Township of Gloucester
Planning Board Agenda
April 25, 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 – March 28, 2017 (Folder)

RESOLUTIONS FOR MEMORIALIZATION

#161063CM
Larry & Marc, LLC

Minor Site Plan/Bulk C Variance
Block: 12616 Lot: 2
Location: 16 Dearborne Avenue
Blackwood, NJ

APPLICATIONS FOR REVIEW

#171013CM
Paramount @ ChewsLanding, LLC (Trash Enclosure)

Minor Site/Bulk C Variance
Block: 20601 Lots: 2 & 3
Location: 1236 ChewsLanding Rd.
Laurel Springs, NJ 08021
Addition of a 645 sq.ft. Trash Enclosure & Improvements to Existing Trash Enclosure

Meeting Adjourned

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SITE PLAN APPROVAL WITH BULK VARIANCE RELIEF FOR LARRY & MARC, LLC APPLICATION NO.: 162063CM

WHEREAS, on March 28, 2017 consideration was given to the application of Larry & Marc, LLC (hereinafter "Applicant") for the property located at 16 Dearborne Avenue, identified on the Tax Map for the Township of Gloucester as Block 12616, Lot 2 (hereinafter "the Property"), for Minor Site Plan and Bulk Variance approval; and

WHEREAS, the Applicant is seeking approvals for an as-built 24' x 40' commercial garage, 10' x 20' commercial storage shed, and 8' x 13' commercial storage shed within the Neighborhood Commercial District; and

WHEREAS, Mr. Robert J. Incollingo, Esq. appeared to represent the Applicant, and summarized the application for the Board. Mr. Wade Marlin, the Applicant's Project Manager, and Mr. Larry Meglano and Mr. Marc Kupiec, owners of the Applicant business, were sworn to present testimony; and

WHEREAS, the Applicant submitted the following Exhibits for the Board's consideration: A-1, a group of color pictures of the existing conditions on the property, and digital photographs presented to the Board, portraying a picture of existing building-mounted flood lights; and

WHEREAS, the Applicant rents the property to a commercial flooring operation, and has owned the property for roughly 13 years; and

WHEREAS, the flooring company conducts office work at the property, and does not perform any construction or other non-clerical/management work on the premises; and

WHEREAS, the two sheds on the property were existing when the Applicant purchased the property, and the commercial garage was constructed in response to previous vandalism in order to safely and securely store their trucks and materials overnight; and

WHEREAS, the Applicant represented that at the time the garage was constructed, they hired a contractor who represented all necessary permits and inspections were or would be obtained; and

WHEREAS, there is a fence around the property, which also blocks off and secures the entrance to the commercial garage; and

WHEREAS, the Applicant confirmed that the sheds and garage are used to store tools and extra materials, and that the majority of the construction materials are delivered to the construction site. Only leftover materials or excess supplies may be temporarily stored in the

garage, which would not be used for loading and unloading of materials prior to or after jobs; and

WHEREAS, the Applicant described the surrounding neighborhood, neighboring businesses, the nature and hours of operation of the flooring business, existing parking and ADA accommodations, and the minimal traffic impact of the office use both from employees and deliveries; and

WHEREAS, the Applicant further described the existing lighting at the property, the minimal office-related trash generation, existing landscaping, and represented that no changes in drainage or issues with stormwater runoff have been experienced since the construction of the garage; and

WHEREAS, the Applicant represented that no complaints have been received from neighbors concerning their operation since the flooring business began as a tenant in approximately 2008; and

WHEREAS, the Applicant's Project Manager addressed the comments outlined within the Board Engineer's March 3, 2017 review letter, and Board Planner's February 22, 2017 review letter, requesting certain waivers and modifications to the satisfaction of the Board and its Professionals, and with conditions imposed, as outlined further below; 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: NC (Neighborhood Commercial)

2. Intended Use: Continued use of commercial office space, with two (2) sheds and a commercial garage.

3. The application implicates the following provisions of the ordinance: NC zoning requirements under §415.B.

4. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated February 22, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony.

5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated March 3, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, to the extent they had not been addressed through testimony.

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 as modified during the hearing:

1. The Applicant agrees to obtain permits for the continued use of the structures.

2. The Applicant agrees to a six-month timeline wherein the certificate of continued occupancy for the garage and two sheds shall be obtained.

3. The applicant agrees to coordinate with the Board Engineer's office in order to arrange for a lighting test to be performed at the perimeter of the property which faces neighboring residences, in lieu of submitting a formal lighting plan.

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

WHEREAS, a motion was duly made by Mrs. Washington and duly seconded by Councilman Hutchinson 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
Mr. Dintino	X	
Mr. Dority	X	
Councilman Hutchinson	X	
Mr. Regan	X	
Mrs. Washington	X	
Chairman Owens	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

_____
KENNETH LECHNER, SECRETARY

_____
SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 25th day of April 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 March 2017.

_____
KENNETH LECHNER, SECRETARY

RECEIVED
MAR 2 2017
BY: 171013M

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).

N/A Other reports (4 copies) – if applicable.

- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED
MAR 2 2017

For Office Use Only

Submission Date[1]: 17103M Application №.: 171013M

Taxes Paid Yes/No (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees $360. Project # 11152

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

Escr. $1,000. Escr.# 11153

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Paramount at Chews Landing, LLC	Name(s): Same as Applicant
Address: c/o Paramount Realty, Attn: Morris Levy 1195 Route 70, Suite 2000	Address:
City: Lakewood	City:
State, Zip: NJ, 08701 Attn: Morris Levy	State, Zip:
Phone:(732)886 - 1500 Fax:(732) 886 - 1690	Phone:( ) - Fax:( ) -
Email: mdl@regisassets.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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: Richard Goldsteign	Firm: Hangley Aronchick Segal Pudlin & Schiller
Address: 20 Brace Road, Suite 201	State, Zip: NJ, 08034
City: Cherry Hill	Phone: (856)616 -2172 Fax:(856) 616 -2170
	Email: rgoldstein@hangley.com

6. Name of Persons Preparing Plans and Reports:

Name: Consulting Engineer Services	Name:
Address: 645 Berlin Cross Keys Rd, Suite 1	Address:
Profession: Engineer	Profession:
City: Sicklerville	City:
State, Zip: NJ, 08081	State, Zip:
Phone:(856) 228 - 2200 Fax:(856) 232 - 2346	Phone:(___) ___ - ____ Fax:(___) ___ - ____
Email: mbaaden@ces-1.com	Email:

7. Location of Property:

Street Address: 1236 Chews Landing Road Block(s): 20601

Tract Area: 16.32 acres +/- Lot(s): 2 & 3 (consolidated)

8. Land Use:

Existing Land Use: Shopping Center

Proposed Land Use (Describe Application): Addition of a 645 SF trash enclosure and improvements to an existing trash enclosure.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

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. See attached.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. See attached.

