Township of Gloucester
Planning Board Agenda
July 25, 2017 Revised

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	**Extension Request for Approvals Block: 10899, Lots: 1-3 & Block: 10801, Lot: 1**
Anthony Alberto #17035CM	**Minor Subdivision/Variances Block: 20601 Lot: 17**
Construction & Restoration #171037M	**Minor Subdivision Block: 1702 Lot: 13**

APPLICATIONS FOR REVIEW

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

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday June 27, 2017

Vice Chairman Costa was seated for Chairman Owens at today's meeting.
Vice Chairman Costa calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Vice Chairman Costa announces general rules of the meeting.
Vice Chairman Costa requests a Roll Call.

Roll Call:

Mr. Dintino	Present
Mr. Dority	Absent
Mr. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Present
Councilman Hutchison	Present
Vice Chairman Costa	Present
Mrs. Bradley	Absent
Chairman Owens	Absent
Mr. Wells	Present
Mr. Bach/Roorda, Jr.	Present
Mr. Lechner	Present

Vice Chairman Costa ask that the Board Professionals to be Sworn in.

Minutes for Memorialization

Minutes from April 25, 2017.
Vice Chairman Costa requested a motion to approve the minutes
Councilman Hutchison made a motion seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Councilman Hutchison	Yes

Resolutions for Memorialization

#171013CM
Paramount @ Chews-Landing, LLC
(Trash Enclosure)

Minor Site/Bulk C Variance
Block: 20601 Lot: 2 & 3
Location: 1236 Chews-Landing Rd.
Laurel Springs, NJ 08021

Vice Chairman Costa requested a motion to approve the Resolutions
Mr. Reagan made a motion seconded by Mr. Councilman Hutchinson.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Councilman Hutchinson	Yes

Applications for Review

#171031E
Crossroads Village, LLC
c/o Land Dimensions
Zoned: MRD

Minor Site/Bulk C Variance
Block: 10899 Lot: 1-3 and
Block: 10801 Lot: 1
Location: 100 Erial Road
Blackwood, NJ 08012
Request for Extension of Approvals
Under Permit Extension Act for
Crossroads Village, LLC
Application#: 051024RACPPSP
(SouthWinds)

NOTES:
Bob Mintz Esq. approached the podium and explained why the applicant was here for the hearing. Mr. Mintz stated the application is a request for an extension of the existing approvals. The preliminary Grant was approved several years ago. The one (1) year extension of the Grant was approved a year ago, because of the economic conditions prolonged the project. However, unforeseen circumstances dealing with the different Federal/State Agencies with regulation changes has forced continued delay of the project. Thus, the appearance in front of the board today is warranted in order to seek another one (1) year extension.
Mr. Mintz reiterated that it is a preliminary extension request for Block: 10899 Lot:1-3
He requests that the Board consider the request.

Vice Chairman Costa asked if there were any questions from the Public?
None
Vice Chairman Costa asked any questions from the Board?
None
Vice Chairman Costa asked for a motion to approve the Application.
Councilman Hutchison made a motion seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Vice Chairman Costa	Yes

Gina Patel
Zoned: R1

Block: 17502 Lot: 43
Block: 10801 Lot: 1
Location: 21 Rhode Island Rd.
Erial, NJ
Subdivision of Property (1) Lot into (2) with Variances

NOTES:
Mr. Patel approached the podium stating He and His Wife Gina submitted an application for a Sub-Division of an existing vacant lot at 21 Rhode Island Rd. Erial, NJ. Mr. Patel stated that his attorneys were unable to make the meeting today, so the Patel's were sworn in.
The Patel's are the property owners. They described the R-1 Zoning for building on a property that each lot must be at least 1 acre in size. The lots in question are considerably smaller being .40 acres & .38 acres. . Hence, the Patel's are requesting a Variance for a sub-division.
Mr. Bach proceeded to question Mr. Patel if they had received the letter from the Board and if he had a chance to review with his surveyor Jim Clancy and was he in agreement with all the technical requirements? Mr. Patel stated he did and all the requirements could be met.
Mr. Lechner described the lots in question and the specifics of the Variance requested. Each lot has a Variance for Frontage, Depth and Width. Each lot needs curbs and sidewalks, utilities must be underground and since there is no public sewer, a septic system is needed.
Mr. Patel stated they had a positive soil test and all the adjoining properties have septic systems. They currently applied for Camden County Department of Health approval. Mr. Patel further agreed that curbs and sidewalks would be installed.

