**Township of Gloucester**
**Zoning Board of Adjustment**
**Wednesday, February 22, 2017**
**7:00 P.M.**

# Agenda

**Salute to the Flag**
**Commencement Statement**

**General Rules**

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

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## MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, February 08, 2017***

## RESOLUTIONS FOR MEMORIALIZATION

**Zoning Board of Adjustment 2016 Annual Report**

| | |
|---|---|
| #172001C<br>Angela & Keith Dugan | Bulk C Variance<br>Block: 8704 Lot: 16 |
| #172002C<br>Christopher Worthington | Bulk C Variance<br>Block: 3203 Lot: 41 |
| #172003C<br>Rebecca Sonnheim | Bulk C Variance<br>Block: 3204 Lot: 23 |

## APPLICATIONS FOR REVIEW

**APPLICATION POSTPONED TO MARCH 8, 2017**
**PLEASE ANNOUNCE AT MEETING**
**NO FURTHER NOTIFICATION WILL BE NECESSARY**

| | |
|---|---|
| ***#152041PMSFMSa1DM***<br>***1840 P Cheeseman Road, LLC***<br>***Zoned: IN*** | ***Minor Subdiv; Final Major Site Plan***<br>***Block: 14003 Lot: 13 & 14***<br>***Location: 1840 Peter Cheeseman Rd., Blackwood*** |

***Residential Healthcare Facility/Drug & Alcohol Rehab Facility***

#172004CD
Gloucester Auto LLC
Zoned: R3

Bulk C & Use "D" Variances
Block: 13504 Lots: 24, 25 & 27
Location: 1450 Erial Rd., Blackwood

5,400 SF Convenience store& fuel canopy w/8 MPDs & associated improvements including 68 parking stalls, trash enclosures, tiered retaining walls & preliminary landscaping

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#12201DSPW
The Villas of Broadacres (Parke Bank)
Zoned:

Landscaping Plan
Block: 13306 Lots: 1-2-3-4-5
Location:

Administrative Amendment for Revised Landscaping

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**
**WEDNESDAY, FEBRUARY 08, 2017**

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

**Roll Call:**

| | |
|---|---|
| **Vice Chairman Simiriglia** | **Present** |
| **Mr. Bucceroni** | **Absent** |
| **Mr. Scarduzio** | **Present** |
| **Mrs. Chiumento** | **Absent** |
| **Mr. Rosati** | **Present** |
| **Mr. Acevedo** | **Present** |
| **Mr. Treger** | **Absent** |
| **Ms. Scully** | **Present** |
| **Chairman McMullin** | **Present** |

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

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## MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday January 11, 2017.

Motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Mr. Scarduzio.

| | | |
|---|---|---|
| **Roll Call:** | **Vice Chairman Simiriglia** | **Yes** |
| | **Mr. Scarduzio** | **Yes** |
| | **Mr. Rosati** | **Yes** |
| | **Mr. Acevedo** | **Yes** |

**Minutes Approved.**

## RESOLUTIONS FOR MEMORIALIZATION

**#162075DSPW**
**Amanda Hotz**
**Use "D" Variance/Site Plan Waiver**
**Block: 4301 Lot: 4**

**#162047CDPMFMS**
**Bimbo Bakeries USA, LLC**
**Prelim/Final Major Site Plan**
**Block: 13305/13307 Lot: 1-2-3;5**

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

| | | |
|---|---|---|
| **Roll Call:** | **Vice Chairman Simiriglia** | **Yes** |
| | **Mr. Scarduzio** | **Yes** |
| | **Mr. Rosati** | **Yes** |
| | **Mr. Acevedo** | **Yes** |

**Resolutions Approved.**

## ADOPTION OF ANNUAL REPORT

**A motion to approve the 2016 Zoning Board of Adjustment 2016 Annual Report was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

| | | |
|---|---|---|
| **Roll Call:** | **Vice Chairman Simiriglia** | **Yes** |
| | **Mr. Scarduzio** | **Yes** |
| | **Mr. Rosati** | **Yes** |
| | **Mr. Acevedo** | **Yes** |

**Annual Report Approved.**

## APPLICATIONS FOR REVIEW

**#172001C**
**Angela & Keith Dugan**
**Zoned: R3**
**Bulk C Variance**
**Block: 8704 Lot: 16**
**Location: 1701 Briarwood Dr., Blackwood**
**Extend kitchen 16' x 12' with 27' L S setback**

Mr. Costa swears in Ms. Angela Dugan and Mr. Keith Dugan.
Mrs. Dugan explains the expansion of the kitchen.
Mr. Costa asks if the exterior will match the house.
Mr. Dugan states the kitchen will line up with the house and match it.

No Comments:
Open to Public:

Open to Professionals:
No Comments:

**A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.**

| | | |
|---|---|---|
| **Roll Call:** | **Vice Chairman Simiriglia** | **Yes** |
| | **Mr. Scarduzio** | **Yes** |
| | **Mr. Rosati** | **Yes** |
| | **Mr. Acevedo** | **Yes** |
| | **Ms. Scully** | **Yes** |
| | **Chairman McMullin** | **Yes** |

**Application Approved.**

**#172002C**
**Christopher Worthington**
**Zoned: R3**
**Bulk C Variance**
**Block: 3203 Lot: 41**
**Location: 501 Fresno Pl., Magnolia**
**10' x 20' x 9' wood garage w/6' S & 7' R setbacks**

Mr. Costa swears in Mr. Christopher Worthington.
Mr. Worthington states he is trying to utilize the whole yard; he spoke with the neighbors and they didn't mind. The garage is 10' x 20' and 9' high. The shed will store lawn equipment.

Chairman McMullin asks if the shed will have gutters on it and to make sure the run off doesn't go on his neighbors' property.
Mr. Worthington states the shed will have gutters.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

| | | |
|---|---|---|
| **Roll Call:** | **Vice Chairman Simiriglia** | **Yes** |
| | **Mr. Scarduzio** | **Yes** |
| | **Mr. Rosati** | **Yes** |
| | **Mr. Acevedo** | **Yes** |
| | **Ms. Scully** | **Yes** |
| | **Chairman McMullin** | **Yes** |

**Application Approved.**

**#172003C**
**Rebecca Sonnheim**
**Zoned: R3**
**Bulk C Variance**
**Block: 3204 Lot: 23**
**Location: 650 Pasadena Dr., Magnolia**
**Driveway - 10' wide extension w/0' - 3' setback future 16' x 16' shed to be placed on pre existing 16' x 16' concrete pad w/0' - 5' setback.**

Mr. Costa swears in Ms. Rebecca Sonnheim.
Ms. Sonnheim states the project is already done but her concrete contractor didn't get permits and she thought he had. The old shed is coming down and the new shed isn't up yet. The new shed is 16' x 16' with height within the ordinance limits.
Vice Chairman Simiriglia asks if Ms. Sonnheim is aware she will need a fire rated wall on the shed.
Ms. Sonnheim is aware of the fire wall requirement.

No Comments:
Open to Public:

Open to Professionals:
No Comments:

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

| | | |
|---|---|---|
| **Roll Call:** | **Vice Chairman Simiriglia** | **Yes** |
| | **Mr. Scarduzio** | **Yes** |
| | **Mr. Rosati** | **Yes** |
| | **Mr. Acevedo** | **Yes** |
| | **Ms. Scully** | **Yes** |
| | **Chairman McMullin** | **Yes** |

**Application Approved.**

**A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**ANNUAL REPORT 2016**

**WHEREAS**, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

**WHEREAS,** the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2016 attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017 that the Annual Report of 2016 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

**ROLL CALL**:

**LIST NAMES**

| | |
|---|---|
| **Vice Chairman Simiriglia** | **Yes** |
| **Mr. Scarduzio** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of February, 2017.

Ken Lechner, Secretary

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 172001C**
**Angela & Keith Dugan**
**Block 8704, Lot 16**

**WHEREAS**, Angela & Keith Dugan are the owners of the land and premises located at 1701 Briarwood Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 12' x 16' addition 27 feet from the 2nd front property line instead of the required 30 feet for the property located upon Block 8704, Lot 16, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 8, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Angela & Keith Dugan are the owners of the land and premises located at 1701 Briarwood Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8704, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified they are extending the 12a16' kitchen to line up with the existing house.