11. List of Application Submission Materials:

1. Marketplace at Chews Landing – Dumpster Site Plan Sheet 1-9.

2. Marketplace at Chews Landing – Trash/Recycling Report

3. ALTA/ACSM Land Title Survey prepared by Consulting Engineer Services ("CES") dated 4/24/07, last revised 5/10/07.

12. List of Previous Application:

Application #161007CPF

- Preliminary and final site plan approvals for Marketplace at Chews Landing – Urgent Care, with bulk variances.

Application #071107PsPa

- Conditional use and preliminary and final site plan approvals to construct 969 SF Checkers fast food restaurant with 2 drive thru lanes and signage, and preliminary major site plan approval to construct a 3600 SF bank with 3 drive thru lanes and a by-pass lane.

Application #12037SPW Amended

- Site plan waiver for change of use of permitted child care center.

Application #131028INCUCPFS

- Preliminary and final site plan approvals for Somerset Tire Services (STS), conditional use approval and bulk variances.

13. Zoning

All Applications	Existing	Proposed Dumpster Structure
Front setback 1	76.4 +/- FT (Chews Landing Rd)	385.6 +/- FT (Chews Landing Rd)
Front setback 2	75.8 +/- FT (Kelly Drive Rd)	.5 +/- FT (Kelly Driver Road)
Rear setback	N/A	N/A
Side setback 1	24.00 +/- FT	503.51 +/- FT
Side setback 2	1,195.20 +/- FT	835.53 +/- FT
Lot frontage	1,494.59 +/- FT (Chews Landing Rd) 1,378.33 +/- FT (Kelly Driver RD)	1,494.59 +/- FT (Chews Landing Rd) 1,378.33 +/- FT (Kelly Driver RD)
Lot depth	190.72 FT	190.72 FT
Lot area	16.32 AC	16.32 AC
Building height	28+/-	N/A

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

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages (Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	N/A
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: 743 Number of parking spaces provided: 744

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Paramount at Chews Landing, LLC

By: _____ 2/23/17

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).**

2/23/17
Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Paramount at Chews Landing, LLC

By: [signature]
Signature

Morris D. Levy
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Paramount at Chews Landing, LLC

By: [signature]
Signature of Applicant

Morris D. Levy
Print Name

2/27/17
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 May 10, 2007, shows and discloses the premises in its entirety, described as Block 20601 Lot 3; 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. With the exception of work under construction.

State of New Jersey,
County of ~~Camden~~: Ocean

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

Paramount at Chews Landing, LLC

By: [signature]
Name of property owner or applicant

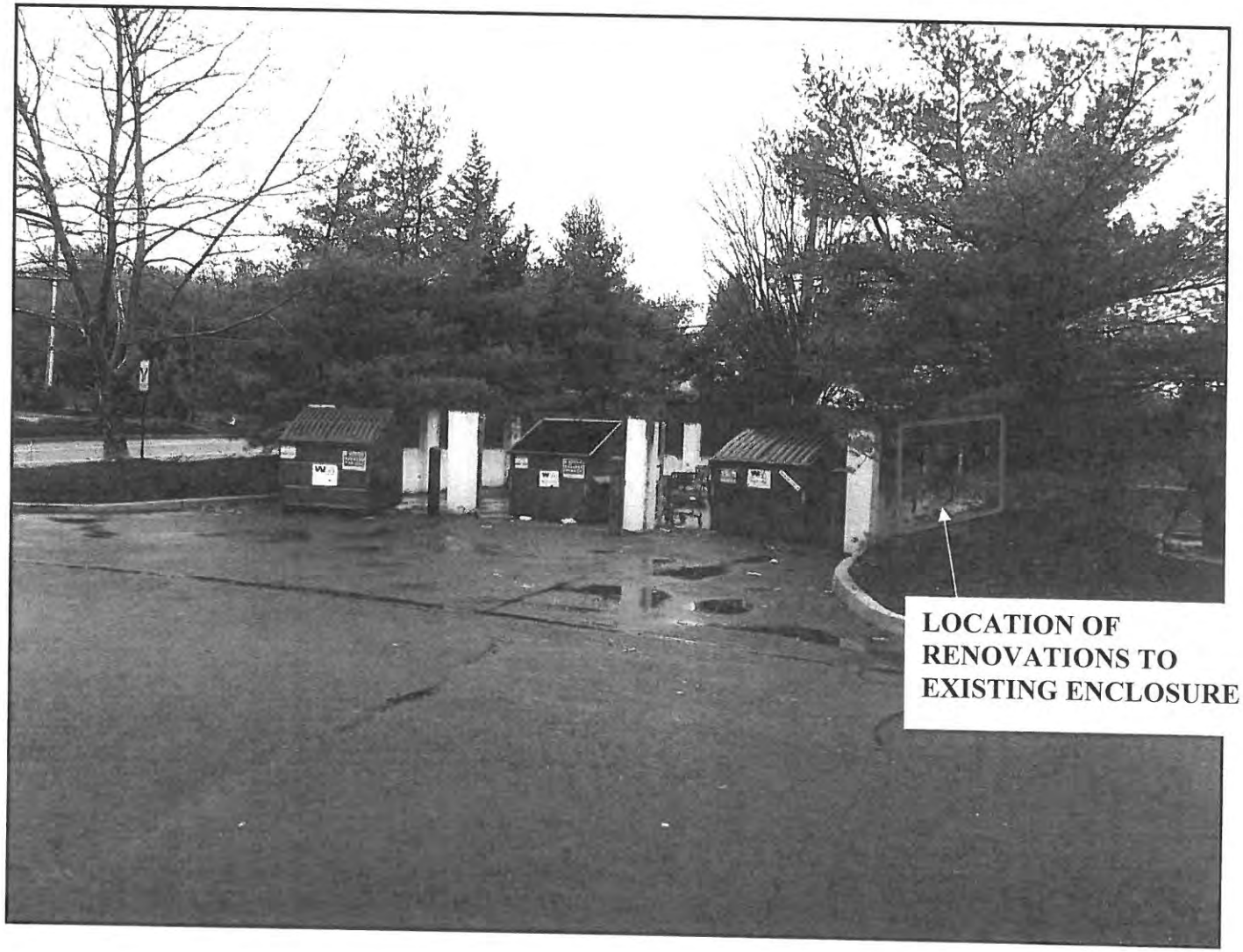
Sworn and subscribed to
On this 23 day of February,
20 17 before the following authority.