Vice Chairman Costa asked if there were any questions from the public?
Mr. Harry McDowel approached the podium and explained his relation to the area. He owns property adjacent to the properties in question. He states that these properties are too small for the houses being proposed. He further stated that he had major problems getting approvals for his sub-division to build on his properties that were much bigger, closer to the size required in the zoning code. He objects and disagrees with this proposal to build on these two small lots.
He was later asked: What were the dimensions of his lots?
He could not give exact dimensions but expressed that each of his lots are no less than .75 acre apiece.

Mr. Joseph Bupp approached the podium. He states he lives on the same street.
He objects to the proposal of building on these two lots because of their size and the wild life that would be displaced. He states he was looking to purchase these lots at year's end, just to have green acres since they are nice lots and house a variety of wildlife.
He was later asked: What's the size of his lot? He expressed at least .40 acres.

Vice Chairman Costa closed the Public questions portion of the meeting.

Vice Chairman Costa asked any questions from the Board?
Mr. Lechner stated the lots are undersized as they exist for the zone to build. If they were un-successful in obtaining the Variance for the sub-division, they would need to go to zoning for approval to build one house on the lot.
Vice Chairman Costa asked for a motion to approve the Application.

The Board agreed this application will be tabled for 120 days in order to make a decision on how to proceed. A review will be made at the next board meeting on July 25, 2017.

Councilman Hutchinson made a motion seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Vice Chairman Costa	Yes

#17035CM
Anthony Alberto
Zoned: R1

Minor Subdivision/Bulk Variances
Block: 20601 Lot: 17
Location: ChewsLanding-Clementon Rd.
Property Sub-Division: (1) Lot into (2)

NOTES:
Daniel Long, Esq. approached the podium. He is from the Law firm; Wade, Longwood & Long, representing the applicant Anthony Alberto who is requesting a minor sub-division with four (4) bulk variances.
Addison Bradley is sworn in. Mr. Bradley reiterates the purpose of the Variance. He states that there are 3 flag lots already approved here. These flag lots will be on a Private Lane called Estates Lane, with access off Chew Landing Rd. and include public sewer and utilities.
The request before the Board is to acquire another flag lot sub-divided from lot #27 with the addition of a flag pole on Estates Lane. The lot is less than an acre, so a Variance is needed for the purpose of building where the frontage is similar to the other lots.
This request provides a total of four (4) lots to be tied into the access lane, totally dependent on them to maintain and beautify that area.
Mr. Bach asked what lots are tied to the access lane? Mr. Bradley stated that all four (4) rear lots will have access to the lane and all will be responsible for its maintenance and upkeep. He also stated that after review of the boards' letter, there are no objections to the recommendations.
Mr. Lechner stated he recommends deed restriction, that the lot has to be able to access the private lane, prohibiting access to Kelly Driver Lane.

Vice Chairman Costa asked if there were any questions from the Public?
None
Vice Chairman Costa asked for a motion to approve the Application.
Councilman Hutchinson made a motion seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Vice Chairman Costa	Yes

#171037M
Construction & Restoration, LLC
Zoned: R4

Minor Subdivision
Block: 1702 Lot: 13
Location: 413 Price Avenue
Glendora, NJ 08029
Subdivision of Property (1) Lot into (2)

NOTES:
Daniel Long, Esq. approached the podium. He is from the law firm Wade, Longwood & Long representing the applicant. The application for a subdivision is noted, there is NO Variance needed.
Mr. Addison Bradley approached the podium and described the property in question. He states the lots were originally sub-divided into twenty-five ft. (25') lots. Somewhere along the line he states, they were consolidated, putting four (4) of them together, making them squarer, providing a fifty ft. (50') frontage. The resolution is to include underground utilities unless such utilities cannot be provided because of the type of terrain which would be determined by the Utility Companies.
Mr. Bach questioned the zoning of the lot in reference to the applicant building a future structure. His concerns were to include the possibility of future Variances.
Mr. Bradley stated that if a structure were to be built in the future, the lot size meets all the zoning criteria as is. NO additional Variances will be needed.
Mr. Bradley stated that there are no current underground utilities. Mr. Bach stated that all utilities will be underground but will be left up to the utility companies' decision.
Mr. Bradley stated that there are No Wetlands in the area.