5. There were no objections to the application.

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017, the applicants Angela & Keith Dugan are is hereby granted the aforesaid variance for the property located upon Block 8704, Lot 16 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Carman Scarduzzio | Yes |
| Michelle Scully | Yes |
| Andy Rosati | Yes |
| Jay McMullin | Yes |
| Mike Acevedo | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of February, 2017.

_____

Ken Lechner, Secretary

Prepared by:
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 172002C**
**Christopher Worthington**
**Block 3203, Lot 41**

**WHEREAS**, Christopher Worthington is the owner of the land and premises located at 501 Fresno Place in the Magnolia section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 10' x 20' x 9' detached garage 5' from the side yard and 6' from the rear yard instead of the required 10' for the property located upon Block 3203, Lot 41, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 8, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Christopher Worthington is the owner of the land and premises located at 501 Fresno Place in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3203, Lot 41, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he wants to best utilize his property and place the 10'x20' garage in this location. It will be used for personal storage and he will erect gutters to direct water away from neighboring properties.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage with 5' side yard and a 6'rear yard setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017, the applicant Christopher Worthington is hereby granted the aforesaid variances for the property located upon Block 3203, Lot 41 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Carman Scarduzzio | Yes |
| Michelle Scully | Yes |
| Andy Rosati | Yes |
| Jay McMullin | Yes |
| Mike Acevedo | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of February, 2017.

_____

Ken Lechner, Secretary

Prepared by:
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 172003C**
**Rebecca Sonnheim**
**Block 3204, Lot 23**

**WHEREAS**, Rebecca Sonnheim is the owner of the land and premises located at 650 Pasadena Drive in the Magnolia section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a tool shed 256 sq. feet instead of the required 168 sq. feet 2.7 feet from the side property line and 2.3 feet from the rear property line instead of the required 5 feet and a concrete driveway 0' from the side property line instead of the required 3' for the property located upon Block 3204, Lot 23, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 8, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Rebecca Sonnheim is the owner of the land and premises located at 650 Pasadena Drive in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3204, Lot 23, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she did not know she needed permits for the shed or driveway. Contractors did the work for her and she agreed to remove the existing shed and to comply with the Construction Code letter dated January 3, 2017.

5. There were no objections to the application.

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017, the applicant Rebecca Sonnheim is hereby granted the aforesaid variances for the property located upon Block 3204, Lot 23 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Carman Scarduzzio | Yes |
| Michelle Scully | Yes |
| Andy Rosati | Yes |
| Jay McMullin | Yes |
| Mike Acevedo | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of February, 2017.

_____

Ken Lechner, Secretary

Prepared by:
**ANTHONY P. COSTA, Esquire**

# Inter-office Correspondence

**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #172004CDM Escrow #11019**
**Gloucester Auto, LLC**
**BLOCK 13504, LOTS 24, 25 and 27**

**DATE:** February 6, 2017

The Applicant requests use variance approval for "One 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements ..." within the R3 –Residential District. The project is located on the northeast corner of College Drive and Erial Road.

- Applicant: Gloucester Auto, LLC, 141 Ayers Ct., Suite 1A, Teaneck, NJ 07666 (telephone #201-308-5770).
- Owner (Lot 24): Anthony and Diana R. Ritz, 1500 Erial Road, Blackwood, NJ 08012.
- Owner (Lots 25 & 27): Korman Commercial Properties, Inc., 2 Neshaminy Interplex Drive, Suite #309, Trevose, PA 19053.
- Engineer: James S. Kinosian, PE, Stonefield Engineering & Design, 92, Park Avenue, Rutherford, NJ 07070 (telephone #201-340-4468).
- Attorney: Jason R. Tuvel, Esq., Prime Law, 141 Ayers Court, Suite LLA-1, Teaneck, NJ 07666 (telephone #201-371-1026).

## I. INFORMATION SUBMITTED

1. Prime Law Transmittal Letter dated 12/19/16.
2. Township of Gloucester Land Development Application Form dated 01/05/17 including the following:
    1. The Korman Co. Consent to Application Form dated 12/20/16.
    2. Anthony and Diana R. Ritz Consent to Application Form dated 12/14/16.
    3. Applicant's Disclosure Statement dated 12/16/16.
    4. Variance Request Memorandum, as prepared by Stonefield Engineering & Design dated 12/15/16.
    5. Tax Collector's Certification properties current and no liens dated 12/19/16.
    6. Checklist as per §817, Submission Checklist.
3. Traffic Impact Study, as prepared by Stonefield Engineering & Design dated 12/15/16.
4. Variance Plan, as prepared by Stonefield Engineering & Design consisting of the following.

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| C-1 | Cover Sheet | 12-15-16 |
| C-2 | Variance Plan | 12-15-16 |
| C-33 | Landscaping Exhibit | 12-15-16 |

## II. ZONING REVIEW

ZONE: A convenience store and fuel dispensing is not a listed permitted use in the R-3 –Residential District [§405.B].

**Section 405.F, R-3 – Residential District**

| Description | Other Use | Proposed | Complies |
|---|---|---|---|
| Lot size (min.) | 2 acres | 2.9 acres | yes |
| Lot frontage (min.)<br>College Drive<br>Erial Road | <br>100 ft.<br>100 ft. | <br>±483.68 ft.[1]<br>±308.68 ft.[1] | <br>yes<br>yes |
| Lot depth (min.) | 200 ft. | 85 ft. | enc |
| Building coverage (max.) | 30% | 8.45% | yes |
| Lot Coverage (max.) | 75% | 52.00% | yes |
| Buffer (min.)[2] | 25 ft. | 25 ft. | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (min.)<br>College Drive<br>Erial Road | <br>30 ft.<br>30 ft. | <br>93.7 ft.<br>134.9 ft. | <br>yes<br>yes |
| Side yard (min.) | 30 ft. | 241.5 ft. | yes / yes |
| Rear yard (min.) | 50 ft. | 79.4 ft. | yes |
| Building Height (max.) | 40 ft. | < 40 ft. | yes |
| Parking spaces<br>5 spaces/1,000 sf | 27 spaces | 68 spaces | yes |

[1] = Tax map data.

enc = Existing non-conformance.

## III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the R-3 Residential District:

**§405.B, Permitted Uses**

1. Convenience store and fuel canopy is not a listed permitted use in the R-3 – Residential District [§405.B].

POSITIVE CRITERIA ("D1" use variance)

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

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

NEGATIVE CRITERIA

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

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

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

## IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
    a. Consistency of the proposed 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements with the criteria of the following Residential 3 (R-3) land use classification of the master plan.

> "Most of the single family residential neighborhoods in Gloucester Township are in the Residential 3 classification. It constitutes the largest land use classification of the sixteen categories of the Land Use Plan. The category is intended for single family detached residential uses at three units per acre. Generally, the Residential 3 areas have already been developed, however, small infill areas still exist where a minor number of units could be developed. Open space and small scale institutional uses not individually mapped have been placed in this land use classification."

2. Zoning
    a. Consistency of the proposed 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements with the R-3 – Residential District and character of the built environment.
3. Use Variance
    a. It's recommended the Applicant provide testimony addressing the proposed 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements use including but not necessarily limited to the following:
        i. A description of proposed business operations such as number of employees, hours of operation, etc.
4. Traffic Impact Study:
    a. The applicant shall provide professional testimony to address the following omitted items as per §815, Traffic Impact Report.
        i. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
        ii. The location of school bus routes and stops as per §815.A(2)(d).
        iii. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
        iv. Recommendations for automobile reduction techniques as per §815.A(4)(c).
        v. Schematic plan for any recommended improvements as per §815.A(4)(d).
        vi. Site distance analysis as per §815.A(5)(c).

b. The Board should note the Delaware Valley Regional Planning Commission completed the Intersection Safety Project for CR 673/CR706 Intersections, dated June 2016.

i. It's recommended the Applicant address findings of the report and impacts, if any with the instant application.

5. Site Plan:

a. Should the Board approve the instant application it is recommended a condition of approval require preliminary and final major site plan.

