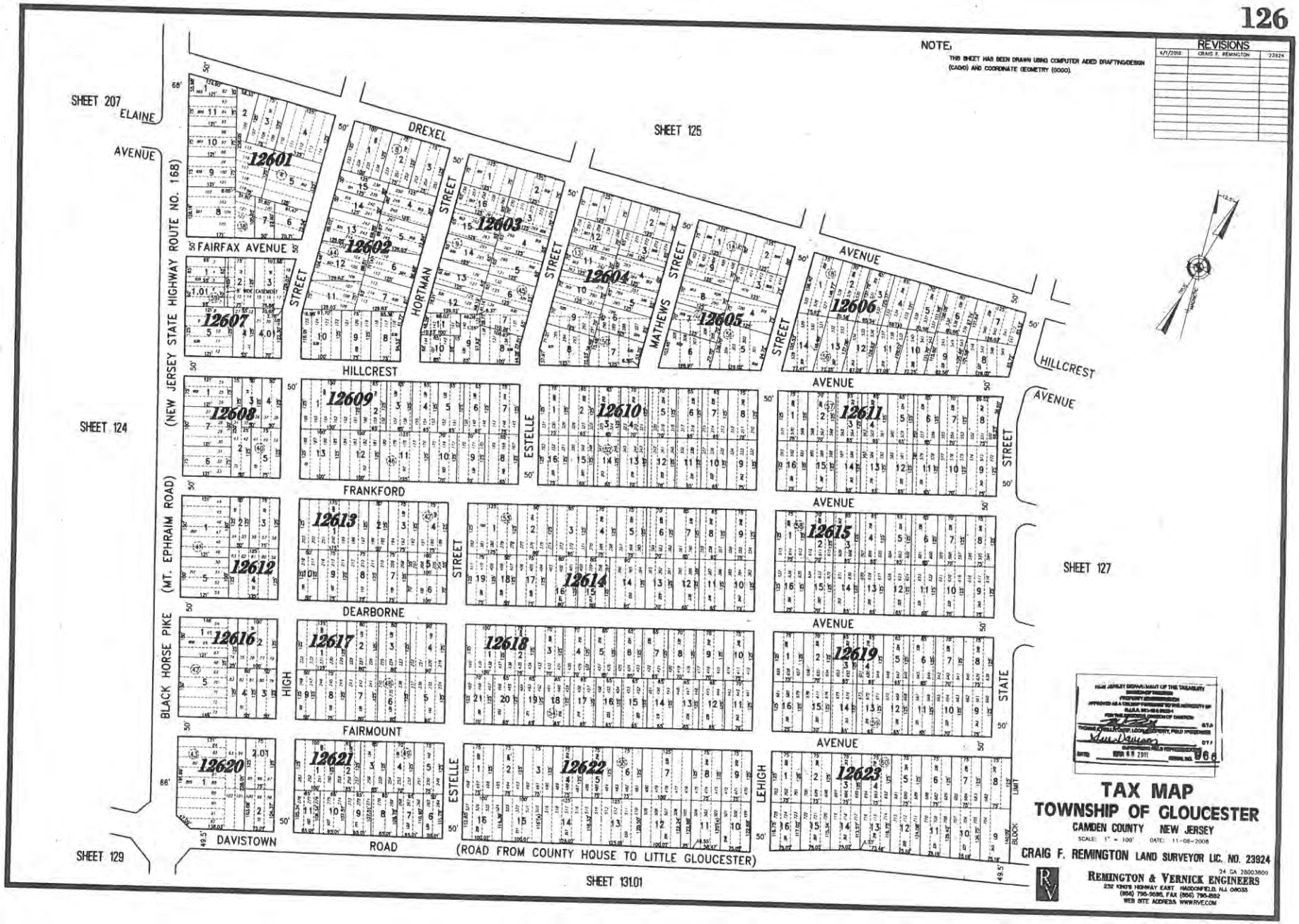
Cc: Gloucester Township Planning Board Members
Richard Wells, Esq. (PB Solicitor)
Larry & Marc, LLC
Robert J. Incollingo, Esq., Applicant's Attorney
William R. Toms, P.E. & L.S., Applicant's Professional

S:\GTPB2017 Gloucester Twp PB\-2 Larry & Mark. LLC Minor Site Plan\Docs\GTPB2017-2 Minor Site Plan Review No 1, 2-9-17.doc

304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

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

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
24 GA 28003800
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-8552
WEB SITE ADDRESS WWW.RVE.COM