[signature]
Notary public

LISA MARIE VASSALLO
Commission # 2316604
Notary Public, State of New Jersey
My Commission Expires
July 17, 2019

ENCLOSURE AREA "B"

RECEIVED
MAR – 2 2017
BY: 17183M



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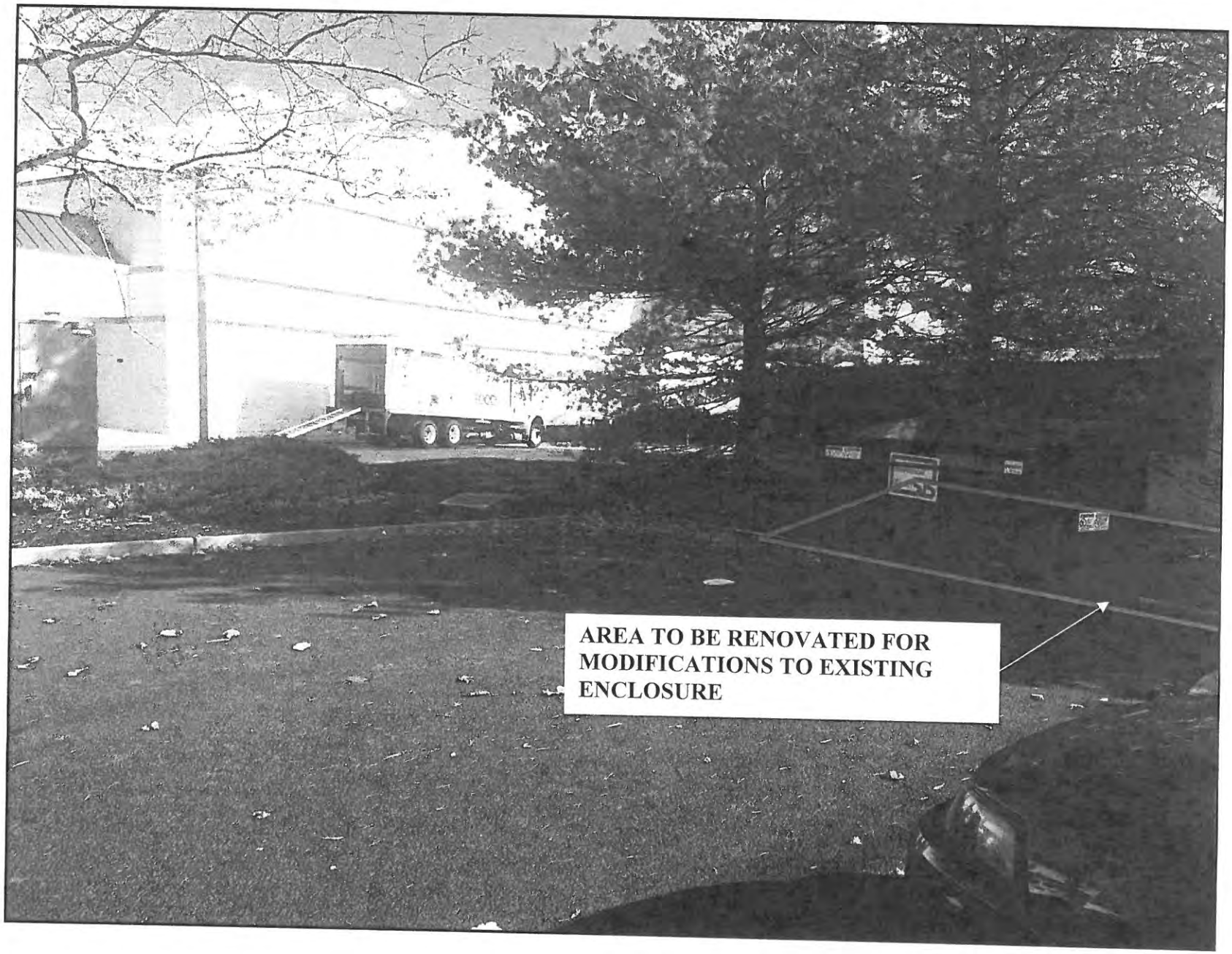
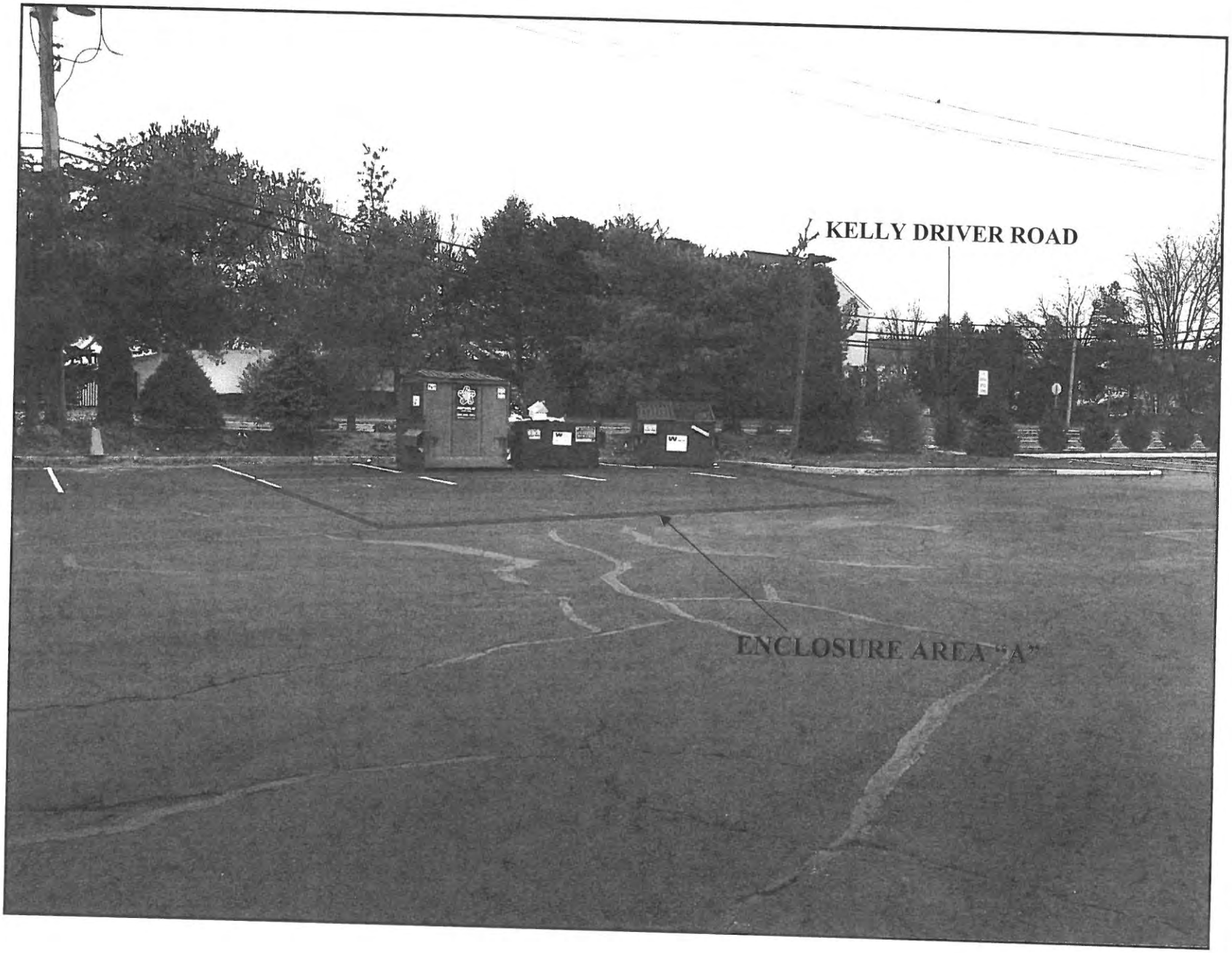