Vice Chairman Costa asked if there were any questions from the public?
None
Vice Chairman Costa asked any questions from the Board?
None
Vice Chairman Costa asked for a motion to approve the Application.
Mr. Reagan made a motion seconded by Mr. Hutchinson.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Vice Chairman Costa	Yes

General Correspondence

Vice Chairman Costa asked attending members if they had any Board Business.

Revise Classification Exception Area/Well Restriction Area
Sunoco Service Station
1205 Laurel Road & Blackwood Clementon Road
Lindenwold Borough, Camden County

Walter E. Dority, Jr. – Resignation

Valleybrook Overlook, LLC – NJ Dept. of Environmental Protection Wetlands

Vice Chairman Costa requested a motion to adjourn.
Motion to adjourn was made by Mr. Reagan seconded by Councilman Hutchinson.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING APPROVAL OF REQUEST FOR EXTENSION OF APPROVALS UNDER THE PERMIT EXTENSION ACT FOR CROSSROADS VILLAGE, LLC APPLICATION NO.: 171031E

WHEREAS, at a Regular Meeting of the Gloucester Township Planning Board on June 27, 2017, the Board reviewed the Application of Crossroads Village, LLC ("the Applicant") requesting extension of Final Site Plan Approvals pursuant to N.J.S.A. 40:55D-52(a); and

WHEREAS, Mr. Bob Mintz, Esq. appeared on behalf of the Applicant and summarized the Applicant's request for an extension of approvals; and

WHEREAS, the Applicant was granted Final Site Plan approval by the Planning Board on May 24, 2011; and

WHEREAS, the Permit Extension Act, N.J.S.A. 40:55D-136.1 *et seq.* ("the Act"), which had previously served as an automatic legislative extension of approvals, expired on June 30, 2016; and

WHEREAS, the Applicant intends to pursue construction in accordance with the Final Site Plan approved on May 24, 2011; and

WHEREAS, on June 14, 2016, the Applicant was granted its first of three permissible extensions under the Act, as memorialized on July 12, 2016 under Application Number 051024RACPPSP; and

WHEREAS, the Board, upon hearing the status of the Application from the Applicant's Counsel, found that good cause existed to justify granting the second of three (3) one (1) year extensions permitted by N.J.S.A. 40:55D-52(a), and that the Applicant should be entitled to an

extension of the protections and approvals afforded to the property pursuant to its Final Site Plan Approval through June 30, 2018; and

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

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

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 25th day of July 2017 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 27th day of June 2017.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL WITH BULK VARIANCE RELIEF FOR ANTHONY ALBERTO APPLICATION NO.: 171035CM

WHEREAS, on June 27, 2017 consideration was given to the application of Anthony Alberto (hereinafter "Applicant") for the property located at Chews Landing–Clementon Road, identified on the Tax Map for the Township of Gloucester as Block 20601, Lot 27 (hereinafter "the Property"), for Minor Subdivision approval with Bulk Variance Relief; and

WHEREAS, the Applicant is seeking approval to create one new lot in the R-1 Residential District; and

WHEREAS, Dan Long, Esq., of Wade, Long Wood & Long, appeared on behalf of the Applicant, and Mr. Addison Bradley, the Applicant's Planner, was sworn to present testimony on behalf of the Application; and

WHEREAS, Mr. Bradley summarized the proposed subdivision plan, identified the requested variance relief, and provided testimony as to why the variance relief being requested was appropriate; and

WHEREAS, Mr. Bradley indicated that because the Application is located on a private lane, the existing residences will be benefitted as two more home owners will take part in sharing the maintenance costs associated with private access and any private utilities; and

WHEREAS, Mr. Bradley further opined that the proposed subdivision would accommodate development similar to that already existing in the neighborhood; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's June 23, 2017 Review Letter, to the extent not already addressed within the testimony of the Applicant. Specifically, the Applicant confirmed that the proposed lot will be deed restricted for access through Estates Lane only; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Ken Lechner's June 20, 2017 Review Letter, to the extent not already addressed within the testimony of the Applicant; and

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

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board

Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. Existing Zoning: R-1 (Residential)

2. Intended Use: Creation of one new lot from an existing residential lot on a private access lane.

3. The application implicates the following provisions of the ordinance: R-4 zoning requirements under §403.

4. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated June 20, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony.