## V. 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.*

## VI. RECOMMENDATIONS

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

I have no further comments regarding this application at this time; however, I reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Gloucester Auto, LLC
Jason R. Tuvel, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date[1]:_____ Application №.: 12004(CD)

Taxes Paid Yes/No _____(Initial)

Fees 300.00 Project # 1169

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1350.00 Escr.# 11019

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: Gloucester Auto LLC | Name(s): Please refer to owner list for all information |
| Address: 141 Ayers Ct., Suite 1A | Address: |
| City: Teaneck | City: |
| State, Zip: NJ 07666 | State, Zip: |
| Phone: (201)-308-5770 Fax:(___)___-____ | Phone:(___)___-____ Fax:(___)___-____ |
| Email: | |

**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: Jason R. Tuvel, Esquire | Firm: Prime Law |
| Address: 141 Ayers Court, Suite LLA-1 | State, Zip: New Jersey 07666 |
| City: Teaneck | Phone: (201) 371-1026 Fax: 856)273-8383 |
| | Email: jasontuvel@lawyerprime.com |

## *Owner List for*

## *1450 Erial Road, Blackwood, Gloucester Township, NJ 08012*

## *Block 13504; Lots 24, 25 & 27*

**Owner of Lot 24:**

Anthony & Diana R Ritz
1500 Erial Road, Blackwood, NJ 08012

**Owner of Lots 25 & 27:**

Korman Commercial Properties, Inc.
2 Neshaminy Interplex Drive, Suite #309, Trevose, PA 19053

**6. Name of Persons Preparing Plans and Reports:**

| | |
|---|---|
| Name: James Kinosian, P.E. | Name: |
| Address: Stonefield Engineering, 92 Park Avenue | Address: |
| Profession: Civil Engineer | Profession: |
| City: Rutherford | City: |
| State, Zip: NJ 07070 | State, Zip: |
| Phone:(___)340-4468 Fax:(___)340-4472 | Phone:(___)___-_____ Fax:(___)___-_____ |
| Email: jkinosian@stonefieldeng.com | Email: |

**7. Location of Property:**

Street Address: 1450 Erial Road Block(s): 13504

Tract Area: 124,685 SF (2.9 Ac) Lot(s): 24, 25 & 27

**8. Land Use:**

Existing Land Use: Single-family residential / vacant

Proposed Land Use (Describe Application):

One 5,400 SF convenience store and fuel canopy with 8 MPDs and associated improvements including 68 parking stalls, trash enclosure, tiered retaining walls, and preliminary landscaping.

**9. Property:**

Number of Existing Lots: 3

Number of Proposed Lots: no new lots proposed

**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. * Please refer to cover letter

**12. List Previous or Pending Applications for this Parcel:** Unknown

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | 93.7 FT |
| Front setback 2 | 134.9 FT |
| Rear setback | 79.4 FT |
| Side setback 1 | 241.5 FT |
| Side setback 2 | N/A |
| Lot frontage | 1,042.9 FT |
| Lot depth | 76.2 FT |
| Lot area | 124,685 SF |
| Building height | <40 FT |

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

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | N/A |
| Setback from R.O.W.2 | N/A |
| Setback from property line 1 | N/A |
| Setback from property line 2 | N/A |
| Distance from dwelling | N/A |

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 | N/A |
| Number of garages (Include attached garage if applicable) | N/A |
| Number of stories | N/A |

| Shed Requirements | |
|---|---|
| Shed area | N/A |
| Shed height | N/A |
| Setback from R.O.W.1 | N/A |
| Setback from R.O.W.2 | N/A |
| Setback from property line 1 | N/A |
| Setback from property line 2 | N/A |

## 14. Parking and Loading Requirements:

Number of parking spaces required: 27 Number of parking spaces provided: 68

Number of loading spaces required: 1 Number of loading spaces provided: 0

## 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

Duncan Pinnie, Esq. for the firm — 12-19-16

Signature of Applicant — Date

Jason R. Tuvel, Esquire, Attorney for Applicant

Signature of Co-applicant — Date

**Please see attached owner consent forms

**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).**

_____ Signature

Date

_____ Print Name

Sworn and Subscribed to before me this

_____ Signature

_____ day of _____,

_____ Print Name

_____ (Year).

**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? * Limited Liability Company | ☐ 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). * please see attached sheet
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).

Signature of Applicant Duncan Prine for the firm — 12-19-16 Date

Jason R. Tuvel, Esquire, Attorney for Applicant

Print Name

**19. Survey waiver certification:**

N/A

Survey not submitted

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

**State of New Jersey,**
**County of Camden:**

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

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

_____ Name of property owner or applicant

_____ Notary public

## CONSENT TO APPLICATION FORM

1. The Korman Co. ("Owner") is the owner of Lots 25 and 27, Block 13504, on the Gloucester Township Tax Map (the "Property"), also known as 1450 Erial Road, in Gloucester Township, (Blackwood), Camden County, New Jersey 08012.

2. Owner consents to the filing by Gloucester Auto, LLC ("GAL") of the land use applications for the Property pursuant to the written Agreement between the Owner and Buyer, as assigned to GAL.

3. This Consent shall be deemed to include any and all land use applications for the Property to Gloucester Township, Camden County, the State of New Jersey, Department of Transportation and Department of Environmental Protection, and all other agencies having jurisdiction over the site. This Consent shall remain in full force and effect unless revoked by Owner in writing.

THE KORMAN CO., by and through its agent,
KORMAN COMMERCIAL PROPERTIES, INC.

By: Gerald Segal

Name: Gerald C. Segal
Title: Senior Vice-President
Date: 12/14/16

Sworn and subscribed to before me on

December 14, 2016

Patricia H. Klein

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA H. KLEIN, Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 3, 2018

APPLICANTS DISCLOSURE STATEMENT

Pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-48.1 and 48.2, a corporation, partnership or other business entity that makes application for a subdivision of land into six or more lots, or site plan approval for commercial purposes, or a variance to construct a multiple dwelling of 25 or more family units, must disclose the name(s} and address(es} of all persons, stockholders, or individual partners owning at least 10% of the stock in the corporation or at least 10% of the interest in the partnership or other entity.

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

| NAME | ADDRESS |
| --- | --- |
| Jonathan Vogel | 258 Maitland Ave |
| | Teaneck, NJ 07666 |

12/16/16
DATE

APPLICANTS SIGNATURE

Gloucester Auto LLC
APPLICANT (PRINT FULL NAME)

## CONSENT TO APPLICATION FORM

1. Anthony Ritz & Diana R. Ritz, are the owners of Block 13504, Lot 24 of the property known as 1500 Erial Road, Gloucester Township, (Blackwood), Camden County, New Jersey 08012, on the Gloucester Township Tax Map (the "Property").

2. This will confirm the Owners' consent to the filing of the land use applications as detailed below for the Property by Gloucester Auto LLC, pursuant to written Agreement between the Owners and Gloucester Auto LLC.

3. This Consent shall be deemed to include any and all land use applications for the Property to Gloucester Township, Camden County, the State of New Jersey, Department of Transportation and Department of Environmental Protection, and all other agencies having jurisdiction over the site. This Consent shall remain in full force and effect unless revoked by the undersigned, in writing.

Anthony Ritz
ANTHONY RITZ

DIANA R. RITZ

Sworn and subscribed to before me on

December 20, 2016

Notary Public

KATHLEEN A. KLUTKOWSKI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/30/2018

STONEFIELD
engineering & design

# VARIANCE REQUEST MEMORANDUM

DATE: December 15, 2016

RE: Variance Plan
Proposed Convenience Store with Fueling Services
Block 13504, Lots 24, 25 & 27
1450 Erial Road (County Road 706)
Blackwood, Gloucester Township
Camden County, New Jersey

Following is a summary of zoning relief being requested in connection with the aforementioned application for Variance Approval:

| No. | Requested Relief | Ordinance Section | Required | Proposed | Description |
|---|---|---|---|---|---|
| 1. | 'D' Variance | § 405-B R-3 Permitted Uses | Single family detached dwelling Public parks and recreation Conservation Municipal Use House of worship | Convenience store with fueling services | A use variance is required for approval of the non-permitted use. |
| 2. | 'C' Variance | § 405-F R-3 Bulk Requirements for Other Use – Minimum Lot Depth | 200 FT | 76.2 FT | Existing non-conformity |
| 3. | 'C' Variance | § 510-F-3. Off-Street Parking Requirements | Off-street parking for non-residential use within residential zone not permitted between front building line and street line. | Off-street parking proposed between front building line and street line. | Parking between the front building line and street line is typical for the type of use for which variance approval is requested. Parking variance is in conjunction with use variance approval. |
| 4. | 'C' Variance | § 510-F-3. Off-Street Parking Requirements | No more than one two-way access drive or two one-way access driveway on any street. | Two two-way access drives on College Drive. | Two two-way driveways are proposed on College Drive to enhance circulation of the site. The driveway nearer to the intersection provides right-ingress / right-egress access only while the driveway further from the intersection provides full movement access. |
| 5. | 'C' Variance | § 510-K-3. Off-Street Parking Requirements | No driveway shall be located within 30 FT of an existing drive. | Proposed driveway on Erial Road is approximately 25 FT from existing driveway on adjacent Lot 23. | The proposed driveway on Erial Road is further located further away from the driveway on Lot 23 than the existing driveway. |

| | | | | | |
|---|---|---|---|---|---|
| 6. | 'C' Variance | § 507-C-2. Landscaping Requirements | All areas between the parking area(s) and building(s) shall be landscaped. | Areas between the parking area and building are not landscaped. | Area between parking area and landscaping is proposed to be paved due to consistent use. |

# 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: Anthony & Diana R Ritz

Address: 1500 Erial Rd.

