Township of Gloucester
Planning Board Agenda
July 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 – June 27, 2017

RESOLUTIONS FOR MEMORIALIZATION

Crossroads Village, LLC **c/o Land Dimensions** **#171031E E-mail**	**Extension Request for Approvals** **Block: 10899, Lots: 1-3** **& Block: 10801, Lot: 1**
Anthony Alberto **#17035CM E-mail**	**Minor Subdivision/Variances** **Block: 20601 Lot: 17**
Construction & Restoration **#171037M E-mail**	**Minor Subdivision** **Block: 1702 Lot: 13**

APPLICATIONS FOR REVIEW

#171029CM Gina Patel Zoned: R1	Minor Subdivision/Bulk Variances Block: 17502 Lot: 43 Location: 21 Rhode Island Rd., Erial, NJ Subdivision of Property (1) lot into (2) with Variances

Meeting Adjourned

GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
DAN HUTCHISON
FRANKLIN T. SCHMIDT
SAMUEL L. SILER
TRACEY TROTTO
MICHELLE L. WINTERS

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 (Clerk)
FAX: (856) 374-3528 (Finance)

DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ
Solicitor

ROSEMARY DIJOSIE
Township Clerk

June 29, 2017

Mrs. Gina Patel
2105 President Street
Philadelphia, Pa. 19115

##116029CM
Minor Subdivision/Bulk Variance
Gina Patel
Block: 17502 Lot: 43/Zoned: R1
Location: 21 Rhode Island Road
Erial, New Jersey 08081

Dear Applicant:

Please be advised the application for Gina Patel, to create one new lot in the R1 Residential District/With various Variances, located on Southwest Side of Rhode Island Avenue, south of Jarvis, 21 Rhode Island Road, Erial, N.J., heard by the Gloucester Township Planning Board ***on June 27, 2017, has been TABLED.***

If you should have any questions, you may contact this office.

Very truly yours,

Kenneth D. Lechner
Director of Community Development

KDL/lrp
cc: George Winterstine
James A. Clancy, PLS Surveyor

Printed on recycled paper

LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED
MAY 22 2017

For Office Use Only

Submission Date _____ Application №: #171029CM

Taxes Paid Yes/No _____ (Initial)

Fees 450.00 Project # 11453

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1,100.00 Escr.# 11453

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: GINA PATEL	Name(s):
Address: 2105 PRESIDENT ST	Address:
City: PHILADELPHIA	City:
State, Zip: PA 19115	State, Zip:
Phone: (215) 869-1375 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: GPATEL@OMBUILDERSINC.COM	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
(R1)	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney:	Firm:
Address:	State, Zip:
City:	Phone: (__)__-__ Fax: (__)__-__
	Email:

6. Name of Persons Preparing Plans and Reports:

Name: JAMES CLANCY / OM CONS. ENG.	Name:
Address: 1941 KING ARTHUR RD	Address:
Profession: PROF. ENGINEER/PLANNER	Profession:
City: PHILA PA 19116	City:
State, Zip:	State, Zip:
Phone: (215 910 1200 Fax: (__) __ - __	Phone: (__) __ - __ Fax: (__) __ - __
Email: GPATEL@OMBUILDERSINC.COM	Email:

7. Location of Property:

Street Address: 21 RHODE ISLAND RD Block(s): 17502

Tract Area: Lot(s): 43

8. Land Use:

Existing Land Use: VACANT

Proposed Land Use (Describe Application): SUBDIVISION OF EXISTING LOT (BLOCK- 17502, LOT- 43) S.F. IS LESS THAN 1 ACRE FOR EACH LOT.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☑ No ☐ Yes MUA - CAN'T EXTEND PUBLIC SEWER

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	50'-0"
Front setback 2	
Rear setback	75'-0"
Side setback 1	25'-0"
Side setback 2	25'-0"
Lot frontage	228.68'
Lot depth	161.15'
Lot area	32,234 S.F./.74 AC.
Building height	T.B.D.

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

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 5/20/17

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).**

MARCH 3RD 2017
Date

Ethel Linda Glick
Signature

ETHEL LINDA GLICK
Print Name

POA for George W. Winterst. Jr.
Signature

Christine M Smith
Print Name

Sworn and Subscribed to before me this 3RD day of March, 2017 (Year).

CHRISTINE M SMITH
Notary Public
State of New Jersey
My Commission Expires July 9, 2017
ID # 2289310

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

Signature of Applicant

GINA PATEL
Print Name

5/20/17
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 _____, 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.