5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated June 23, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, to the extent they had not been addressed through testimony.

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

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

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

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

SCOTT OWENS, CHAIRMAN

CERTIFICATION

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KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL FOR CONSTRUCTION & RESTORATION, LLC APPLICATION NO.: 171037M

WHEREAS, on June 27, 2017 consideration was given to the application of Construction & Restoration, LLC (hereinafter "Applicant") for the property located at 413 Price Avenue, identified on the Tax Map for the Township of Gloucester as Block 1702, Lot 13 (hereinafter "the Property"), for Minor Subdivision approval; and

WHEREAS, the Applicant is seeking approval to create one new lot in the R-4 Residential District; and

WHEREAS, Dan Long, Esq., of Wade, Long Wood & Long, appeared on behalf of the Applicant, and Mr. Addison Bradley, the Applicant's Planner, was sworn to present testimony on behalf of the Application; and

WHEREAS, Mr. Bradley summarized the proposed subdivision plan, and indicated that the subdivision can be accomplished without variance relief; and

WHEREAS, Mr. Bradley further opined that although there are currently no plans to construct a residence on the property, no variance relief would be necessary in order to do so as the lot could accommodate a home that is both compliant with all application bulk requirements and similar to existing homes in the neighborhood; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's June 23, 2017 Review Letter, to the extent not already addressed within the testimony of the Applicant; and

WHEREAS, the Applicant discussed Board Planner Kenneth Lechner's June 20, 2017 Review Letter, and requested a waiver from the requirement to provide underground wiring, noting that all other utilities in the area are above ground. All other comments and conditions were otherwise agreed to, if not already addressed through testimony; and

WHEREAS, the Board imposed a condition of approval, noting that while the Applicant is not exempt from the requirement to provide underground utilities, the Applicant may provide above ground utilities if the Applicant can show, to the Board Engineer's satisfaction, that exceptions apply to the newly created lot and/or that providing underground utilities would otherwise impose a hardship upon the Applicant; and

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

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer,

Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. Existing Zoning: R-4 (Residential)

2. Intended Use: Creation of one new lot from an existing residential lot.

3. The application implicates the following provisions of the ordinance: R-4 zoning requirements under §406.F.

4. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated June 20, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony.

5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated June 23, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, to the extent they had not been addressed through testimony.

6. The Applicant has agreed, as a condition of approval, to provide underground utilities unless the Applicant can show, to the Board Engineer's satisfaction, that exceptions apply to the newly created lot and/or that providing underground utilities would otherwise impose a hardship upon the Applicant, in which case above ground utilities may be provided.

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

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

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

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

SCOTT OWENS, CHAIRMAN

CERTIFICATION

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KENNETH LECHNER, SECRETARY

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)

June 29, 2017

DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

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[1] _____ Application №.: #171029CM

Taxes Paid Yes/No JP (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.

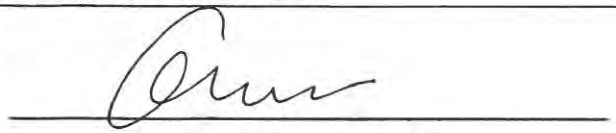
☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ 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

5/20/17

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. **(If owned by a corporation, attach a resolution authorizing application and officer signature).**

March 3rd 2017
Date

Ethel Linda Glick
Signature

ETHEL LINDA GLICK
Print Name POA for George Winterstine

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

Christine M Smith
Signature

Christine M Smith
Print Name

CHRISTINE M SMITH
Notary Public
State of New Jersey
My Commission Expires July 9, 2017
I.D. # 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.

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

Name of property owner or applicant

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, P C
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

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Bn#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

TRANSMITTAL TO: **Zoned: R1**

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 JTC 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
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- ☐ 1 Copy - Stormwater Management Report
- ☐ 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