Block: 13504 Lot: 24

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

12/19/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

# TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Korman Co.

Address: 1450 Erial Rd

Block: 13504 Lot: 25

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

12/19/14
Date

Gloucester Township Tax Collector

Printed on recycled paper

# TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Korman Co

Address: College Dr & Powerline

Block: 13504 Lot: 27

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

12/19/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

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

January 9, 2017

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

Re: Application #172004CD
Gloucester Auto, LLC
1450 Erial Road, Blackwood, NJ 08012
Block 13504, Lots 24-25-27

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP**
**MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: January 5, 2017** **APPLICATION No. #172004CD**

**APPLICANT: GLOUCESTER AUTO LLC** **PROJECT No. 11019**

**BLOCK(S): 13504** **Lot(S): 24-25-27**

**LOCATION: 1450 ERIAL RD., BLACKWOOD**

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

- ☒ For Your Review. ***Please Forward Report by January 16, 2017***
- ☐ For Your Files.

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - 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

★ Need deed of consolidation

Signature 1/11/17

Plenty of Ground for Commercial Use - Major traffic issues in this area. Def needs more lanes south to north on Erial Road MARKED OUT. Could be dangerous without MAJOR TRAFFIC CHANGES.

Bnt# 62

B

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: January 5, 2017**

**APPLICATION No. #172004CD**

**APPLICANT: GLOUCESTER AUTO LLC**

**PROJECT No. 11019**

**BLOCK(S): 13504** **Lot(S): 24-25-27**

**LOCATION: 1450 ERIAL RD., BLACKWOOD**

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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***Please Forward Report by January 16, 2017***

**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

OK 1-11-17 JVG Bldg

Signature

# TOWNSHIP OF GLOUCESTER
## Interoffice Correspondence

**TO:** Zoning Board of Adjustment

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

***RE:*** **APPLICATION #152041PMSFMSa1DM Escrow #9708**
**1840 P. Cheeseman Road, LLC**
**BLOCK 14003, Lot 13 and 14**
**1840 Peter Cheeseman Road**

**DATE:** February 07, 2016

The Applicant requests final major site plan and minor subdivision approval to renovate the existing St. Pius Retreat House for a "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" within the IN – Institutional District. The project is located on the east side of Peter Cheeseman Road south of College Drive.

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

- Applicant/Owner: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard, King of Prussia, PA 19406.
- Engineer: Theodore Wilkinson, PE, Adams, Rehmann & Heggan Associates, Inc., 850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019 (telephone #609-561-0482).
- Traffic Engineer: S. Maurice Rached, PE, PTOE, Maser Consulting, P.A., 1000 Waterview Drive, Suite 201, Hamilton, NJ 08691 (telephone#609-587-8200).
- Environmental: Penn E&R, Environmental & Remediation, Inc., 2755 Bergey Road, Hatfield, PA 19440 (telephone #215-997-9000).
- Architect: Thomas E. Hall. Thomas E. Hall & Associates, Inc., 240 Conestoga Road, Wayne, PA 19087 (telephone #610-293-9900).
- Attorney: Jack Plackter, Esq., Fox Rothschild, Midtown Bldg., Ste. 400, 1301 Atlantic Avenue, Atlantic City, NJ (telephone #856-572-2236).

## I. INFORMATION SUBMITTED

***New Information***

1. Adams, Rehmann & Heggan Associates, Inc. Engineer/Planner Response Letter dated 01/10/17.
2. Freshwater Wetlands Letter of Interpretation/Line Verification Notice, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated 01/11/17.
3. Flood Hazard Area Verification/Engineers Report, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated January 2017.
4. Environmental Impact Statement, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated 01/09/17.
5. Stormwater Management and Storm Sewer Design, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated July 2015, last revised 01/10/17.
6. Stormwater Management Maintenance Plan & Report, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated July 2015, last revised 01/10/17.

7. Lot Line Adjustment Plan, as prepared by Adams, Rehmann & Heggan Associates, Inc. comprising one (1) sheet dated January 2017.
8. Preliminary & Final Major Site Plan & Minor Subdivision plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| 1 | Cover Sheet | July 2015 / 01-10-17 |
| 2 | Information Sheet | July 2015 / 01-10-17 |
| 3 | Existing Conditions/Demolition Plan | 11-21-16 / 01-10-17 |
| 4 | Overall Site/Zoning Plan | January 2016 / 01-10-17 |
| 5 | Site Plan | January 2016 / 01-10-17 |
| 6 | Grading Plan & Soil Erosion Plan | 11-19-15 / 01-10-17 |
| 7 | Basin Construction Plan | January 2016 |
| 8 | Drainage & Utility Plan | July 2015 / 01-10-17 |
| 9 | Profiles – Storm Sewer | July 2015 / 01-10-17 |
| 10 | Profiles – Storm & Sanitary Sewer | July 2015 / 01-10-17 |
| 11 | Landscaping Plan | July 2015 / 01-10-17 |
| 12 | Lighting Plan | July 2015 / 01-10-17 |
| 13 | Lighting & Landscaping Details | July 2015 / 01-10-17 |
| 14 | Roadway and Site Details | July 2015 / 01-10-17 |
| 15 | Drainage Details | July 2015 / 01-10-17 |
| 16 | Utility Details – Sewer | July 2015 / 01-10-17 |
| 17 | Utility Details – Water | July 2015 / 01-10-17 |
| 18 | Soil Erosion & Sediment Details & Notes | July 2015 / 12-22-16 |
| 19 | County Road Improvements (CR 759) | 12-22-16 |
| 20 | County Road Improvements (CR 759) | 12-22-16 |
| 21 | County Road Improvements (CR 759) | 12-22-16 |
| 22 | County Road Details | 12-22-16 |
| 23 | County Road Improvements (CR 759) | 12-22-16 |

***Previous Information***

9. Adams, Rehmann & Heggan Associates, Inc. Traffic Study Transmittal Letter dated 02/08/16.
10. Adams, Rehmann & Heggan Associates, Inc. Revised Checklist Transmittal Letter dated 02/03/16.
11. Adams, Rehmann & Heggan Associates, Inc. Application Transmittal Letter dated 01/25/16.
12. Adams, Rehmann & Heggan Associates, Inc. Original Application Transmittal Letter dated 7/15/15.
13. Traffic Impact Statement, as prepared by Maser Consulting, P.A. dated 02/05/16.
14. Summary Report of Environmental Conditions, as prepared by Penn E&R dated 7/29/15.
15. Alta Survey, as prepared by Land Dimensions Engineering comprising one (1) sheet dated December 2014, last revised 6/05/15.
16. Floor plans, as prepared by TEH Architects consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| A-1.0 | Floor Plan and Font Elevation: Main Building | 01-25-16 |
| A-1.1 | Floor Plan and Font Elevation: Patient Wing, Out-Patient Center, and Fitness Center | 01-25-16 |
| SK-1.0 | Floor Plan: Out-Patient Center – Option A | 01-11-16 |
| SK-1.1 | Elevations: Out-Patient Center – Option A | 01-11-16 |