Name of property owner or applicant

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

Notary public

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #116029CM*** ***Escrow #11453***
Gina Patel
BLOCK 17502, LOT 43

DATE: June 20, 2017

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

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

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant: Gina Patel, 2105 President Street, Philadelphia, PA 19115 (telephone #215-869-1375.
- Owner: George Winterstine, 14 Dawn Road, Woodbine, NJ 08027.
- Surveyor: James A. Clancy, PLS, OM Consulting Engineers, Inc., 1941 King Arthur Road, Philadelphia, PA (telephone #215-910-1200).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 5/22/17.
2. Minor subdivision plan, as prepared by OM Consulting Engineers, Inc., comprising One (1) sheet dated 02/01/17.

II. ZONING INFORMATION

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed (Lot 43)	Proposed Lot 43.01	Complies
Lot size (min.)	**1 acre**	**0.413 acre**		**no***
Lot size (min.)	**1 acre**		**0.322 acre**	**no***
Lot frontage (min.)	**125 ft.**	**105.16 ft.**		**no***
Lot frontage (min.)	**125 ft.**		**123.52 ft.**	**no***
Lot depth (min.)	**200 ft.**	**161.15 ft.**		**no***
Lot depth (min.)	**200 ft.**		**161.15 ft.**	**no***
Building coverage (max.)	**15%**	**20%**		**no***
Building coverage (max.)	**15%**		**20%**	**no***
Lot coverage (max.)	30%	≤ 30%	≤ 30%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)[1]	50 ft.	50 ft.	50 ft.	yes / yes
Side yard (min.)	25 ft.	25 ft.	25ft.	yes / yes
Rear yard (min.)	75 ft.	75 ft.	≥ 75 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

* = Variance required

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

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision requirements.

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

It's not recommended waiving underlined requirements

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. The plan must confirming the presence/absence of freshwater wetlands based on a field investigation.
2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
    a. The plan must be revised indicating the flood designation on the F.I.R.M., Community Panel Number, and most effective date.
3. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
    a. The Applicant shall provide testimony to address the requirements for septic systems.

4. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

V. VARIANCE REVIEW COMMENTS

The application as submitted requires the following variances.

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

LOT 43

1. Lot area Lot: (0.413 ac. provided v. 1 ac. minimum required).
2. Lot frontage: (105.16 ft. provided v. 125 ft. minimum required).
3. Lot depth: (161.15 ft. provided v. 200 ft. minimum required).
4. Building coverage: (20% provided v. 15% maximum allowed).

LOT 43.01

5. Lot area: (0.322 ac. provided v. 1 ac. minimum required).
6. Lot frontage: (123.53 ft. provided v. 125 ft. min. required).
7. Lot depth: (161.15 ft. provided v. 200 ft. minimum required).
8. Building coverage: (20% provided v. 15% maximum allowed).

§401.H(5), General Requirements For Special Lots (No Public Sewer)

9. Lot Area (Lot 43): (0.413 ac. provided v. 1 ac. minimum required).
10. Lot Area (Lot 43.01): (0.322 ac. provided v. 1 ac. minimum required).

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

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

3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
4. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
2. The plan must be revised to provide concrete curb and sidewalks as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways.
3. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

IX. RECOMMENDATIONS

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

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

cc: Gina Patel
James A. Clancy, PLS
Richard Wells, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

June 23, 2017

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

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
Gina Patel
21 Rhode Island Road
Block 17502, Lot 43
Review No. 1
Bach Project No. GTPB-2017-5
GTPB Application No. 171029CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated May 22, 2017.
- Township of Gloucester Land Development Submission Checklist, not dated.
- Drawing entitled "Minor Subdivision of Lot 43, Block 17502, 21 Rhode Island Road, Sicklerville, NJ 08081", prepared by OM Consulting Engineers, Inc., dated 2-1-17, no revision.

SITE INFORMATION:

Owner/Applicant: Gina Patel
2105 President Street
Philadelphia, PA 19115
215-869-1375
gpatel@OMBuildersinc.com

PROJECT SUMMARY:

This application is for the subdivision of an existing vacant residential lot into two (2) new residential lots. Existing Lot 43 is a 0.74 acre parcel of land on the southwesterly side of Rhode Island Road in the Township's R-1 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with bulk variances.

COMPLETENESS:

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

1. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. *Waiver recommended for completeness only.*

2. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. *Waiver recommended for completeness only.*

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

4. Checklist Item #32 – A key map with north arrow showing the development. *A north arrow shall be shown on the key map - waiver recommended for completeness only.*

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

6. Checklist Item #37 – Existing and proposed blot coverage in acres of square feet and as a percentage of lot area. *Waiver recommended for completeness only.*

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

8. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Waiver recommended for completeness only.*

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

VARIANCES/WAIVERS:

The applicant is requesting variances for the following:

1. Min. Lot Area– Section 205-45 (A). The applicant is proposing a minimum lot area of 0.332 Acre lot where 1.00 Acre minimum is required.