ENCLOSURE AREA "A"



TRASH/RECYCLING REPORT

FOR

THE MARKETPLACE AT CHEWS LANDING

BLOCK 20601, LOT 3

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #2796-06

March 2017

RECEIVED
MAR 2 2017
1710 13M

Marie Baaden

Marie Baaden, P.E.
N.J. Professional Engineer License #50849

Prepared for:

Marketplace at Chews Landing, LLC
c/o Paramount Realty
1195 Route 70, Suite 2000
Lakewood, NJ 08701
(732) 886-1500

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

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3	LOCATION OF MATERIALS TO BE STORED	2
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ATTACHMENTS:

A. ESTIMATE OF GENERAL TRASH GENERATED AND REQUIRED STORAGE

B. ATTATCHMENT B: ESTIMATE OF GENERAL RECYCLING GENERATED AND REQUIRED STORAGE

C. LOCATION MAP

1 INTRODUCTION

Consulting Engineer Services (CES) has prepared this Trash/Recycling Report for the Marketplace at Chews Landing, an existing 16.32 acre shopping/retail center (hereinafter the "Site") designated as Plate 206, Block 20601, Lot 3 on the official Tax Map of the Township of Gloucester. The solid waste includes general consumer trash and general consumer recyclables. The proposed improvements include the development of existing four (4) parking spaces on the Site into a 645 square foot trash enclosure and upgrades to the existing trash enclosure. Upgrades include demolition to the northwest trash enclosure wall and the addition of 265 square feet of impervious surface and four (4) six-foot high gates. The proposed construction will be constructed in a single phase.

2 MATERIALS TO BE COLLECTED, FREQUENCY AND AVAILABLE STORAGE

A. General Consumer Trash

The Site currently has 7 contracts with waste haulers to collect trash. The separate trash contracts and their frequency of collection are as follows:

Contract	Container Identifier	Container Size (CY)	Collection Frequency (wk)	Storage (CY/wk)
Waste Management - Marketplace	A	4	1	4
	F	6	5	30
Republic – Children of America	C	8	1	8
SJ Sanitation – Dollar General	E	4	1	4
ShopRite Trash	J	35	1.29	45.15
Republic Services of NJ-Dunkin Donuts	K	6	1	6
Inspira Urgent Care with Waste Hauler	M	4	1	4
Mavis Tire with Waste Hauler	O	2	1	2
Total General Consumer Trash Storage				103.15

a. Medical Waste

i. Medical Waste is handled by an outside medical waste hauler and emptied once a week. Tenants that generate medical waste include Eastern Dental and Inspira-Urgent Care. All tenants that require this service are responsible for pick up and disposal of waste. All medical waste will be disposed of by appropriately licensed waste haulers.

B. General Consumer Recyclables

The anticipated recyclables include the following:

Materials	Pick-Up Frequency
Paper	Weekly
Plastic	Weekly
Aluminum	Weekly

The Site currently has 6 contracts with waste haulers to collect recyclables. The separate recycling contracts and their frequency of collection are as follows:

Contract	Container Identifier	Container Size (CY)	Collection Frequency (wk)	Storage (CY/wk)
Waste Management - Marketplace	B	2	1	2
	G	8	5	40
	H	8	5	40
Republic Services of NJ-Dunkin Donuts	L	4	1	4
Inspira Urgent Care with Waste Hauler	N	4	1	4
Mavis Tire with Waste Hauler	P	.32	1	.32
Waste Management - ShopRite	I	8	2	16
Total General Consumer Recycling Storage				106.32

In addition to the recycling containers above, the Site contains a 4.5' by 6' grease container (Container "D") that is collected once a month by RW Byproducts.

a. Special Recyclables

i. Mavis Tire Auto Center stores motor oil in a 300 gallon aboveground storage tank, anti-freeze in a 55 gallon drum and used tires and scrap metal in a storage room that are collected on an as-needed basis.