17. Engineering plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| 1 | Cover Sheet | 01-18-16 |
| 2 | Information Sheet | 01-18-16 |
| 3 | Site Plan | 01-18-16 |
| 4 | Grading Plan & SCD Plan | 01-18-16 |
| 5 | Drainage & Utility Plan | 01-18-16 |
| 6 | Profiles – Storm Sewer | 01-18-16 |
| 7 | Profiles – Storm & Sanitary Sewer | 01-18-16 |
| 8 | Landscaping Plan | 01-18-16 |
| 9 | Lighting Plan | 01-18-16 |
| 10 | Roadway and Details | 01-18-16 |
| 11 | Drainage Details | 01-18-16 |
| 12 | Utility Details – Sewer | 7-20-15 |
| 13 | Utility Details – Water | 7-20-15 |
| 14 | Miscellaneous Details | 7-20-15 |
| 15 | Lighting & Landscaping Details | 7-20-15 |
| 16 | Soil Erosion & Sediment Details & Notes | 9-18-15 |

## II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.

ZONE: IN – Institutional District [§419].

| Description | Other Use | Proposed Lot 13 | Proposed Lot 14 | Complies |
|---|---|---|---|---|
| Lot size (min.) | 5 acres | 28.696 acres | 111.414 ac. | yes / yes |
| Lot frontage (min.) | 400 ft. | 1,500.85 ft. | 2,462.48 ft. | yes / yes |
| Lot width (min.) | 400 ft. | ±1,320 ft.[1] | ±2,470 ft.[1] | yes / yes |
| Lot depth (min.) | 400 ft. | 921.86 ft. | ±1,450 ft.[1] | yes / yes |
| Tract Perimeter Setback (min.) | 100 ft. | 100 ft. | 100 ft. | yes / yes |
| Front yard (min.) | 100 ft. | 100 ft. | ≥ 100 ft. | yes / yes |
| Side yard (min.) | 10 ft. | 528 ft. | ≥ 10 ft. | yes / yes |
| Side yard (min.) | 10 ft. | ±120 ft. | ≥ 10 ft. | yes / yes |
| Rear yard (min.) | 10 ft. | 493 ft. | ≥ 10 ft. | yes / yes |
| Building coverage (max.) | 20% | 7.2% | n/a | yes / n/a |
| Lot Coverage (max.) | 55% | < 15% | n/a | yes / n/a |
| Building height (min.) | 4 stories or 60 ft., whichever is less | 3 stories | n/a | yes / n/a |

[1] = Scaled data. n/a = Not applicable.

| | | | | |
|---|---|---|---|---|
| Parking (min.)<br>Hospital<br>1 sp/3 beds – out-patient (125)<br>plus 1 per employees on a shift,<br>Medical Office<br>1 sp/200 sf (3,840 sf),<br>Total | 42 spaces<br>97 spaces<br>19 spaces<br>> 158 spaces | 190 spaces | yes | n/a |
| From any right-of-way (min.) | 50 ft. | ≥ 50 ft.[1] | yes | n/a |
| From Side Property Line (min.) | 50 ft. | ≥ 50 ft.[1] | yes | n/a |
| From Rear Property Line (min.) | 50 ft. | ≥ 50ft.[1] | yes | n/a |

n/a = Not applicable.

1. Free-Standing Signs

| SIGN STANDARDS (FREE-STANDING) | | | |
|---|---|---|---|
| **Description** | **Required** | **Proposed** | **Conforms** |
| Number (max.) - §426.BB(2) | 1 | 1 | yes |
| Area (max.) - §426.R(1) – Adjacent residential | 20 sf | 20 sf | yes |
| Height (max.) - §426.BB(2) | 6 ft. | n/p | --- |
| Property line setback - §426.BB(3) | 10 ft. | 15 ft.[1] | yes |

n/p = Not provided.

2. Facade Signs

    a. The instant application does not include facade signs.

## III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with preliminary and final major site plan, minor subdivision, and variance as per §817, Submission Checklist. The Applicant must provide the following required checklist items or request a waiver.

**Waiving underlined comments is not recommended**

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
    a. *The Applicant provided an Environmental Impact Statement as per §816, Environmental Impact Statement.*
2. Four (4) copies of the Recycling Report. [Checklist #8].
    a. *The plans are revised on Sheet 2 of 23 to address recycling requirements for the proposed development.*
3. "Minor Subdivision Plat for (*Name Development)"* [Checklist #14(b)].
    a. *The plan title is revised to include "minor subdivision."*
4. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
    a. *The plans are revised to update the list, which includes property owners within 200-feet of Lot 14.*
5. 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].

a. *The plans are revised on Sheet 2 of 23 to address parking as per §510, Off-Street parking (Hospital).*

6. 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].
   a. The plans shall be revised to label the sign height of the proposed free-standing sign.
   b. The plans must be revised to provide correct dimensions for a 20 sf sign.

   **NEW COMMENT**

   i. If the Applicant is deferring signage compliance to an architect then the "Monument Sign" detail on Sheet 13 of 23 shall be removed from the plan set.

7. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
   a. The plans shall be revised to label the "Zoning Board of Adjustment."
8. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
   a. The plans must be revised to provide two (2) permanent benchmarks.
9. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
10. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
    a. Defer to the Board Engineer.
11. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
    a. Defer to the Board Engineer.
12. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
    a. *The Applicant provided testimony regarding this checklist requirement as it applies to Holly Lake, which appears to be within 500 feet of the proposed development.*
13. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
    a. Defer to the Board Engineer.
14. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
15. Acceleration/deceleration lanes. [Checklist #75].
    a. *The applicant provide professional testimony to address the requirement, if any, for acceleration/deceleration lanes.*

16. Fire lanes [Checklist #77].
    a. Defer to Fire Marshal.
17. Sidewalks and bike routes [Checklist #83].
    a. *The plans are revised to provide concrete sidewalks along the frontage of Peter Cheeseman Road.*
18. Streetlights. [Checklist#90].
    a. The plans shall be revised to provide location of existing and proposed streetlights.
19. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
    a. Defer to the Board engineer.
20. 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 Board Engineer.

## IV. VARIANCE COMMENTS

The application as submitted does not appear to require any variances.

## V. MINOR SUBDIVISION PLAN REVIEW COMMENTS

1. The zoning schedule should be revised to provide "Lot Frontage" as per §419.D, Area, Yard, Height and Builing Coverage.
    a. Lot frontage for proposed Lot 13 appears to be 1,500.85 ft.
2. The plan must be revised to indicate "concrete" monument to be set along Peter Cheeseman Road between proposed Lot 13 and 14 as per §503.C, Monuments.

## VI. PRELIMINARY AND FINAL MAJOR SITE PLAN REVIEW COMMENTS

1. The Applicant shall provide testimony to address landscaping for the proposed overflow parking area, if any to enhance the aesthetic of the development and Township, as per §507.A, Landscaping.
2. The plans must be revised to provide a minimum of 110 on-site trees [10 trees x 11 ac.) as per §507.A(5)(a), Location of Plantings.

    **NEW COMMENT**

    a. The plans only provide 104 shade, ornamental, and evergreen trees.
        i. Consideration should be given to providing a cluster of six (6) trees within the "Turf" area between Basin #2 and parking area along the frontage of Peter Cheeseman Road.
3. *The Applicant provided testimony that sufficient natural buffer exists between the proposed development and existing residential uses and zoning districts as per §507.B, Buffering.*
4. The Applicant's engineer indicates sufficient natural woodlands would remain to address the street shade tree requirement along the frontage of Peter Cheeseman Road and would provide supplemental trees if required as per §507.D(4), Recommended Plantings.

    **NEW COMMENT**

    a. It's recommended the Landscaping Plan be revised to provide the following note:
        i. "Additional street shade trees shall be provided along the frontage of Peter Cheeseman Road if required by the Township Planner."

5. The plans shall be revised to provide information regarding lighting within 100-feet of the subject property as per §508.G(1), Lighting.