2. Min. Lot Depth– Section 205-45 (A). The applicant is proposing a lot depth of 161.15 feet where 200 feet minimum is required. It shall be noted that this is an existing non-conformance.

REVIEW COMMENTS:

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

1. The applicant shall provide the Plan of Survey that is identified in Note #1 on the plan.

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

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

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

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

6. The plan shall indicate lot coverage in acres or square foot and as a percentage of lot area in the Zoning Schedule.

7. According to NJAC Title 46:26B-2.b.(1) "a map shall show the scale, which shall be inches to feet and be large enough to contain legibly written data on the dimensions, bearings and all other details of the boundaries, and it shall also show the graphic scale"

8. According to NJAC Title 46:26B-2.b.(12) "a certificate of a land surveyor or surveyors, shall be endorsed on the map." The endorsement on the plan is listed for a "Professional Engineer". In the state of New Jersey a subdivision map with metes and bounds must be signed by a professional land surveyor only.

9. The applicant shall clarify the need for two signature lines for the Chairman of the Gloucester Township Planning Board.

10. The key maps shall be revised to include a north arrow and to properly label the proposed site.

11. The surveyor who prepared the plan should clarify the references to the proposed site plan, the application that was submitted was for a minor subdivision.

12. The surveyor should identify any easements that may affect the property in question. Specifically it should be noted if the existing 20' wide access and drainage easement affects the subject property or Lot 42.01

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

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

15. According to the Gloucester Township municipal code, the lot depth is defined as "The shortest horizontal distance between the front line, or the boundary of the street right-of-way if the front lot line lies within an area used or to be used as a street, and the rear lot line". The zoning chart should be updated accordingly for Lot 43.01

16. The zoning chart should be updated to include the existing lot information.

17. The outbound information shall be provided for each lot.

18. A note shall be added to the plan that a Grading/Plot Plan shall be submitted for review and approval if and when any structures are proposed.

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
Gina Patel, Applicant
James A. Clancy, PE, PLS, Applicant's Professional

S:\GTPB2017 Gloucester Twp PB\-5 Patel Minor Sub\GTPB2017-5 Patel Minor Sub Review .doc

Bin# 65

B

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

APPLICATION NO. 171029CM

DATE: June7, 2017

Gina Patel

Block: 17502 Lot: 43

LOCATION: 21 Rhode Island Road
Erial, NJ 08081

Escrow: # 11453
Zoned: R1

TRANSMITTAL TO:

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

STATUS of APPLICATION: **MINOR SUBDIVISION - Subdivision /Bulk C**
Variances (1) Requested to permit .413 Ac. And .332 Ac. Lot area where 1.0 Acre is Required. (2) Requested to permit 161 ft. and 171 Ft. lot Depth where 200 ft. is required.

- ☐ 1 Copy – Minor Subdivision Plan, Checklist
- ☐ 1 Copy – Subdivision
- ☐ 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

June 27, 2017 Planning Board Meeting

OK 6-2017 JKr Bldg

Signature

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

APPLICATION NO. 171029CM

DATE: June7, 2017

Gina Patel

Block: 17502 Lot: 43

LOCATION: 21 Rhode Island Road
Erial, NJ 08081

Escrow: # 11453
Zoned: R1

TRANSMITTAL TO:

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

STATUS of APPLICATION: **MINOR SUBDIVISION - Subdivision /Bulk C**
Variances (1) Requested to permit .413 Ac. And .332 Ac. Lot area where 1.0 Acre is Required. (2) Requested to permit 161 ft. and 171 Ft. lot Depth where 200 ft. is required.

- ☑ 1 Copy – Minor Subdivision Plan, ~~Checklist~~
- ☐ 1 Copy – Subdivision
- ☐ 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
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- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

June 27, 2017 Planning Board Meeting

LOT NUMBERS AS PROPOSED OK.
LOT 43 - # 15 RHODE ISLAND RD
LOT 43.01 - # 21 RHODE ISLAND RD

Signature 7/14/17

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

June 12, 2017

RECEIVED
JUN 12 2017
BY:

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

Re: Application #171029CM
Gina Patel
21 Rhode Island Road, Erial, NJ 08081
Block 17502, Lot 43

Gentlemen:

In response to your transmittal regarding the above application, approval will have no effect on the sanitary sewer system as sewer is not available on Rhode Island Road.

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

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #171029CM Block: 17502 Lot: 43

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

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

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

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

☐Other

RECEIVED
JUN 19 2017

Reviewed By: ☒ Lt. Jason Gittens #134
Signature: _____ Date Submitted: Friday June 16th, 2017

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: George Winterstine

Address: 21 Rhode Island Road

Block: 17502 Lot: 43

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

5-22-17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

Printed on recycled paper