3 LOCATION OF MATERIALS TO BE STORED

All general consumer recyclable materials collected by the Marketplace at Chews Landing tenants will first be separated from the other trash. The recyclable material will then be stored within the designated trash/recycling enclosures. The general consumer recyclables will remain in the trash/recycling enclosure area until they are due for pick up.

General consumer trash and recyclable materials will be stored within trash enclosures that adhere to the regulations stated in Gloucester Township code.

4 RESPONSIBLE WASTE HAULER

The owner of the Marketplace at Chews Landing has ultimate responsibility for pick up and disposal of all trash and recyclable materials for tenants that do not have individual contracts with waste haulers. The Marketplace manages trash and recyclable materials for the following: Retro Fitness, GNC, HR Block, Cardsmart, Dry Clearners, Cappola's Pizza, Still Point Yoga, Eastern Dental, Nail Studio, GCV Productions, Tori's Bistro, Pet Value, Hair Cuttery, Urban Movement, Precision Apparel, Personal Trainer, and Dance Class NJ. The following tenants of the Site manage trash and recyclable materials individually: ShopRite, Children of America, Dunkin Donuts, Mavis Tire Center and Dollar General. This report includes all trash and recyclable generation by all tenants. All trash and recyclable materials will be disposed of by appropriately licensed waste haulers.

5 QUANTITY OF MATERIALS TO BE GENERATED AND REQUIRED STORAGE

CES conducted field visits to collect data from tenants of the Marketplace at Chews Landing. Tenant testimony along with research on estimated trash and recyclable material generation rates has been analyzed by CES. CES anticipates the general trash generated and required storage for tenants at the Marketplace at Chews Landing to be 92.6 cubic yards per week, where the Site currently provides trash storage for 103.15 cubic yards per week. See attachment A for a breakdown of the overall trash generation.

CES anticipates the general recyclable materials generated and required storage for tenants at the Marketplace at Chews Landing to be 38.2 cubic yards, where the Site currently provides recycling storage for 106.32 cubic yards a week. See attachment B for a breakdown of the overall recyclable material generation.

ATTACHMENT A
ESTIMAGE OF GENERAL TRASH GENERATED AND REQUIRED STORAGE

consulting engineer services

Engineers, Planners, and Land Surveyors

March 1, 2017

ESTIMATE OF GENERAL TRASH GENERATED AND REQUIRED STORAGE
MARKETPLACE AT CHEWS LANDING, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ

	TENANT	USE	Approx SF	LOCATION	GENERATION (gal/wk)	TOTAL (cy/wk)	TOTAL (20%)*	
SOLID WASTE MANAGED BY THE MARKETPLACE	GNC	Retail	1,806	A	39	0.19	0.2	
	Cappola's Pizza	Restaurant	3,440	B	700	3.47	4.2	
	Cardsmart	Retail	2,322	B	78	0.39	0.5	
	Dance Class NJ	Fitness Center	5,095	B	39	0.19	0.2	
	Dry Cleaners	Cleaner	1,118	B	56	0.28	0.3	
	Eastern Dental	Prof. Office	6,280	B	756	3.74	4.5	
	GCV Productions	Prof. Office	5,161	B	234	1.16	1.4	
	Hair Cuttery	Prof. Office	1,032	B	39	0.19	0.2	
	HR Block	Office	1,806	B	252	1.25	1.5	
	Nail Studio	Prof. Office	1,462	B	294	1.46	1.7	
	Personal Trainer	Fitness Center	2,744	B	26	0.13	0.2	
	Pet Value	Retail	2,408	B	39	0.19	0.2	
	Precision Apparel	Prof. Office	5,161	B	110	0.54	0.7	
	Retro Fitness	Fitness Center	11,512	B	109	0.54	0.6	
	Still Point Yoga	Fitness Center	4,457	B	39	0.19	0.2	
	Tori's Bistro	Restaurant	2,150	B	1,470	7.28	8.7	
	Urban Movement	Retail	1,462	B	26	0.13	0.2	
					Trash Managed by the Marketplace Total	21.32	25.6	
INDIVIDUAL	Children of America	School	14,410	A	1,625	8.05	9.7	
	Dollar Gereral	Discount Store	6,813	B	256	1.27	1.5	
	Shop Rite	Supermarket	65,356	C	7,069	35.00	42.0	
	Dunkin Donuts	Fast Food	1,939	D	1,680	8.32	10.0	
	Urgent Care	Medical Office	7,759	D	808	4.00	4.8	**
	Mavis Discount Tire	Auto Center	5,765	E	404	2.00	2.4	
					Trash Managed Individually Total	58.63	70.4	
RECEPTACLES		Blue Receptacle		B	192	0.95	1.14	
		Shop Rite Yellow Receptacle		C	315	1.56	1.87	
		River Rock Receptacle		C	71	0.35	0.42	
		River Rock Receptacle		D	34	0.17	0.20	
					Trash Receptacle Total	3.03	3.64	
					Marketplace Overall Trash Total Generation	**82.98**	**99.58**	

* 20% Engineering Estimate

** Anticipated Trash Generation

ATTACHMENT B
ESTIMAGE OF GENERAL RECYCLING GENERATED AND REQUIRED STORAGE

consulting engineer services

Engineers, Planners, and Land Surveyors

March 1, 2017

ESTIMATE OF GENERAL RECYCLING GENERATED AND REQUIRED STORAGE
MARKETPLACE AT CHEWS LANDING, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ

	TENANT	USE	Approx SF	LOCATION	GENERATION (gal/wk)	TOTAL (cy/wk)	TOTAL (20%)*	
SOLID WASTE MANAGED BY THE MARKETPLACE	GNC	Retail	1,806	A	84	0.42	0.5	
	Cappola's Pizza	Restaurant	3,440	B	504	2.50	3.0	
	Cardsmart	Retail	2,322	B	388	1.92	2.3	
	Dance Class NJ	Fitness Center	5,095	B	13	0.06	0.1	
	Dry Cleaners	Cleaner	1,118	B	13	0.06	0.1	
	Eastern Dental	Prof. Office	6,280	B	0	0.00	0.0	
	GCV Productions	Prof. Office	5,161	B	78	0.39	0.5	
	Hair Cuttery	Prof. Office	1,032	B	63	0.31	0.4	
	HR Block	Office	1,806	B	378	1.87	2.2	
	Nail Studio	Prof. Office	1,462	B	42	0.21	0.2	
	Personal Trainer	Fitness Center	2,744	B	126	0.62	0.7	
	Pet Value	Retail	2,408	B	252	1.25	1.5	
	Precision Apparel	Prof. Office	5,161	B	504	2.50	3.0	
	Retro Fitness	Fitness Center	11,512	B	126	0.62	0.7	
	Still Point Yoga	Fitness Center	4,457	B	39	0.19	0.2	
	Tori's Bistro	Restaurant	2,150	B	504	2.50	3.0	
	Urban Movement	Retail	1,462	B	42	0.21	0.2	
	Recycling Managed by the Marketplace Total					15.63	18.8	
INDIVIDUAL	Children of America	School	14,410	A	0	0	0.0	
	Dollar Gereral	Discount Store	6,813	B	0	0	0.0	***
	Shop Rite	Supermarket	65,356	F	1616	8	9.6	
	Dunkin Donuts	Fast Food	1,939	D	588	3	3.5	
	Urgent Care	Medical Office	7,759	D	808	4	4.8	**
	Mavis Discount Tire	Auto Center	5,765	E	64	0.32	0.4	
	Recycling Managed Individually Total					15.23	18.3	
REC.	Blue Receptacle			B	192	0.95	1.14	
	Recycling Receptacle Total					0.95	1.14	
	Marketplace Overall Recycling Total Generation					**31.80**	**38.2**	

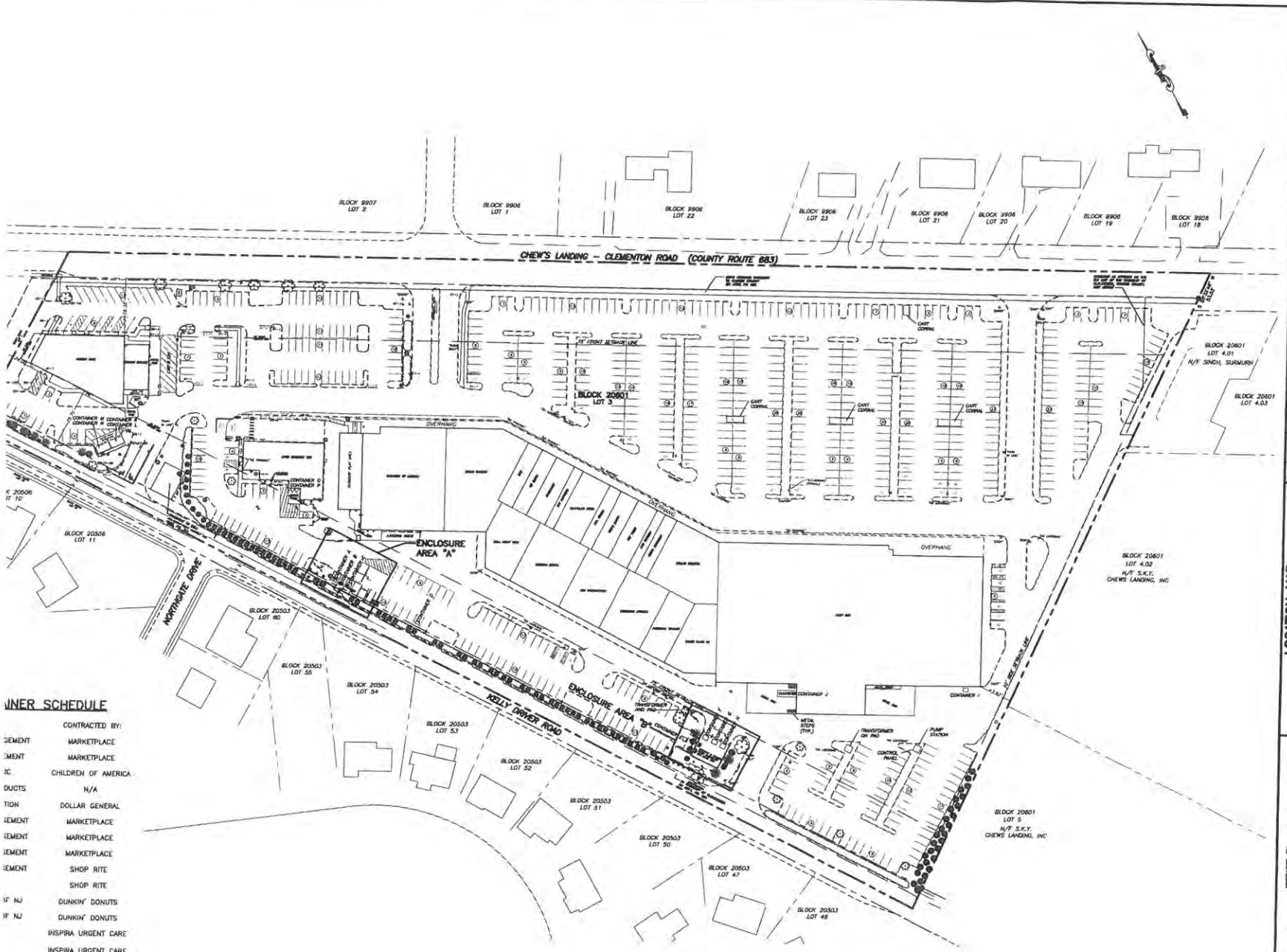
* 20% Engineering Estimate

** Anticipated Trash Generation

*** Dollar General Recycling is picked up by their hauling company no recylcable material is placed in containers

ATTACHMENT C

LOCATION MAP



WNER SCHEDULE

	CONTRACTED BY:
GEMENT	MARKETPLACE
EMENT	MARKETPLACE
IC.	CHILDREN OF AMERICA
DUCTS	N/A
TION	DOLLAR GENERAL
EMENT	MARKETPLACE
EMENT	MARKETPLACE
EMENT	MARKETPLACE
EMENT	SHOP RITE
	SHOP RITE
F NJ	DUNKIN' DONUTS
F NJ	DUNKIN' DONUTS
	INSPIRA URGENT CARE
	INSPIRA URGENT CARE
ER	MAVIS DISCOUNT TIRE
ILER	MAVIS DISCOUNT TIRE