6. *The plans are revised to provide a minimum loading area of 12' x 60' as per §509.A,Off-Street Loading.*

7. *The plans are revised to provide curbing around the perimeter of all parking areas and traffic circulation areas except in areas to facilitate stormwater management as per §510.J, Curbing.*

   a. *As recommended the plans are revised to provide Belgian block curb, which, is compatible with the existing natural environment, proposed ornamental lighting, and landscaping.*

8. *The plans are revised to provide a trash enclosure/recycling area as per §510.L, Refuse/Recyclable Storage Areas.*

   a. *The Applicant provided testimony that the trash enclosure is sufficiently sized to accommodate the proposed uses.*

9. *The plans are revised to provide concrete curb and sidewalks along the frontage of Peter Cheeseman Road as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.*

## VII. GENERAL COMMENTS

As recommended the following items are provided in a revised major site plan and subdivision plan for a project of this complexity:

1. *An Overall Plan sheet that incorporates the entire site development.*
2. *A Demolition Plan that depicts all areas to be cleared and demolished.*
3. *A Minor Subdivision Plan that includes all property boundaries, new lot lines, lot lines to be removed, lot areas, front, side, rear yards, etc. (See Land Development Ordinance and NJAC 13:40 et. seq.).*

**NEW COMMENT**

4. The Zoning Schedule on Sheet 2 of 23 shall be revised consistent with the submitted minor subdivision plan.

## VIII. TRAFFIC IMPACT STATEMENT COMMENTS

*The provided professional testimony and revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.*

1. *The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).*
2. *The location of school bus routes and stops as per §815.A(2)(d).*
3. *The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).*
4. *Recommendations for automobile reduction techniques as per §815.A(4)(c).*
5. *Schematic plan for any recommended improvements as per §815.A(4)(d).*

## IX. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

1. *The submitted Environmental Impact Statement substantially complies with §816, Environmental Impact Statement.*

   a. The Applicant shall provide a copy of the NJDEP Natural Heritage Request findings as referenced in the EIS Section IV.C – Wildlife.

## X. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

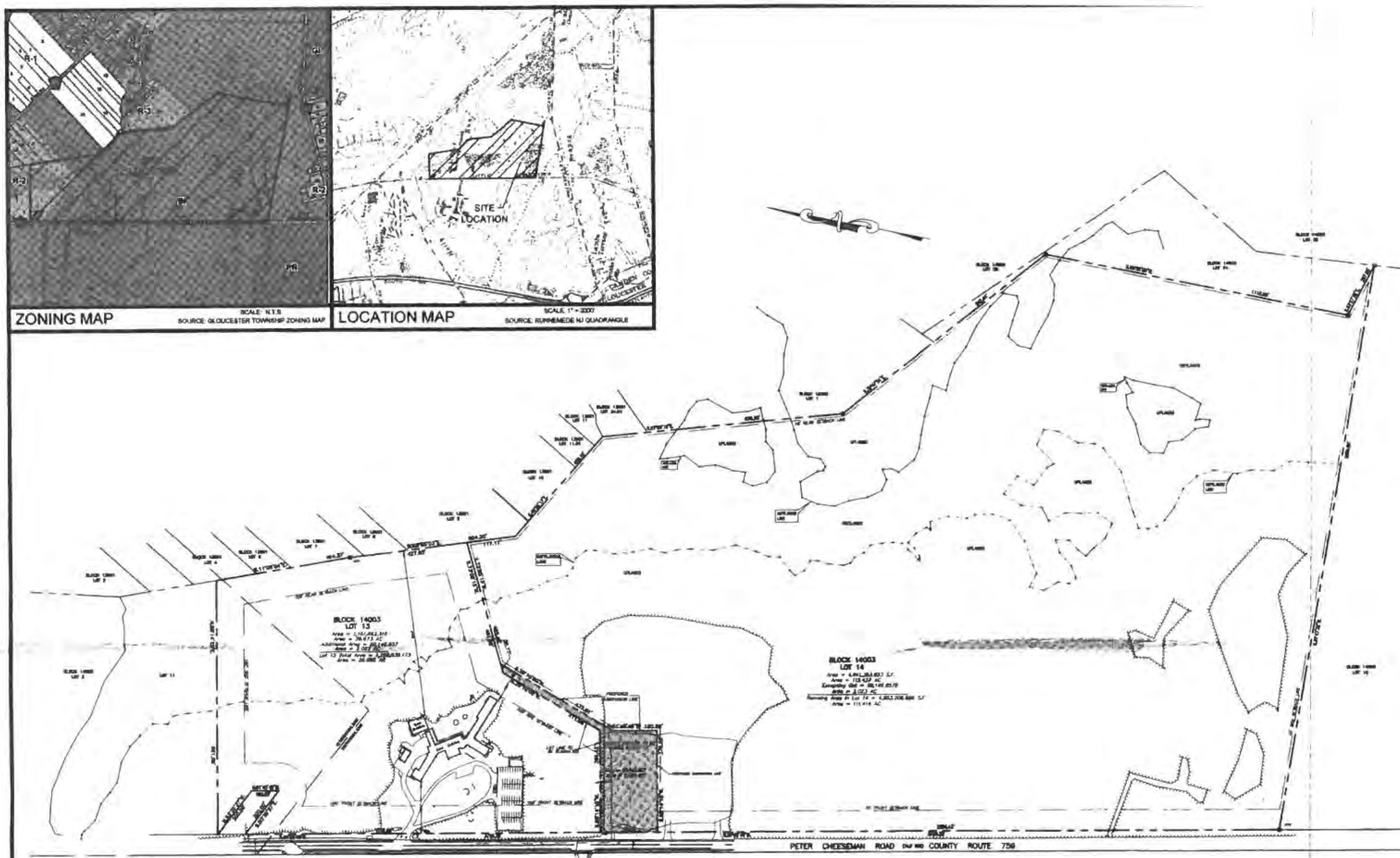
1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement 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.*

## XI. 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: Jack Plackter, Esq.
Theodore Wilkinson, PE
Anthony Costa, Esq.
James Mellett, PE




**REQUIRED BULK STANDARDS**
**Institutional District-I Zone**

| | REQUIRED | PROPOSED NEW LOT 13 | PROPOSED LOT 14 |
|---|---|---|---|
| Minimum Lot Area | 3 acres | 28.696 acres | 111.414 acres |
| Minimum Lot Width | 400 ft. | 1292.60 ft. | 2462.68 ft. |
| Minimum Lot Depth | 400 ft. | 921.86 ft. | 1303.09 ft. |
| Front Yard Setback | 75 ft. | 100 ft. | 75 ft. |
| Rear Yard Setback | 10 ft. | 100 ft. | 50 ft. |
| Side Yard Setback | 10 ft. | 100 ft. | 25 ft. |
| Max. Building Height | 60 ft. | Existing | N/A |
| Max. Principal Building | 20% | 1.4% | N/A |
| Max. Site Coverage | 55% | 5.68 % | N/A |
| Max. Accessory Building | 5% | .3% | 0% |

**REQUIRED BULK STANDARDS**
**Residential District-R2**

| | REQUIRED | PROPOSED LOT 11 | PROPOSED LOT 13 |
|---|---|---|---|
| Minimum Lot Area | 3 acres | 28.696 acres | N/A |
| Minimum Lot Width | 200 ft. | 1292.60 ft. | N/A |
| Minimum Lot Depth | 400 ft. | 921.86 ft. | N/A |
| Front Yard Setback | 100 ft. | 100 ft. | N/A |
| Rear Yard Setback | 75 ft. | 100 ft. | N/A |
| Side Yard Setback | 30 ft. | 100 ft. | N/A |
| Max. Building Height | 40 ft. | N/A | N/A |
| Max. Principal Building | 5% | N/A | N/A |
| Max. Site Coverage | 15% | 0% | N/A |
| Max. Accessory Building | 5% | N/A | N/A |