LOCATION MAP

MARKETPLACE AT CHEWS LANDING - DUMPSTER

BLOCK 20601, LOT 3

GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

REVISIONS

DATE

DRWN

MARIE BAADEN

PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE05084900

DATE

PREPARED BY:

CONSULTING ENGINEER SERVICES

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS

543 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081

PHONE (856) 262-1616 FAX (856) 262-1618 WWW.CONSULTINGENGINEERSERVICES.COM

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27977700

CES

SCALE: 1"=30' DES. JCD CES No. 2019-26 FILE No. 2019-26.DWG DRAWN BY:

SHT. No. 2 OF 6 SHTS. 3/20/21

Department of Public Works

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
John Wolick
Director

camden county

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones - Chairman
Daniel P. Cosner - Vice Chairman
Thomas Schina - Secretary
Thomas Bock Jr.
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica - County Engineer

March 29, 2017

Richard J. Goldstein, Esq.
20 Brace Rd., Ste 201
Cherry Hill, NJ 08034

RE:	**Marketplace @ Chews Landing Dumpster**
Plan Type:	Site Plan
Block(s):	20601
Lot(s):	2 & 3

RECEIVED
APR 3 - 2017

Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

Al/cs

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

SP-15-4-17

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: **APPLICATION #1171013SM Escrow #11152**
Paramount at Chews Landing, LLC
BLOCK 20601, LOT 2 and 3

DATE: March 21, 2017

The Applicant request minor site plan approval for an "Addition of a 645 sf trash enclosure and improvements to an existing trash enclosure" within the HC – Highway Commercial District. The project is located within the Market Place Shopping Center on Chews Landing and Kelly Driver Roads.

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

- Applicant/Owner: Paramount at Chews Landing, LLC c/o Paramount Realty, AttnL Morris Levy, 1195 Route 70, Suite 2000, Lakewood, NJ 08071 (telephone 732-886-1500).
- Engineer: Marie Baaden, PE, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 9, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Richard J. Goldstein, Esq.,Hangley Aronchick Segal Pudlin & Schiller, 20 Brace Road, Suite 201, Cherry Hill, NJ 08034 (telephone #856-616-2172).

I. INFORMATION SUBMITTED

NEW INFORMATION

1) Consulting Engineering Services Response Letter dated 3/02/17.
2) Land Development Application Form and checklist with Description of Operations, and Waivers Requested dated 3/02/17.
3) Color photographs (letter size).
4) Trash/Recycling Report, as prepared by Consulting Engineers Services dated March 2017.
5) Engineering plans, as prepared by Consulting Engineers Services consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	3-02-17
2	Overall Existing Conditions Plan	3-02-17
3	Existing Conditions and Demolition Plan	3-02-17
4	Overall Site Plan	3-02-17
5	Site Plan	3-02-17
6	Grading and Drainage Plan	3-02-17
7	Landscaping Plan	3-02-17
8	Construction Details	3-02-17
9	Soil Erosion & Sediment Control, Notes & Details	3-02-17
1 of 1	Plan of Survey	3-21/17

II. ZONING REVIEW

1. Retail Sales and Services is a permitted use [§416.B(1)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	16.32 ac.	yes
Lot frontage (min.) Kelly Driver Road Chews Landing Road	 80 ft. 80 ft.	 1,379.68 ft. 1,494.59 ft.	 yes yes
Lot depth (min.)	200 ft.	±183 ft.[1]	yes
Building coverage (max.)	25%	22.70%	yes
Lot coverage (max.)	75%	80%	enc
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.) Kelly Driver Road Chews Landing Road	 75ft. 75 ft.	 77.3 ft. 211.6 ft.	 yes yes
Side yard (min.)	10 ft.	318.1 ft. / ±927 ft.[1]	yes / yes
Rear yard (min.)[2]	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	23 ft.	yes
Floor Area Ratio (max.)	0.25	0.2310	yes
Parking (min.)	743 spaces	745 spaces	yes
Buffer (min.) - Residential	25 ft.	0 ft.	enc

1 = Scaled data.
enc = existing nonconformance.
n/a = Not applicable.

Parking Area Setback			
From any right-of-way (min.)[3]	25ft.	0 ft.	enc
From side property line (min.)	10 ft.	0 ft.	enc
From rear property line (min.)[2]	10 ft.	n/a	n/a

1 = Scaled data.
2 = There are two (2) front yards.
3 = The existing parking area along Kelly Drive Road encroaches ±4 feet into the right-of-way.
enc = existing nonconformance.
n/a = Not applicable.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed in accordance with §817, Submission Checklist for a minor site plan.

The Applicant must provide the following checklist requirements or request and receive a waiver.

1. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
2. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
3. Existing signs including the location, size, and height [Checklist #43].
4. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
5. Location of each inlet, manhole or other appurtenance [Checklist #67].
6. Slope of line [Checklist #68].
7. Pipe material type [Checklist #69].
8. Strength, class or thickness [Checklist #70].
9. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
10. Fire lanes [Checklist #77].
11. Loading areas and number thereof [Checklist #80].
12. Curbs [Checklist #81].
13. Ramps for the handicapped [Checklist #82].
14. Sidewalks and bike routes [Checklist #83].
15. Directional signs with scaled drawings [Checklist #85].
16. Traffic control devices [Checklist #89].
17. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
18. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
19. Size and types of pipes and mains [Checklist #98].
20. Slope [Checklist #99].
21. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].

IV. VARIANCE COMMENTS

The application as submitted requires the following variance.

§401.E, Location and Setback of Accessory Buildings and Structures

1. Front yard (Trash Enclosure A): (0.5 ft. provided v. 3 ft. minimum required).
   a. The Applicant should note Ordinance O-16-23 adopted December 28, 2016 amended Ordinance O-03-03, Land Development to address minimum setbacks for accessory buildings and structures.

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

   Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

V. MINOR SITE PLAN COMMENTS

1. The plans shall be revised to provide a few additional evergreen trees within the existing landscaped islands and streetscape buffer to provide a dense natural screen at the following locations to enhance the aesthetics of the development and the Township as per §507.A(1).
   a. Trash Enclosure A.
      i. Along the north side of the trash enclosure within the existing landscape island.
   b. Trash Enclosure B.
      i. Along the northwest corner of the trash enclosure within the existing landscape island.
2. The plans shall be revised to include the following notations for the trash enclosure detail as per §510.L(1), Refuse/Recyclable Storage Areas:
   a. Vertical screening slats with top and bottom locking channels for the proposed chain link gates.
   b. Identify the proposed color of the wall finish.
      i. It's recommended the color match the darker tan earth tone on the building rear facade.