## PROPERTY OWNERS LIST

Gloucester Township 2017 Abutters List

| Block | Lot | Qual | Muni | Property Location | Owners Name | Owners Address | City State Zip | ADD'L Lots |
|---|---|---|---|---|---|---|---|---|
| 14003 | 14 | | 0415 | 1800 Peter Cheeseman Rd | 1840 P Cheeseman Rd LLC | 2701 Renaissance BLVD | King of Prussia PA 19406 | 15 &23 |
| 14003 | 13 | | 0415 | 1840 Peter Cheeseman Rd | 1840 P Cheeseman Rd LLC | 2701 Renaissance BLVD | King of Prussia PA 19406 | Sold- Not Exempt |
| 13901 | 1 | | 0415 | 1557 Erial Road | Kolinsky, Bonnie | 1557 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 2 | | 0415 | 1601 Erial Road | Goliszewski Patrick J | 1601 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 3 | | 0415 | 1621 Erial Road | Vasquez, Joseph P & Mc Kee, Barbara | 1621 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 4 | | 0415 | 1663 Erial Road | Beals Ernest T | 1663 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 6 | | 0415 | 1701 Erial Road | Foschini, Philip A. III | 1701 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 7 | | 0415 | 1729 Erial Road | Gloucester Township | PO Box 8 CS 85 | Blackwood NJ 08012 | |
| 13901 | 8 | | 0415 | 1773 Erial Road | Gloucester Township | 1261 Chews Clementon Rd | Blackwood NJ 08012 | |
| 13901 | 9 | | 0415 | 1801 Erial Road | Gloucester Township | PO Box 8 | Blackwood NJ 08012 | |
| 13901 | 10 | | 0415 | 1901 Erial Road | Czachowski Henry J & Dawn M | 1901 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 11.01 | | 0415 | 1975 Erial Road | The Gardens at Mortaman, LLC | 538 Englewood Drive | Magnolia NJ 08049 | |
| 13901 | 11 | | 0415 | 2001 Erial Road | Tarantino Mario & Marianne | 2001 Erial Rd | Blackwood NJ 08012 | |
| 13901 | 24.01 | | 0415 | 17 Briar Lane | Bristow Merrill LLC | 1316 Lindsey Ln | Meadowbrook PA 19046 | DED Open Space |
| 13901 | 28 | | 0415 | 50 Primrose Lane | Bristow Merrill LLC | 7080 Stump Road | Pipersville PA 18947 | |
| 14002 | 28 | | 0415 | 300 College Drive | Camden County College | PO Box 200 | Blackwood NJ 08012 | 23,24,25,27 |
| 14002 | 26 | | 0415 | 400 Hickstown Road | Gloucester Township | PO Box 8 | Blackwood NJ 08012 | |
| 14003 | 11 | | 0415 | 1800 Peter Cheeseman Rd | Youth Consultation Services Inc. | 284 Broadway | Newark NJ 07104 | |
| 14003 | 12 | | 0415 | 1610 Peter Cheeseman Rd | Kershaw, Louis R | 1610 Peter Cheeseman Road | Blackwood NJ 08012 | |
| 14003 | 16 | | 0415 | Hickstown-Peter Cheeseman | Gloucester Township | PO Box 8 | Blackwood NJ 08012 | |
| 14003 | 24 | | 0415 | 700 Hickstown Road | Gloucester Township | PO Box 8 | Blackwood NJ 08012 | |
| 14003 | 25 | | 0415 | 800 Hickstown Road | Gloucester Township | PO Box 8 | Blackwood NJ 08012 | |
| 14002 | 27 | | | | | | | |
| 13901 | 7 | T01 | 0415 | 1729 Erial Road | Gloucester Township | PO Box 8 | Blackwood NJ 08012 | |

## LEGEND

☐ FOUND CONC MON

200' 0 100' 200' 400'
SCALE: 1" = 200'
**GRAPHIC SCALE**

## GENERAL NOTES:

1) APPLICANT & OWNER: 1840 PETER CHEESEMAN ROAD, LLC
2701 RENAISSANCE BOULEVARD
KING OF PRUSSIA, PA 19406

2) THE PROPERTY IS KNOWN AS BLOCK 14003 LOTS 11 & 13 ACCORDING TO GLOUCESTER TOWNSHIP TAX MAP. THE SITE IS LOCATED WITHIN THE I-ZONE INSTITUTIONAL ZONE AND THE R-2 RESIDENTIAL ZONE, CONTAINING 140.11 ACRES.

3) THIS APPLICATION IS SOLELY FOR THE MINOR SUBDIVISION OF THE PARCEL INTO A TOTAL OF TWO LOTS. NO PROPOSED DEVELOPMENT IS ASSOCIATED WITH THIS APPLICATION. THE PROPOSED LOTS WILL BE CONTAIN THE FOLLOWING EXISTING IMPROVEMENTS:
NEW LOT 11: CONTAINS ALL EXISTING BUILDINGS AND THE MAJORITY OF EXISTING IMPROVEMENTS.
NEW LOT 14: CONTAINS EXISTING FEATURES.

4) OUTBOUND REFERENCED TO DEED, TAX MAPS AND THE FOLLOWING PLANS:
A) ALTA SURVEY, BLOCK 14003 LOTS 13 & 14, PREPARED BY LAND DIMENSIONS ENGINEERING, DATED DECEMBER 2014, LATEST REVISION JUNE 6, 2016.
B) MINOR SUBDIVISION AND LOT CONSOLIDATION PLAN, BL. 14003, L. 11, 13-15 & 28, PREPARED BY LAND DIMENSIONS ENGINEERING, DATED JUNE 2013, LATEST REVISION, APRIL 4, 2014.

5) ALL EXISTING BUILDINGS AND STRUCTURES SHOWN ON THIS SUBDIVISION PLAN ARE TO REMAIN UNDER THIS APPLICATION.

6) THIS SITE IS LOCATED ON PETER CHEESEMAN ROAD (IMPROVED, CAMDEN COUNTY RTE. 758).

7) NO CLEARING OF TREES IS PROPOSED UNDER THIS APPLICATION.

8) PREVIOUSLY APPROVED WETLANDS BOUNDARY RESTAKED IN THE FIELD WITH MINOR MODIFICATION WHERE APPROPRIATE BY ADAMS, REHMANN & HEGGAN ASSOC. INC. IN DECEMBER 2016/JANUARY 2017.

I CERTIFY THAT THE LAND SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

DATE — OWNER/APPLICANT:
1840 PETER CHEESEMAN ROAD, LLC
2701 RENAISSANCE BLVD.
KING OF PRUSSIA, PA 19406

I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE STREETS, AVENUES, ROADS, LANES, OR ALLEYS, AS SHOWN ON THIS MAP.

DATE — TOWNSHIP CLERK

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE — TOWNSHIP ENGINEER

I DO HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID TO DATE.

DATE — TAX COLLECTOR

THIS PLAN IS HEREBY APPROVED BY THE CAMDEN COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE CAMDEN COUNTY PLANNING BOARD.

DATE — CHAIRMAN OF THE COUNTY PLANNING BOARD

APPROVED BY THE GLOUCESTER TOWNSHIP PLANNING BOARD

DATE — CHAIRMAN OF THE TOWNSHIP PLANNING BOARD

DATE — SECRETARY OF THE TOWNSHIP PLANNING BOARD

I CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THIS LAND SURVEY DATED JUNE 3, 2015, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DATE — LAWRENCE M. DIVIETRO JR.
PROFESSIONAL LAND SURVEYOR
LICENSE No. 24199

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW".

1/10/2017
DATE — RICHARD A. HEGGAN P.L.S.
N.J. LICENSED LAND SURVEYOR No. 27487

#152041 fms Fmsa 10m

| | |
|---|---|
| date: | JANUARY 2017 |
| scale: | 1" = 200' |
| drawn by: | P.A.S. |
| checked: | R.A.H. |
| proj. no.: | 50-52433.08 |

1 of 1

**LOT LINE ADJUSTMENT PLAN**
OF:
**Block 14003, Lots: 13 & 14**
Township of Gloucester, Camden County, New Jersey

revisions

ARH ASSOCIATES
certificate of authorization
NJ No. 24GA27971300, DE no. 2147

**ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.**
215 BELLEVUE AVENUE
PO BOX 579
HAMMONTON, NJ 08037-2019
TEL (609) 561-0482
FAX (609) 567-8909


ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. — ALL RIGHTS RESERVED.


RICHARD A. HEGGAN
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 27487

PARKE
*A Return to Better Banking®*

February 9, 2017

Gloucester Township
Zoning Board
Attn: Mr. Ken Lechner
1261 Chews Landing Rd.
Clementon, NJ 08021

Re: The Villas at Broadacres – Landscaping Plan

Mr. Lechner,

We are requesting an "Administrative Amendment for Revised Landscaping" at the Villas at Broadacres development.

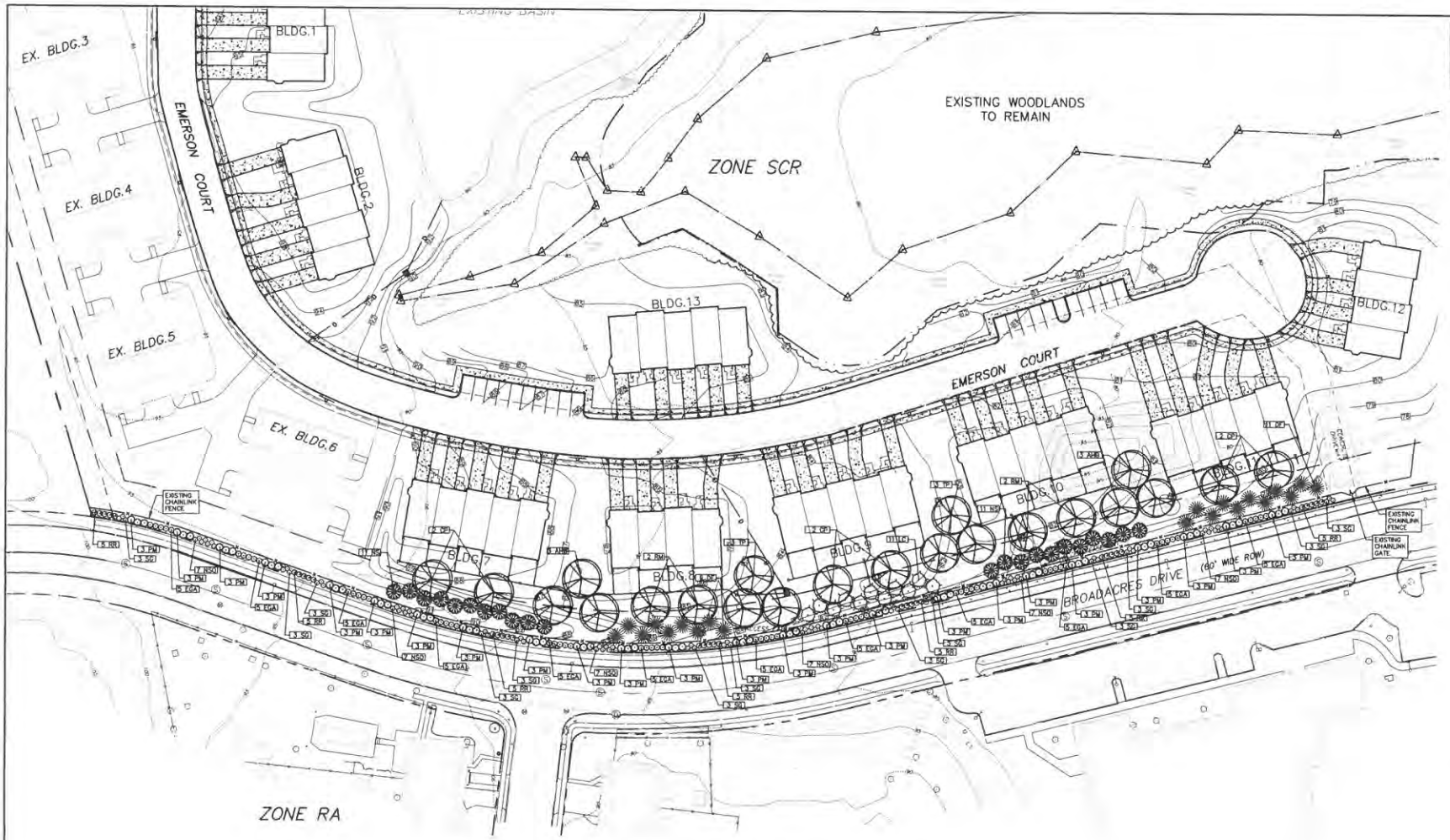
The existing landscaping plan was created by the original developer and we feel it is out of date. Our goal is to work with the township in a partnership between the township planner, the landscaper and the current developer to develop a revised landscaping plan that benefits the specific project and the greater Gloucester Township community.

We believe that the attached landscaping plan achieves this goal and we ask for your consideration and approval.

Should you have any questions, please do not hesitate to contact me at: 856-256-2493 or rgallo@parkebank.com.

Thank you,

Guy Gallo
Senior Vice President
Chief Workout Officer
Parke Bank




| BUFFER PLANT SCHEDULE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ABBR. | QTY. | BOTANICAL NAME | COMMON NAME | SIZE AT PLANTING HEIGHT | WIDTH | CALIPER | ROOT | COMMENTS | SPACING |
| DECIDUOUS TREES | | | | | | | | | |
| RM | 4 | ACER RUBRUM RED "SUNSET" | RED SUNSET RED MAPLE | 12'-14' | 5'-6' | 2.5"-3" | B & B | SINGLE LEADER; FULL CROWN | 25' O.C. |
| AHB | 6 | CARPINUS CAROLINIANA | AMERICAN HORNBEAM | 12'-14' | 5'-6' | 2.5"-3" | B & B | SINGLE LEADER; FULL CROWN | 25' O.C. |
| TP | 6 | PRUNUS CERASIFERA "THUNDERCLOUD" | THUNDERCLOUD PLUM | 12'-14' | 5'-6' | 2.5"-3" | B & B | SINGLE LEADER; FULL CROWN | 25' O.C. |
| CP | 8 | PYRUS CALLERIANA "CHANTICLEER" | CHANTICLEER PEAR | 12'-14' | 5'-6' | 2.5"-3" | B & B | SINGLE LEADER; FULL CROWN | 25' O.C. |
| EVERGREEN TREES | | | | | | | | | |
| DF | 20 | PSUEDOTSUGA MENZIESII | DOUGLAS FIR | 7'-8' | 4'-5' | | B & B | DENSE, NURSERY SHEARED | 12' O.C. |
| NS | 22 | PICEA ABIES | NORWAY SPRUCE | 7'-8' | 4'-5' | | B & B | DENSE, NURSERY SHEARED | 12' O.C. |
| EGA | 80 | THUJA OCCIDENTALIS "EMERALD GREEN" | EMERALD GREEN ARBORVITAE | 6'-7' | 3'-4' | | #15 CONT. | DENSE, NURSERY SHEARED | 4' O.C. |
| LC | 11 | CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS | 6'-7' | 3'-4' | | #15 CONT. | DENSE, NURSERY SHEARED | 12' O.C. |
| SHRUBS | | | | | | | | | |
| PM | 72 | PYRACANTHA ANGUSTIFOLIA "MOHAVE" | MOHAVE PYRACANTHA | 24-36" | 18"-24" | | #5 CONT. | HEAVY | 5' O.C. |
| RR | 35 | ROSA KNOCKOUT (RED) | RED KNOCKOUT ROSE | 24-36" | 18"-24" | | #3 CONT | HEAVY | 4' O.C. |
| ORNAMENTAL GRASSES | | | | | | | | | |
| MSG | 42 | CHASMANTHIUM LATIFOLIUM | NORTHERN SEA OATS | 18-24" | 12"-15" | | #3 CAN | | 3' O.C. |
| SG | 39 | PANICUM VIRGATUM "DALLAS BLUES" | DALLAS BLUES SWITCHGRASS | 18-24" | 12"-15" | | #3 CAN | | 3' O.C. |

THIS SHEET FOR BUFFER PLANTING ALONG BROADACRES DRIVE. SEE C2001 FOR REMAINING SITE LANDSCAPING

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.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Engineers • Surveyors • Planners • Landscape Architects
NJ CERTIFICATE OF AUTHORIZATION NO. GA000000


Pennoni

| NO. | REVISIONS | BY |
|---|---|---|
| | | |

DOUGLAS J. SZABO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 43306

ENGINEER OF RECORD AS OF MARCH 2012

THE VILLAS AT BROADACRES CONDOMINIUM
BLOCK 13306, LOTS 1 TO 9
(NORTHWOOD DRIVE, EMERSON COURT & BROADACRES DRIVE)
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

**LANDSCAPE BUFFER PLAN**

PARKEBANK
601 DELSEA DRIVE
SEWELL, NJ 08080


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JOB NO. P16317.01
SHEET 1 OF 1

SCALE 1"=30'
DRAWN BY TDC
DATE 2/08/17
APPROVED

DRAWING NO. C2002