VI. GENERAL COMMENTS

1. It's recommended the plans be revised to address the following:
   a. Trash Enclosure B exterior finish should match the darker tan earth tone on the building rear facade.
   b. Trash Enclosure B existing wood fencing along top be replaced with vinyl fencing.
   c. Trash Enclosure A and Trash Enclosure B should include signage to advise tenants to "Keep Gates Closed."

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.

I have no further comments regarding the application at this time; however, 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 the concerns, please contact my office at (856) 374-3511.

cc: Paramount at Chews Landing, LLC
Richard J. Goldstein, Esq.
Marie Baaden, PE
Richard Wells, Esq., Board Solicitor
Steven M. Bach, PE, Board Engineer

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

March 30, 2017

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

RECEIVED
APR 3 - 2017
BY:

Attn: Ken Lechner, PP, AICP, Director/Planner
Dept. of Community Development and Planning

Re: Minor Site Plan
Paramount at Chews Landing, LLC
1236 Chews Landing Road
Block 20601, Lots 2 & 3
Review No. 1
Bach Project No. GTPB-2017-3

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, received by Gloucester Township March 2, 2017.
- Township of Gloucester Land Development Submission Checklist, received by Gloucester Township March 2, 2017.
- Trash/Recycling Report for The Marketplace at Chews Landing, Block 20601, Lot 3, township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated March 2017
- Camden County Planning Board application.
- Drawings entitled "Marketplace at Chews Landing – Dumpster, Block 20601, Lot 3, Gloucester Township, Camden County, New Jersey, Preliminary & Final Minor Site Plan", prepared by Consulting Engineer Services:

Sheet	Title	Date/Last Revision
1	Cover Sheet	1-22-16 / none
2	Overall Existing Conditions Plan	1-22-16 / none
3	Existing Conditions and Demo Plan	1-22-16 / none
4	Overall Site Plan	1-22-16 / none
5	Site Plan	1-22-16 / none
6	Grading and Drainage Plan	1-22-16 / none

67	Landscape Plan	1-22-16 / none
8	Construction Details	1-22-16 / none
9	SESC Notes & Details	1-22-16 / none

SITE INFORMATION:

Owner/Applicant: Paramount at Chews Landing, LLC
C/O Paramount Realty
1195 Route 70, Suite 2000
Lakewood, NJ 08701
732-886-1500
732-886-1690 fax
mdl@regisassets.com

PROJECT SUMMARY:

This application is for the addition of a 645 SF trash enclosure and associated improvements to an existing trash enclosure located in the existing Marketplace at Chews Landing shopping center. The site is located on the southwest side of Chews Landing Road at the intersection of Lincoln Drive in the Township's Highway Commercial (HC) Zoning District. The applicant proposes to demolish the existing trash enclosure replace it with the proposed 645 SF trash enclosure. The applicant is seeking a Preliminary and Final Minor Site Plan approval with no 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. A Vehicle Circulation Plan shall be provided indicating a trash truck turning template to confirm that proper access is available for both trash enclosures.

2. The plans shall indicate the temporary location of the existing trash dumpsters during construction.

3. The recent improvements to the site appear 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.

4. The proposed concrete pad located on the northwesterly side of Trash Enclosure Area "B" appears to be sloped in an easterly direction on the southern side and a westerly direction on the northern side. Our office recommends that the applicant's professional revise the grading in this area.

5. The Full Depth Paving Detail shall be revised to provide a base course designation of 19 M64 in lieu of 12.5 M64 as shown on the detail.

6. The Pipe Bollard Detail shall be revised to indicate the strength and class of concrete to be utilized.

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)
Morris Levy, Applicant
Richard Goldsteign, Esq. Applicant's Attorney
Marie Baaden, PE, Applicant's Professional

S:\GTPB2017 Gloucester Twp PB\-3 Paramount at Chews Landing\GTPB2017-3 Paramount at Chews Landing Minor Site Plan Review No 1, 3-23-17.doc

Bnft 1C

B

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

APPLICATION NO. #171013M

DATE: March 6, 2017

Block: 20601 Lot: 2 & 3

LOCATION: Marketplace @ Chews Landing
1236 Chews Landing Road
Laurels Springs, NJ 08034
Trash Enclosure

Escrow: #11152

ZONE: HC

TRANSMITTAL TO:

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

STATUS of APPLICATION: Addition of a 645 SF Trash enclosure & Improvements to and existing trash Enclosure MINOR SITE

- ☐ 1 Copy – Minor Site Plan, Checklist
- ☐ 1 Copy – Recycle Trash Report
- ☐ 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

OK 3-13-17 JW Bldg

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

APPLICATION NO. #171013M

DATE: March 6, 2017

Block: 20601 Lot: 2 & 3

LOCATION: Marketplace @ Chews Landing
1236 Chews Landing Road
Laurels Springs, NJ 08034
Trash Enclosure

Escrow: #11152

ZONE: HC

TRANSMITTAL TO:

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

STATUS of APPLICATION: Addition of a 645 SF Trash enclosure & Improvements to and existing trash Enclosure **MINOR SITE**

- ☐ 1 Copy – Minor Site Plan, Checklist
- ☐ 1 Copy – Recycle Trash Report
- ☐ 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

No Issues.

3/13/17 [signature]
Assessor

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #171013M Block: 20601 Lot: 2 & 3

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

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

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

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

RECEIVED
MAR 20 2017
BY:

Reviewed By: ☒ Lt. Jason Gittens

Signature: _____ Date Submitted:

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

RECEIVED
MAR 2 2017
BY: 171013M

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 Paramount at Chews Landing LLC

Address 1200 Chews Land-Clementon Rd Laurel Springs, NJ

Block 20601 Lot 3

3-2-17
Date

Maryann Bosse
ASST. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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

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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

March 8, 2017

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

Re: Application #171013M
Marketplace @ Chews Landing
1236 Chews Landing Road, Laurel Springs, NJ 08021
Block 20601, Lots 2 & 3

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,

RECEIVED
MAR 9 2017
BY:

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh