Township of Gloucester
Planning Board Agenda
September 26, 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 –

RESOLUTIONS FOR MEMORIALIZATION

Atlanti Care Urgent **#171048C**	**Bulk C Variance** **Block: 18501 Lot: 15**
Doug Friloux **Superior Pools Products**	**Site Plan Waiver** **Block: 14007 Lot: 1**

APPLICATIONS FOR REVIEW

#171046PFSPFSP **Lidl US Operations, LLC** **Zoned: NVBP**	**Preliminary & Final Major Site & Subdivision** **Block: 18403 Lot: 20** **Location: 553 Cross Keys Rd.** **Sicklerville, NJ 08081**

Meeting Adjourned

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AUG - 9 2017
BY: 17104 PFS PFS

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

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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
AUG 9 2017
BY:

For Office Use Only

Submission Date[1]: _____ Application №.: 171046PFSPFSP

Taxes Paid Yes/No _____ (Initial)

Fees 2,460.00 Project # 11660

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 15,019.50 Escr.# 11660

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Lidl US Operations, LLC	Name(s): Gloucester Township
Address: 3500 S. Clark Street	Address: P.O. Box 8
City: Arlington	City: Blackwood
State, Zip: Virginia 22202	State, Zip: New Jersey
Phone: (703) 967-3285 Fax: (___)___-___	Phone: (___)___-___ Fax: (___)___-___
Email: scott.logan@lidl.us	

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: Damien O. Del Duca, Esquire	Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Ave., Suite 100	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 427-4200 Fax: (856) 427-4241
	Email: dod@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: Bohler Engineering NJ, LLC	Name: Piper O'Brien Herr Architects
Address: 35 Technoligy Drive	Address: 3000 Royal Blvd South
Profession: Engineer	Profession: Architect
City: Warren	City: Alpharetta
State, Zip: New Jersey 07059	State, Zip: Georgia 30022
Phone: (908) 668 - 8300 Fax: (908) 754 - 4401	Phone: (770) 569 - 1706 Fax: (770) 569 - 1786
Email: bcrowder@bohlereng.com	Email: scott.maritzer@poharchitects.com

7. Location of Property:

Street Address: 553 Cross Keys Road Block(s): 18403

Tract Area: 18.682 Lot(s): 20

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): The applicant proposes to subdivide the property into 2 lots consisting of 4.71 acres and 13.96 acres and to construct a 35,962 sf Lidl grocery store on the proposed 4.71 acre 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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See attached cover 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	154.8 feet
Front setback 2	N/A
Rear setback	50.7 feet
Side setback 1	112.8 feet
Side setback 2	193.3'
Lot frontage	476 feet
Lot depth	253.7 feet
Lot area	4.71 acres
Building height	29.67 feet

*Zoning requirements listed above are for future lot 20.01

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: 162 Number of parking spaces provided: 182

Number of loading spaces required: 2 Number of loading spaces provided: 1

15. Relief Requested:

■ Check here if zoning variances are required. (Variance and Waiver list to follow)

☐ 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: 8/8/17

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).**

_____ Signature

_____ Date

_____ Print Name

Sworn and Subscribed to before me this

_____ day of _____, _____ Signature

_____ (Year).

_____ Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? ☐ No ☐ Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? ☐ No ☐ Yes

C. Is this application for approval on a site or sites for commercial purposes? ☐ No ☐ Yes

D. Is the applicant a corporation? ☐ No ☐ Yes

E. Is the applicant a limited liability corporation? ☐ No ☐ Yes

F. Is the applicant a partnership? ☐ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary). ☐ No ☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☐ 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

See attached disclosure statement

_____ Signature of Applicant

_____ Date

Damien DelDuca, authorized agent

Print Name

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:

Damien DelDuca 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 9th day of August, 20 17 before the following authority.

_____ Notary public

REGINA M. LOWER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 2, 2017

CORPORATE DISCLOSURE

COMMONWEALTH OF VIRGINIA :
:
COUNTY OF ARLINGTON :

The undersigned, having been first duly sworn according to law, upon his/her oath deposes and says:

1. We are officers of the below-mentioned limited liability company. We are fully familiar with the facts concerning the names and members of said limited liability company as of the date of the application of which this Corporate Disclosure form constitutes a part.

2. The following information is submitted knowing that the truthfulness of the statements contained herein will be relied upon in evaluating the application submitted by said limited liability company:

APPLICANT: LIDL US OPERATIONS, LLC, a Delaware Limited Liability Company

REGISTERED OFFICE ADDRESS: 2711 Centerville Road, Suite 400
Wilmington DE 19808

MEMBERS: Lidl US Operations has two members:

1. Lidl US Management, Inc., a Delaware corporation, the Managing Member
2. Lidl US, LLC, a Delaware limited liability company, the Non-Managing Member

INDIVIDUAL OWNERSHIP: Names and addresses of all individual owners of 10% or more of the stock/interest in the applicant limited liability company (LIDL US OPERATIONS LLC) and both Member LLC's listed above:

NONE

Sworn and subscribed to before me
this 4th day of December, 2015

Daniela Kaegi
Notary Public of the State of Virginia

NAME: [illegible]
TITLE: [illegible]

DANIELA KAEGI
NOTARY PUBLIC
REG # 7043382
MY COMMISSION EXPIRES 3/31/2019
COMMONWEALTH OF VIRGINIA

Sworn and subscribed to before me
this 4th day of December, 2015

Daniela Kaegi
Notary Public of the State of Virginia

NAME: [illegible]
TITLE: EVP

RECEIVED
AUG - 9 2017
BY:

Proposed Lidl Grocery Store
Summary of Application
Gloucester Township Planning Board
Lidl US Operations, LLC
Block 18403, Lot 20
553 Cross Keys-Berlin Road

The applicant, Lidl US Operations, LLC, is the contract purchaser of real property located at 553 Cross Keys-Berlin Road and designated as Block 18403, Lot 20 on the municipal tax map. The property is owned by Gloucester Township, contains approximately 18.682 acres and is currently vacant.

The property is located in the New Vision Business Park (NVBP) zoning district and is subject to the New Vision Redevelopment Plan. On November 21, 2016, the applicant received approval from Township Council as the Redevelopment Entity to enter into a redevelopment agreement for this property. The fully executed Redevelopment Agreement is included with this application.

The applicant now seeks preliminary and final major site plan and subdivision approval from the Gloucester Township Planning Board to subdivide the property into two lots containing approximately 13.97 acres and 4.71 acres and to develop the proposed 4.71 acre lot with a 35,962 sf Lidl grocery store. Gloucester Township will retain ownership of the 13.97 acre lot. Lidl is an international discount grocery chain based in Germany with over 10,000 stores in 27 countries. Retail sales uses are permitted in the NVBP zoning district.

The applicant's proposed use will satisfy several objectives of the New Vision Redevelopment Plan, including, but not limited to, promoting the overall development of the community, fostering development that will be most conducive to the social and economic improvement of the Township and the region and facilitating full utilization of the land. The proposed Lidl grocery store will benefit the community and complement the existing development along Cross Keys-Berlin Road.

The applicant also seeks any variances, waivers and other approvals that may be required.

REDEVELOPMENT AGREEMENT
FOR
LIDL US OPERATIONS, LLC
NEW VISION BUSINESS PARK DISTRICT
GLOUCESTER TOWNSHIP, NEW JERSEY

RECEIVED
AUG - 9 2017
BY: 171046 PFSPFSP

Redevelopment Entity: Township Council
Township of Gloucester

Redeveloper: LIDL US Operations, LLC

Property: 533 Cross Keys Road
Block 18403 Lot 20

This Redevelopment Agreement is made on this _____ day of ~~February~~ June, 2017, by and between LIDL US Operations, LLC located at 3500 S. Clark Street, Arlington, Virginia 22202 (hereinafter called Redeveloper) and the Township Council of the Township of Gloucester, P.O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 (hereinafter called Redevelopment Entity).

WHEREAS. Pursuant to the provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A 40A:12A-1 et. seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area comprising Block 18403 Lot 20 (the "Property") as a redevelopment area in accordance with the Redevelopment and Housing Law of the State of New Jersey, and

WHEREAS. The Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A.40A:12A-6, held public hearings, and determined that the Property is an area in need of redevelopment, and

WHEREAS. The Township Council of the Township of Gloucester did adopt the New Vision Business Park District of the Township of Gloucester by ordinance, and

WHEREAS, The Redeveloper is the contract purchaser of the Property and proposes to redevelop the Property in the New Vision Business Park District with the following improvements:

A 35,962 SF grocery store on the proposed 4.71 acre lot and associated site improvements (the "Redevelopment Project Improvements").

WHEREAS. The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area, and

WHEREAS. The Redeveloper has agreed to redevelop the Property within the New Vision Business Park District as described above following approval and time restraints imposed by and represented to the Planning Board of the Township of Gloucester.

NOW THEREFORE, in consideration of their mutual promises and benefits derived, and in furtherance of the New Vision Business Park District and the Redevelopment and Housing Law, the parties agree as follows:

1. The Township Council of the Township of Gloucester, as Redevelopment Entity, does hereby name LIDL US Operations, LLC (subject to fee title acquisition) as Redeveloper of the Property.

2. The following exhibits are attached to this agreement and made a part hereof:

Exhibit A - Proposed Land Development Application dated November 11, 2016 and presented to the Redevelopment Entity at meeting held on November 21st, 2016, and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit B - Overall Site Plan prepared by Bohler Engineering dated October 17, 2016, presented to the Redevelopment Entity at meeting held on November 21st,

2016, and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit C - Proposed Plans and Elevation prepared by Pieper O'Brien Herr, Architects dated October 28, 2016, presented to the Redevelopment Entity at meeting held on November 21st, 2016, and to be presented to the Gloucester Township Planning Board for review and approval.

3. AGREEMENT, COVENANTS, OBLIGATIONS AND RESTRICTIONS.

a. Title. Redeveloper represents that the Redeveloper is the contract purchaser of fee title to the Property, described and known as, Block 18403, Lot 20, and known as 533 Cross Keys Road.

b. Project Site. The Redevelopment Project Improvements shall consist of the Property, surface, subsurface and airspace, and all improvements to be constructed thereon, as more particularly described in the exhibits attached hereto.

c. Improvement. The improvements and use shall be in accordance with the Redevelopment Plan, this Redevelopment Agreement and the approvals granted by the Planning Board of the Township of Gloucester as memorialized.

d. Use of Contractors. The Redeveloper will use its best judgment to engage reputable contractors to construct and complete the improvements and uses. Each contractor that is required to have a license in the State of New Jersey must have a current, valid license issued by the State of New Jersey. Further, the Redeveloper and each contractor must have liability insurance in full force and effect in the amounts that are standard in the particular industry.

e. Time of the Project. The Redeveloper shall commence construction of the Redevelopment Project Improvements within eighteen (18) months after all necessary permits and approvals, as applied for by Redeveloper, have been issued in final and unappealable form by all applicable governmental agencies (the "Approvals"). Redeveloper shall substantially complete all Redevelopment Project Improvements within two (2) years after the commencement of the improvements, subject to force majeure. The Redeveloper may request the Redevelopment Entity to extend this time period for good cause shown including, without limitation, that the Redeveloper is delayed by reason of significant factors beyond its control. If Redeveloper fails to commence or complete construction when required as set forth above, the Redevelopment Entity may serve written notice of default upon Redeveloper in which case Redeveloper shall have forty-five (45) days to cure such default. Notwithstanding any extensions of time that may be granted in the reasonable discretion of the Redevelopment Entity, in the event that the Redevelopment Project Improvements are not substantially completed within two (2) year(s) after the commencement of the improvements, subject to force majeure, the Redevelopment Entity shall have the right, but not the requirement, to reacquire title to the Property by providing written notice to Redeveloper no later than three (3) years after the commencement of the improvements, subject to force majeure, at the same cost that Redeveloper pays to the Redevelopment Entity for the Pproperty. This right to reacquire the Property shall be Redevelopment Entity's sole remedy if Redeveloper fails to commence or complete construction after written notice and failure to cure, and this right to reacquire shall automatically terminate by its own terms if the Redeveloper has not recorded a deed reacquiring title to the Property on or before the third anniversary of the date that Redeveloper commences the improvements, subject to force majeure. The Redevelopment Entity agrees to execute a recordable document confirming the expiration or termination of this right to reacquire the Property upon request by Redeveloper.

f. Scope of undertaking. The services and responsibilities undertaken by the Redeveloper hereunder shall include all aspects of the design, development, construction and operation of the Redevelopment Project Improvements, and each of the components thereof, including, without limitation, all design, engineering, permitting and administrative aspects, the performance of or contracting for and administration and supervision of all physical work required in connection with the redevelopment project improvement and each component thereof. The Redeveloper shall make all arrangements for interim and final inspections and any other actions required to satisfy the requirements of any applicable permit and or approval.

The administration, operation and management of the redevelopment improvement project and all aspects of the funding of the

redevelopment improvement project, including equity, funding and construction, interim and permanent financing, shall be at the sole cost and liability of the Redeveloper.

g. Compliance with Law. All construction shall be in accordance with the Uniform Construction Code of the State of New Jersey. N.J.A.C. 5:23-1 et. seq. The redevelopment improvement project, and work performed and materials, fixtures and equipment used in connection therewith shall be in full compliance with all laws of the State of New Jersey.

h. Environmental Remediation. The Redeveloper shall be responsible for any and all environmental remediation necessary to the redevelopment improvement project, if any, subject to the terms and conditions of the purchase and sale agreement between Redeveloper and the Redevelopment Entity. If Redeveloper is required to remediate the Property, the Redeveloper shall be responsible to obtain all necessary environmental permits, if any, and remediate the Property in accordance with all applicable laws, including the receipt a Response Action Outcome from a Licensed Site Remediation Professional, if applicable.

i. Permits and Approvals. The Redeveloper shall pursue diligently all permits and approvals necessary to complete the redevelopment improvement project within the time required in this Agreement.

j. Performance Security. If required as part of Planning Board approval, the Redeveloper shall provide the Township of Gloucester with third-party financial security from a qualified security provider, licensed to conduct business in the State of New Jersey, securing the specific obligations of the Redeveloper with respect to the redevelopment improvement project, and any component thereof, through completion. The Performance Security shall be that as is required pursuant to the Municipal Land Use Law of the State of New Jersey, and the Gloucester Township Planning Board approvals.

k. Certificate of Completion. The Project shall be deemed to be complete and the Township of Gloucester shall issue a certificate of completion at such time as the Redeveloper has performed all aspects of the redevelopment improvement project as described by this Redevelopment Agreement and as approved by the Planning Board of the Township of Gloucester. The issuance of a certificate of completion shall constitute a conclusive determination that the redevelopment improvement project has been completed in accordance with the provisions of this Redevelopment Agreement. The certificate of completion is to be issued by the Township of Gloucester in proper form for recording in the County Clerk's Office for the County of Camden. Said recording shall serve as acknowledgment that the redevelopment improvement project has been satisfactorily completed, that the Redeveloper has performed all of its duties and obligation under this Redevelopment Agreement, and shall authorize and serve as consent by the Township of Gloucester, Redevelopment Entity, to the Redeveloper's sale, lease, transfer or other disposition of the property within the New Vision Redevelopment Project area.

Upon completion of the redevelopment improvement project by the Redeveloper, the Township of Gloucester shall issue a certificate of completion within forty-five (45) days of receipt of written request from the Redeveloper. In the event that the Township of Gloucester shall refuse to issue a certificate of completion within forty-five (45) days of the receipt of written request by the Redeveloper, the Township of Gloucester, as Redevelopment Entity, shall provide to the Redeveloper a written statement setting forth the aspects of the redevelopment improvement project that the Redeveloper has failed to complete, the aspects of this Redevelopment Agreement that the Redeveloper is in default and the measures or acts to be taken by the Redeveloper that are necessary to the issuance of a certificate of completion.

l. Insurance. From and after the date of acquiring title to the Property, the Redeveloper shall provide and maintain insurance for the project site until such time as the project is complete.

m. Indemnification. The Redeveloper agrees to indemnify and hold the Township of Gloucester, as Redevelopment Entity, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed caused by the Redeveloper's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and cost expended in connection with any claim, environmental claims, demands, suits or actions.

n. Notices. As to the Redeveloper:

LIDL US Operations, LLC
3500 S. Clark Street
Arlington, Virginia 22202

cc. Damien O. Del Duca Esq.
Del Duca Lewis, LLC
21 E. Euclid Avenue - Suite 100
Haddonfield, New Jersey 08033

As to Redevelopment Entity:
Township Council
Township of Gloucester
P.O. Box 8 - Chews Landing Road
Blackwood, New Jersey 08012

cc: David F. Carlamere Esq.
Township Attorney
P.O. Box 1397
1546 Blackwood Clementon Rd.
Blackwood, New Jersey 08012
856-232-9200

o. Governing Law. This agreement shall be governed by, and construed in accordance with, the laws of the State of New Jersey.

p. Severability. If any article, section, subsection, term or provision of this agreement, or the application thereof to any party or circumstance shall be invalid or unenforceable, the remainder of any article, section, subsection, term or provision of this agreement shall not be affected thereby and shall remain valid and enforceable to the fullest extent permitted by law.

q. Binding Effect. This agreement and each of the provisions hereof, shall be binding upon and inure to the benefit of the Redevelopment Entity, Township of Gloucester, Redeveloper, and their respective successors and assigns.

IN WITNESS WHEREOF, The parties hereto have caused this Redevelopment Agreement to be executed, all as of the date first above written.

LIDL US Operations, LLC

Witness ANJA HRESCAK

By: Gareth Reed, Executive Vice-President Real Estate

Witness ELIZABETH KETTLER

By: Payton Reid, Vice-President Real Estate

ATTEST

Rosemary DiJosie
Twp Clerk

TOWNSHIP OF GLOUCESTER
REDEVELOPMENT ENTITY

By: Orlando Hercado
President, GT Council

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #171074PFSPFSP*** ***Escrow #11660***
Lidl US Operations, LLC
BLOCK 18401, LOT 20

DATE: September 19, 2017

The Applicant requests preliminary and final major site plan and preliminary and final major subdivision approval for a proposed "35,962 sf Lidl grocery store on the proposed 4.71 acre lot" within the NVBP – New Vision Business Park Redevelopment District. The property is located on the west side of Berlin-Cross Keys Road south of Williamstown Road.

The Applicant has a Redevelopment Agreement from Township Council as Redevelopment Entity dated June 2017.

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: Lidl US Operations, LLC, 3500 S. Clark Street, Arlington, VA 22202 (telephone #703-967-3285).
- Owner: Gloucester Township, P. O. Box 8, Blackwood, NJ.
- Engineer: G. B. Murray, PE, Bohler Engineering, 35 Technology Drive, Warren, NJ 07059 (telephone #908-668-8300).
- Traffic Engineer: John R. Harter, PE and Corey M. Chase, PE, Atlantic Traffic + Design, 35 Technology Drive, Warren, NJ 07059 (telephone #908-769-5588).
- Surveyor: James A. Conway Jr., PLS, Control Point Associates, Inc., 305 Fellowship Road – Suite 120, Mt. Laurel, NJ 08054 (telephone #609-857-2099).
- Attorney: Damien O, Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, suite 100, Haddonfield, NJ 08033 (telephone#856-427-4200).

I. INFORMATION SUBMITTED

1. Del Duca Lewis, LLC Tax Certification Letter dated 8/18/17.
2. Del Duca Lewis, LLC Waiver/Variance Letter dated 8/10/17.
3. Del Duca Lewis, LLC Transmittal Letter dated 8/09/17.
4. Land Development Application Form, checklist, dated 8/09/17.
5. Del Duca Lewis, LLC Tax Certification Request Letter dated 8/09/17.
6. Redevelopment Agreement dated June 2017.
7. Disclosure Statement dated 12/04/15.
8. Operation Memorandum, as prepared by Bohler Engineering dated 12/20/16.

9. Refuse and Recycling Memorandum, as prepared by Bohler Engineering dated December 2016.

10. Environmental Impact Statement as prepared by Bohler Engineering dated 12/20/16.

11. Traffic Impact Analysis, as prepared by Atlantic Traffic + Design dated 12/01/16.

12. Report of Geotechnical Investigation, as prepared by Whitestone Associates, Inc. dated 6/14/16.

13. ALTA/NSPS Land Title Survey, as prepared by Control Point Associates, Inc. comprising one (1) sheet dated 6/28/16, last revised 8/11/16.

14. Stormwater Management Report as prepared by Bohler Engineering dated November 2016.

15. Engineering plans, as prepared by Bohler Engineering, consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	10-17-16 / 5-19-17
2	General Notes Sheet	10-17-16 / 5-19-17
3	Demolition Plan	10-17-16 / 5-19-17
4	Overall Site Plan	10-17-16 / 5-19-17
5	Site Plan	10-17-16 / 5-19-17
6	Grading plan	10-17-16 / 5-19-17
7	Drainage Plan	10-17-16 / 5-19-17
8	Utilities Plan	10-17-16 / 5-19-17
9	Lighting Plan	10-17-16 / 5-19-17
10	Landscaping Plan	10-17-16 / 5-19-17
11	Soil Erosion & Sediment Control Plan	10-17-16 / 5-19-17
12	Soil Erosion & Sediment Control Details	10-17-16 / 5-19-17
13	Construction Detail Sheet	10-17-16 / 5-19-17
14	Construction Detail Sheet	10-17-16 / 5-19-17
15	Construction Detail Sheet	10-17-16 / 5-19-17
16	Construction Detail Sheet	10-17-16 / 5-19-17
17	Construction Detail Sheet	10-17-16 / 5-19-17
18	Construction Detail Sheet	10-17-16 / 5-19-17
19	Construction Detail Sheet	10-17-16 / 5-19-17
1 of 1	Vehicle Circulation Plan	10-17-16 / 5-19-17
1 of 2	Offsite Roadway Plan	10-17-16 / 5-19-17
2 of 2	Offsite Roadway Plan	10-17-16 / 5-19-17
1 of 3	Storm Sewer Profiles	10-17-16 / 5-19-17
2 of 3	Storm Sewer Profiles	10-17-16 / 5-19-17
3 of 3	Storm Sewer Profiles	10-17-16 / 5-19-17

Redevelopment Agreement Information

16. Del Duca Lewis, LLC Transmittal Letter dated 11/11/16.
17. Land Development Application Form, checklist, dated 11/15/16.
18. Engineering plans, as prepared by Bohler Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
4	Overall Site Plan	10-17-16
5	Site Plan	10-17-16

19. Building Elevations/Floor Plan (Color), as prepared by Pieper O'Brien Herr Architects dated 10/28/16.

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

The following applies to the New Vision Redevelopment Plan and Planning Analysis, as noted.

Section IV. Objectives

1. The Applicant provided testimony to the Redevelopment Entity but should also address the Planning Board on how the proposed redevelopment project addresses the following objectives of the New Vision Redevelopment Plan:

    A. Prevent further deterioration of the built environment.
    B. Promote the overall development of the community.
    C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
    D. Encourage the highest and best use of land and property.
    E. Facilitate full utilization of the land.
    F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
    G. Require adherence to the highest design standards.
    H. Strengthen social, economic and development patterns.
    I. Increase economic opportunities in the Township of Gloucester.
    J. Improve the health and welfare of the residents of the Township
    K. Advance public-private partnership efforts for the improvement of the economic environment.

Section IX.1.0, Zone Plan and Zoning Regulations

2. The subject property is the former Nike Missile Base located within the NVBP – New Vision Business Park District as per §IX.1.0, New Vision Business Park District (NVBP) of the New Vision Redevelopment Plan.
    a. Retail sales and services is a permitted use within the New Vision Business Park District [§IX.1.0(D)(3)(a)].
    b. Planned Commercial Development is also a permitted use within the New Vision Business Park District [§IX.1.0(D)(4)].
    c. The Planning Board should note the New Vision Redevelopment Plan as recently amended by Ordinance O-16-07, adopted May 23, 2016 does not rely on traditional bulk and setback standards and the applicant is required to satisfactorily address their proposed layout as a condition of a Redevelopment Agreement.
        i. It's recommended the Applicant provide professional testimony to the Planning Board regarding the proposed lot size (area – frontage – depth), building setbacks, building and lot coverage are appropriate for the instant application; the layout is within recognized best management practices for site design for the proposed use; and, the overall development is substantially consistent with the objectives of the New Vision Redevelopment Plan.

Section IX.1.0(K), Off-Street Loading and Parking Standards

3. It's recommended the Applicant provide professional testimony to the Planning Board addressing the off-street loading space and the adequacy of the proposed number of parking spaces to meet the expected demand of the commercial development as per §IX.1.0(K), Off-Street Loading and Parking Standards.
    a. The Planning Board is advised the New Vision Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and recognized design considerations current to the time period and land uses.
        i. However, the Planning Board should note the Gloucester Township Land Development Ordinance would require at least 162 parking spaces; the instant application provides 182 parking spaces.

Section IX.1.0(L), Additional Requirements

4. The instant application proposes public water and sanitary sewerage facilities to be provided as per §IX.1.0(L)(1).
5. *The Applicant provided testimony to satisfaction of the Redevelopment Entity addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §IX.1.0(L)(2).*
6. *The instant application includes a landscaped plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.1.0(L)(3).*
    a. Consideration should be given to revising the plan to provide the following notation for the two (2) wooded areas to be protected, namely, behind the proposed building and along drainage basin:
        i. "Additional site clearing and supplemental planting shall be provided if required by the Township Planner."
            1. The purpose of this requirement is to ensure the existing woods to be protected is a suitable landscape feature.
7. The Applicant should provide testimony to address that the proposed signs are suitably sized and designed for the proposed development and consistent with Section IV, Objectives of the New Vision Redevelopment Plan as per §IX.1.0(L)(7).
    a. The instant application proposes a 241.85 sf free-standing monument pylon with a 67.37 sf Lidl logo sign.
    b. The instant application also proposes a 67.37 sf Lidl logo facade sign.
8. *The preliminary and final major site plan includes pedestrian walkways at the following locations to improve pedestrian access as per §IX.1.0(L)(8).*
    a. *From Berlin – cross Keys Road to the proposed concrete walkway on the north side of the building.*
9. It's recommended the Applicant provide professional testimony to satisfaction of the Planning Board that the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §IX.1.0(L)(9).

a. However, the Planning Board should note the plan complies with the Gloucester Township Land Development Ordinance, which requires a maximum average illumination of two (2) foot candles and 0.25 foot candles at property lines.

10. *The Applicant provided professional testimony to satisfaction of the Redevelopment entity that the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per § IX.1.0(L)(10).*

III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District Requirements:

Standard	Proposed (Lot 20.01)	Proposed (Lot 20.02)
Lot area	4.713 acres	13.969 acres
Lot frontage Berlin – Cross keys Road Independence Boulevard	 476.69 ft. 250.98 ft.	 216.63 ft. ---
Lot depth	250.98 ft.	211.54 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS		
Front yard Berlin – Cross keys Road Independence Boulevard	 144.8 ft. 193.3 ft.	 n/a n/a
Side yard	112.8 ft.	n/a
Rear yard	50.8 ft.	n/a
Building coverage	17.5%	n/a
Lot coverage	62.5%	n/a
Height	22.08 ft.	n/a

NOTE: A portion of proposed Lot 20.02 shall include the right-of-way for Independence Boulevard.

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant shall provide the following omitted checklist items or request a waiver:

Underlined items are not recommended to be waived

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. The submitted Environmental Impact Statement certifies the absence of freshwater wetlands and transition areas.
2. Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract. [Checklist #46].
   a. <u>The plans must be revised to show the proposed major subdivision and final plan of lots including the right-of-way for Independence Boulevard</u>.

3. The names, locations, right-of-way widths and purposes of existing and proposed easements and other right-of-ways in the subdivision. [Checklist #47].
    a. The plans must be revised to indicate the responsible authority for the "Prop. 15' Wide Utility Easement," as follows:
        i. "Prop. 15' Wide Utility Easement to be dedicated to 'Responsible Authority'".
4. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
    a. The plans shall be revised to provide the lot numbers as per the Tax Assessor.
5. Acceleration/deceleration lanes. [Checklist #75].
6. Fire lanes [Checklist #77].
    a. Defer to Fire Marshal.
7. Sight triangle easements at intersections. [Checklist #86].
    a. The plans shall be revised to show sight triangles at intersection with roadways and drive-openings.
8. Location of street names and signs. [Checklist #88].
    a. The plans shall be revised to show street names and sign locations.
9. Streetlights. [Checklist#90].
    a. The plans shall be revised to show location of existing and proposed streetlights for the following streets:
        i. Berlin-Cross Keys Road.
        ii. Independence Boulevard.
        iii. West Independence Boulevard.

V. WAIVER COMMENTS

The instant Application requests a waiver from the following Perfromance and Design Standards.

1. From §506.A, Grading to allow grading less than 2% along pedestrian walks and landscape areas and to allow grading within five (5) feet of property lines.
2. From §508.F(4), Parking Lot Lighting to exceed the maximum footcandle of 2.0 along driveway access.
3. From §510.M(7), Miscellaneous Provisions to allow 30.6 ft. from the street curb where 100 ft. minimum is required.
    a. The requirements of §510, Off-Street Parking do not apply to projects in the New Vision Redevelopment Area.
4. From §517.B(1), Runoff Computations to allow grass cover in good condition > 75%.
5. §517.C(6), Pipelines to allow inverts matched across structures.
6. §517.D(4), Inlets, Manholes, and Outlets to allow grates to be set at normal gutter grade where inches below is required.
7. §517.D(5), Inlets, Manholes, and Outlets to allow multiple inlets along large radii.
8. §517.H(10), Stormwater Management Systems (General) to not provide access to a stormwater basin from a public right-of-way.
9. §517.J, Retention Basins to allow the drainage basin to dewater within 72 hours where 18 hours is the minimum.
10. §517.N(1), Emergency Spillways to allow the emergency spillways to direct water to the Lot 20.

VI. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the New Vision Redevelopment Plan.

Generally, applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Redevelopment Entity and site development to the satisfaction of the Planning Board.

VII. SITE PLAN AND SUBDIVISION REVIEW COMMENTS

1. The plans shall be revised to provide a permanent benchmark a per §503.C(3), Monuments.
2. The plans shall be revised to show the responsible authority for all easements as per §503.D, Easements/Restrictions Covenants.
3. The plans shall be revised to provide the proposed right-of-way for Independence Boulevard and West Independence Boulevard as per §515, Street Design.
4. The plans shall be revised to provide street lights for proposed Independence Boulevard and West Independence Boulevard as per §508.A, Lighting.
5. The plans shall be revised to show existing street lights within 100 feet of the site as per §508.G(1), Lighting.
6. The plans shall be revised to provide a detail of the proposed pole mounted luminaires as per §508.G(2), Lighting.

VIII. GENERAL REVIEW COMMENTS

1. It's recommended the plans should be revised to indicate underground irrigation within the "Irrigation Note" as per §507.A(4)(b), General Landscaping Provisions.
2. It's recommended the following notation be added to the plans for the two (2) wooded areas to be protected, namely behind the proposed building and along drainage basin.
    a. "Additional site clearing and supplemental planting shall be provided if required by the Township Planner."
        i. The purpose of this requirement is to ensure the existing woods to be protected is a suitable landscape feature.
3. It's recommended the plans be revised to provide black vinyl coated chain link fence for the drainage basins.

IX. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must provide professional testimony and/or 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).

X. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

1. The submitted Environmental Impact Statement is substantially consistent with the requirements of §816, Environmental Impact Statement.

XI. 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.*

XII. RECOMMENDATIONS

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

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

cc: Lidl US Operations, LLC
Damien Del Duca, Esq.
G. B. Murray, PE
Richard Wells, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

September 21, 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: LiDL Grocery Store
LiDL U.S. Operations, LLC
553 Cross Keys-Berlin Road
Block 18403, Lots 20
Review No. 1
Bach Project No. GTPB-2017-9

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 8-9-17.
- Township of Gloucester Land Development Submission Checklist, dated 8-9-17.
- Redevelopment Agreement for LiDL US Operations, LLC, New Vision Business Park District, Gloucester Township, New Jersey.
- Summary of Application for Proposed Lidl Grocery Store, Gloucester Township Planning Board, Lidl US Operations, LLC, Block 18403, Lot 20, 553 Cross Keys – Berlin Road.
- Refuse and Recycling Memorandum for Lidl Grocery Store Development, 533 Cross Keys Road, Gloucester Township, NJ, prepared by Bohler Engineering, dated December 20, 2016.
- Environmental Impact Statement for LiDL U.S. Operations, LLC, Proposed Discount Supermarket, 553 Berlin – Cross Keys Road (CR 689), Block 18403, Los 19 &t 20, Gloucester Township, Camden County, New Jersey, prepared by Bohler Engineering, dated December 2016.

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

- Traffic Impact Analysis for LiDL U.S. Operations, LLC, Proposed Discount Supermarket, Block 18403, Lot 20, 553 Berlin – Cross Keys Road (CR 689), Township of Gloucester, Camden County, New Jersey", prepared by Atlantic Traffic Design, dated December 1, 2016, no revision.

- Stormwater Management Report for Proposed Grocery Store, Block 18403, Lot 20, 553 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, prepared by Bohler Engineering, dated November 2016, no revision.

- Drawings entitled "Preliminary & Final Site Plan and Major Subdivision for LIDL U.S. Operations, LLC, Proposed Grocery Store #1216, Block 18403, Lot 20, 553 Cross Keys-Berlin Road, Township of Gloucester, Camden County, NJ, NVBP Zone, Tax Map Sheet #184", prepared by Bohler Engineering:

Sheet	Title	Date/Last Revision
1	Cover Sheet	10-17-16 / 5-19-17
2	General Notes Sheet	10-17-16 / 5-19-17
3	Demolition Plan	10-17-16 / 5-19-17
4	Overall Site Plan	10-17-16 / 5-19-17
5	Site Plan	10-17-16 / 5-19-17
6	Grading Plan	10-17-16 / 5-19-17
7	Drainage Plan	10-17-16 / 5-19-17
8	Utilities Plan	10-17-16 / 5-19-17
9	Lighting Plan	10-17-16 / 5-19-17
10	Landscape Plan	10-17-16 / 5-19-17
11	SESC Plan	10-17-16 / 5-19-17
12	SESC Notes & Details	10-17-16 / 5-19-17
13	Construction Detail Sheet	10-17-16 / 5-19-17
14	Construction Detail Sheet	10-17-16 / 5-19-17
15	Construction Detail Sheet	10-17-16 / 5-19-17
16	Construction Detail Sheet	10-17-16 / 5-19-17
17	Construction Detail Sheet	10-17-16 / 5-19-17
18	Construction Detail Sheet	10-17-16 / 5-19-17
19	Construction Detail Sheet	10-17-16 / 5-19-17

SITE INFORMATION:

Applicant: LIDL U.S. Operations, LLC
3500 South Clark Street
Arlington, VA. 22202
703-967-3285

Owner: Gloucester Township
PO Box 8
Blackwood, NJ 22202
856-228-4000

PROJECT SUMMARY:

This application is for the construction of a 35,962 SF Discount Grocery Store and associated site improvements on an existing 18.682 acre parcel of land. The project site is located on the northwesterly side of Berlin – Cross Keys Road (County Route 689) between Sicklerville Road and Chews Landing Road in the Township's Neighborhood Vision Business Park (NVBP) Zoning District. The lot is currently vacant and partially wooded. The applicant is proposing to subdivide existing Lot 20 into two (2) new lots known as 20.02 (13.969 Acres) and 20.01 (4.713 Acres). The proposed grocery store will be developed on proposed Lot 20.01. The applicant is seeking Preliminary and Final Major Site Plan and Major Subdivision approval with no variances.

WAIVERS:

The applicant is requesting the following design waivers:

1. §506-A - The applicant is proposing pavement grades of 0.5% whereas the ordinance requirement is 1.0%.

2. §506-A - The applicant is proposing lawn grades of less than 2% whereas the ordinance requirement is 2.0%.

3. §506-A - The applicant is proposing to change existing grades within five (5) feet of a property line whereas the ordinance requirement is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.

4. §517-B - The applicant is proposing more than 75% grass cover in all lawn areas whereas the ordinance requirement is grass cover of 50-75%.

5. §517-C - The applicant is proposing to match storm pipe inverts whereas the ordinances requirement is for the pipe crowns to match.

6. §517-D - The applicant is proposing to construct storm inlet grates at the normal gutter grade of the pavement whereas the ordinance requirement is to provide a 2" sump below the normal gutter grade.

7. §517-D - The applicant is proposing to construct a storm inlet along a radius whereas the ordinance prohibits the construction of an inlet along a radius.

8. §517-H - The applicant is proposing a basin access from a private parking area whereas the ordinance requirement is access from a public right-of-way.

9. §517-I - The applicant is proposing the stormwater basin to dewater within 72 hours whereas the ordinance requirement is dewatering within 18 hours.

10. §517-N - The applicant is proposing to discharge emergency basin overflow towards private property whereas the ordinance prohibits basin overflow towards private property.

GENERAL:

1. Architectural floor plans shall be provided for the proposed building.

2. Dedicated sight triangles shall be provided at the intersection of Cross – Keys Berlin Road and both driveway entrances to the site per §808-B.8.bb(1). The apex shall be set a minimum of 20 feet behind the curb or edge of pavement of the uncontrolled street. The length shall be based on NJDOT Figure 6-B (dated November 18, 1994) standards in accordance with §515-N.

3. It shall be noted that Cross Keys – Berlin Road is a County road and the applicant is responsible for restoring the roadway in accordance with County standards.

4. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

SUBDIVISION:

5. In accordance with Title 46 Chapter 26B-2.a.(8) "the map shall clearly show all monumentation required by this chapter, including monuments found, monuments set, and monuments to be set." It appears that there are several monuments around the overall outbound that are not clearly labeled.

6. In accordance with Title 46 Chapter 26B-2.a.(9) "the map shall show as a chart on the plat any other technical design controls required by local ordinances, including minimum street widths, minimum lot areas and minimum yard dimensions."

7. According to the "Overall Site Plan" prepared by Bohler Engineering, it appears that the right of way of West Independence Boulevard is being extended from the north into the proposed Lot 20.02 and creating an intersection with Cross Keys – Berlin Road. A right of way should be depicted on the "Preliminary and Final Plat for Major Subdivision" that is consistent with the New Vision Redevelopment Plan.

8. The proposed right of way of West Independence Boulevard would create three (3) new lots where this subdivision plat only shows two (2). In addition, the lots to the west of West Independence Boulevard would require a new block number as assigned by the Township Tax Assessor.

9. According to the "Overall Site Plan" prepared by Bohler Engineering, it appears a "proposed infiltration basin" will be constructed on the remainder of Lot 20. Lot 20 is owned by the Township of Gloucester, please explain if an easement will be requested for the proposed stormwater management facility and the entity that will be responsible for maintenance.

10. According to the "Overall Site Plan" prepared by Bohler Engineering, it appears that there is a "Proposed 10'wide temporary gravel access drive for lot 19" that extends into Lot 20 from the right of way of West Independence Boulevard. An easement should be shown on the plans.

11. A proper signature block for the County of Camden should be added to the subdivision plat.

12. Any and all existing or proposed easements affecting the site must be shown and dimensioned on the subdivision plat.

13. It is recommended that a title report is performed for the property and that all of the exceptions listed in the report are shown on the subdivision plat.

14. Legal descriptions for all easements and proposed lots shall be submitted to our office for review.

15. 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.

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

17. The plat indicates that the northerly right of way line of Cross Keys – Berlin Road is shown as per reference #5, however only 3 references are listed on the Plat.

18. The plat indicates that a 290' sight distance easement is shown to the west. Is this existing or proposed? Please explain why there is not a sight distance easement to the east.

19. The applicant should confirm if Camden County will require an easement for any additional roadway widening.

20. The following Gloucester Township Checklist items shall be shown on the Subdivision Plat:

    a. No. 9 – Calculated and delineated area of wetlands established by the NJDEP.

    b. No. 22 – A boundary survey by a licensed New Jersey land Surveyor, certified on a date within six (6 months of the date of submission.

    c. No. 35 – Zones in which property in question falls, zones of adjoining properties and all properties within a 200 foot radius of the property.

d. No. 36 – Existing and proposed building coverage in acres of square feet and as a percentage of the lot.

e. No. 37 – Existing and proposed lot coverage in acres of square feet and as a percentage of lot area.

f. No. 46 – Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract.

g. No. 47 – The names, locations, right-of-way widths and purposes of existing and proposed easements and other rights-of-way in the subdivision.

h. No. 50 – Each block and lot within each block shall be numbered as approved by the Tax Assessor.

i. No. 53 – All side, rear, and front setback lines with dimensions.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

2. Top and bottom of curb elevations shall be shown at all pc's and pt's.

3. The proposed parking area does not conform to the minimum paving grade of 1% as required per § 506 (A).1. The ordinance permits paving grades along curb gutter lines to be reduced to 0.5% when concrete gutter is utilized. It shall be noted this reduction does not apply to areas of sheet flow within the parking or drive aisle areas. The plans shall be revised accordingly.

4. The proposed 169 contour located in the parking area adjacent to Cross Keys – Berlin Road does not property correspond with the proposed spot elevations and shall be clarified.

5. Additional spot elevations shall be provided where the concrete pad meets the bituminous paving in the location of the loading area.

6. Our office does not recommend the placement of a low point along the curb gutterline of the westerly drive entrance at Berlin – Cross Keys Road. The applicant shall consider an alternative design.

7. An enlarged grading detail shall be provided at both entrances to Cross Keys – Berlin Road providing additional proposed grades.

8. The following note must be provided on the Grading Plan, "If topsoil is to be removed from the site, permission must be granted by the Township Engineer".

9. The following note must be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer".

B. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.

1. In accordance with §508-F.4, all landscaped areas shall be equipped with an underground irrigation system.

2. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1).

3. Additional detail shall be provided for the Philips Guardco Ecoform Gen-2 light fixture. The image is missing from the detail on sheet 9.

4. There appears to be insufficient lighting along the sidewalk adjacent to the handicap parking. We recommend an additional wall mounted light be proposed in that location.

5. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way. The applicant shall demonstrate that the proposed lights provide a downward throw with no visible glare.

6. We defer additional review of the landscaping and lighting to the Township Planner.

C. Off Street Parking (Section 510)

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

2. The plan shall more clearly define the limit of heavy duty paving in the area of the store entrance. A curb notation in this area interferes with the limit of paving.

3. The row of parking along Cross Keys – Berlin Road and adjacent to the easterly entrance is incorrectly labeled as 18 parking spaces when it is actually 15 parking spaces. Additionally, the row of parking adjacent to the westerly entrance drive along Cross Keys – Berlin Road is incorrectly labeled as 18 parking spaces when it is actually 21 parking spaces. The plans shall be revised.

4. Details of the entrances along Cross Keys – Berlin Road shall be provided showing additional dimensions.

5. Dimension shall be shown for the paved area at the entrance to the basin access road.

6. A dimension shall be provided between the proposed striped island and the proposed concrete curb island adjacent to the westerly drive entrance.

7. Additional dimensions shall be provided for the concrete in the loading area.

8. The "Proposed Sanitary Manhole" notation shown along Cross Keys –Berlin Road shall be removed from the Site Plan.

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands.

2. The plans shall indicate the width of the concrete sidewalk located between the building and the loading area.

E. Stormwater Management (Section 517)

1. Basin 1 and Basin 2 shall be labelled on the site plans.

2. Infiltration basins are only to infiltrate the water quality storm in accordance with Chapter 9.5 of the New Jersey Best Management Practices (BMP) Manual, last updated February 2016. The stormwater report indicates both basins are intended to infiltrate stormwater up to the 100 year storm event. Per the BMP Manual, the use of infiltration basins for infiltration of larger volumes of stormwater is only to be considered when another applicable rule or regulation requires infiltration of large storm events. The applicant shall provide a narrative indicating which regulations require and/permit permit infiltration beyond the water quality storm event.

3. The proposed basin spillways appear to convey an overflow of stormwater to an adjacent proposed lot. The topography of this area shows a low lying area at elevation 165. The applicant shall provide testimony regarding the proposed spillways and how overflow will be handled downstream, particularly if the adjoining lot is to be developed and if ownership of the lot(s) will change. Additional topography may be required to confirm downstream / off-site stability and whether or not overflow stormwater will flood out the adjoining lot or lay in a low lying area for an extended period of time. Drainage easement shall be provided for basin overflows.

4. The applicant shall provide testimony regarding the interconnection of Basin 1 and Basin 2. It appears overflow from one basin may be routed to the other basin. The outflow structure contains a four inch (4") wedge gate valve. It appears the only way to exercise this valve is through entry to the outflow structure. Our office recommends the installation of a rod and valve wheel on the exterior of the structure to allow for operation above ground.

5. Emergency spillways shall have a minimum of one foot (1') of freeboard above the water surface elevation in the basin in accordance with NJAC 5:21-7.8(d)4(6). The spillways for Basin 1 and Basin 2 do not comply. The grading of the spillways shall be revised as the reports indicate elevations of 166 for Basin 1 and 165.60 for Basin 2 whereas the top of berm elevations are at elevation 166 per the grading plan for each basin. The report indicates freeboard provided based on a top of berm elevation of 167 which does not match the plans or routing calculations.

6. Pre-construction drainage calculations shall be provided for Area 2 / Basin 2 development area.

7. The applicant shall perform a minimum of two (2) in-situ infiltration tests for infiltration Basin 2 in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for the basin. It appears that there may not be any test pits performed within the footprint of Basin 2. The provided geotechnical report shows testing performed within the area of Basin 1. Additional test pits and infiltration tests shall be provided as applicable.

8. A groundwater mounding analysis shall be provided in accordance with NJAC 7:8-5.4(a)2.iv for Basin 1 and Basin 2.

9. A note shall be added to the Grading and Drainage Plans stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer.

10. Notes shall be added to the Grading and Drainage Plans indicating the use of heavy equipment shall be prohibited within the basin bottom areas in order to minimize compaction of the sub-soils where infiltration is proposed.

11. Additional information shall be provided for the material used at the bottom of Basin 1 and Basin 2. A K5 sand layer, at a minimum of six inches (6") deep, is required per NJ BMP Manual Chapter 9.5, last revised February 2016.

12. The applicant shall confirm the need to match pipe inverts in lieu of matching pipe crowns.

13. Dimensions, slope information, and spot elevations shall be provided for each basin.

14. A Basin Maintenance Plan prepared in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management Measures, and Chapter 9.5 Standard for Infiltration Basins, of the New Jersey Stormwater Best Management Practices Manual shall be provided. The basin maintenance notes shown on the General Notes Sheet, 2 of 19, shall be incorporated into the maintenance plan along with applicable log sheets. In accordance with Chapter 9.5 the maintenance plan shall indicate the approximate time it would normally take to drain the maximum design storm runoff volume below the bottom of the basin. This normal drain or drawdown time should then be used to evaluate each basin's actual performance. If significant increases or decreases in the normal drain time are observed, the basin's bottom surface, subsoil, and both groundwater and tailwater levels must be evaluated and appropriate measures taken to comply with the maximum drain time requirements and maintain the proper functioning of the basin. A log sheet shall be provided in the Basin Maintenance Plan for tracking dewatering times of each basin.

F. Utilities (Section 518)

1. Our office defers to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. Our office defers to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

3. The use of a concrete encasement at proposed pipe crossing #1 is subject to review and approval by the GTMUA.

4. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.

G. Traffic Impact Analysis (Section 815)

1. The Traffic Impact Analysis (TIA) indicates the proposed development consists of a 34,138 SF LiDL discount supermarket with access provided via one (1) right-in/right-out driveway along Berlin-Cross Keys Road and three (3) full-movement driveways along West Independence Boulevard/Access Road. The TIA concludes the traffic impact of the proposed LiDL would not be significant on the adjacent roadway network. Additional narrative is required regarding analysis of the access driveways along West Independence Boulevard and their impact on the newly created intersection of the Access Road and West Independence Boulevard and the proposed signalized intersection of Cross Keys-Berlin Road and Winslow Plaza.

2. The TIA provides Build analysis for the proposed signalized Berlin-Cross Keys Road/Proposed Site Driveway/Winslow Plaza Driveway intersection. The analysis does not include thru movements for the eastbound and westbound approaches. Justification should be provided for this omission or the TIA should be revised to include thru movements for these approaches.

3. The TIA indicates the analysis was conducted based on the Site Plan dated December 1, 2016. The submitted Site Plan has a revision date of May 19, 2017. The TIA should be revised to reflect any revisions that were made that would impact the conclusions of the TIA.

4. The Site Plan illustrates an Access Road connecting Berlin-Cross Keys Road and West Independence Boulevard including left turn lanes proposed for each approach to the adjacent intersections. Ownership of the Access Road should be indicated on the Site Plan. In addition, left turn movements into the site from Access Road do not seem to be provided for via a left turn lane from the Access Road or West Independence Boulevard. Additional narrative should be provided indicating how the left turn movements into the site may impact the Access Road and West Independence Boulevard.

5. The Site Plan illustrates two (2) full-movement access driveways along West Independence Boulevard to the north of the site. It is recommended the northern most access that is in close proximity to the Access Road/West Independence Boulevard intersection be removed due to potential operation conflicts with the intersection.

H. Environmental Impact Statement (Section 816)

1. An Environmental Impact Statement (EIS) has been provided by the applicant. Our office has reviewed this report and finds it to be acceptable.

I. Details

1. All pavement designations shall be revised to indicate hot mix asphalt (HMA) in lieu of the Marshal mixes shown.

2. The Chain Link Fence with Gate Detail shall indicate the width of the concrete footing and note that the latch is lockable.

3. The applicant shall confirm the date of the Geotechnical Report referenced in the Heavy Duty Pavement Detail (Detail No. 18 on Sheet 15 of 19).

4. The applicant shall confirm the need for a lockable manhole lid as designed on the Storm Manhole Detail (Detail No. 8 on Sheet 16 of 19).

5. The Geoweb Grass Detail shall indicate the thickness of the stone base and confirm that the access drive will support anticipated vehicle loads.

6. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

OUTSIDE AGENCY APPROVALS:

This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. Any other as may be necessary

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised plans.

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq. (PB Solicitor)
LiDL US Operations, LLC, Applicant
Damien O. DelDuca, Esq., Applicant's Attorney
G.B. Murray, PE, Applicant's Engineer
Craig McGee, CCSCD

S:\GTPB2017 Gloucester Twp PB\-8 LiDL Grocery Major Site Plan\GTPB2017-8 Lidyl Site Plan Review No 1, 9-15-17.doc

DEL DUCA LEWIS
LAW FIRM

Gina M. Lower, Paralegal
gina@delducalewis.com

August 9, 2017

Ms. Sandra Ferguson
Tax Collector
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

RE: LIDL US OPERATIONS, LLC
533 CROSS KEYS ROAD, GLOUCESTER, NEW JERSEY, BLOCK 18403, LOT 20

Dear Ms. Ferguson:

This firm represents Lidl US Operations, LLC owner of property located at 533 Cross Keys Road and designated as block 18403, lot 20 on the municipal tax map. Please confirm that the taxes on the above property are paid current and provide us with a tax certification. You can email it to me at gina@delducalewis.com or fax it to (856) 427-4241.

Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC

Gina M. Lower, Paralegal

cc: Scott Logan (via e-mail)
Ben Crowder, P.E. (via e-mail)

See attached - Show property is owned by Township. Tax Exempt due to Township owned property.

E:\cf\lidl usa, llc\gloucester twp., nj\tax collector ltr 08.09.17.doc

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

August 28, 2017

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

Re: Application #171046PFSPFSP
Lidl US Operations, LLC
553 Cross Keys Road, Sicklerville, NJ 08081
Block 18403, Lot 20

Gentlemen:

In response to your letter regarding the above application, a Form "A" 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

(B)

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

APPLICATION NO. #171046PFSPFSP

DATE: August 10, 2017

LOCATION: Lidl US Operations, LLC
553 Cross Keys Road
Sicklerville, NJ 08081

Block: 18403 Lot: 20
Zoned: NVBP
Escrow: #11660

TRANSMITTAL TO:

O Camden County Planning	O Tax Assessor	O MUA
O Richard Wells, Esq.	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

Preliminary & Final Major Site & Subdivision

STATUS of APPLICATION: Applicant proposes to subdivide property into 2 lots Consisting of 4.71 acres and 13.96 acres and to construct a 35.962 sf. LIDL Grocery store on the proposed 4.71 acre lot.

- ☑ 1 Copy – Application, Checklist, Summary
- ☑ 1 Copy – Preliminary/Final Major Site, Major Subdivision, Land Title Survey
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Geotechnical Investigation report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☑ 1 Copy – Refuse & Recycling Memorandum

OK 8-23-17 JLG Bldg

Signature

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #171046PFSPFSP **Block: 18403 Lot: 20**

☐ **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

- Proposed: Traffic Signal should be equipped with battery back and electronic transfer switch. (Generator Plug)

RECEIVED
AUG 22 2017
BY:

Reviewed By: ☐ Lt. Jason Gittens Signature: _____ Date: 8/22/17

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

APPLICATION NO. #171046PFSPFSP

DATE: August 10, 2017

LOCATION: Lidl US Operations, LLC
553 Cross Keys Road
Sicklerville, NJ 08081

Block: 18403 Lot: 20
Zoned: NVBP
Escrow: #11660

TRANSMITTAL TO:

O	Camden County Planning	✓	Tax Assessor	O	MUA
O	Richard Wells, Esq.	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

Preliminary & Final Major Site & Subdivision

STATUS of APPLICATION: Applicant proposes to subdivide property into 2 lots Consisting of 4.71 acres and 13.96 acres and to construct a 35.962 sf. LIDL Grocery store on the proposed 4.71 acre lot.

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- ☑ 1 Copy – Preliminary/Final Major Site, Major Subdivision, Land Title Survey
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Geotechnical Investigation report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Refuse & Recycling Memorandum

No Issues. New Lot is 20.01
Address is # 559 CROSS KEYS RD
* PLEASE FORWARD WHEN PROPOSED SALE of PROP from TWP
MAY TAKE PLACE when construction to start (for TAX ABATEMENT)

Signature

Assess 8/10/17

1 Ax
1 Rans M. T1AL

DEL DUCA LEWIS
LAW FIRM

Gina M. Lower, Paralegal
gina@delducalewis.com

August 9, 2017

RECEIVED
AUG - 9 2017
BY: 171046PFSPFSP

Ms. Sandra Ferguson
Tax Collector
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

RE: LIDL US OPERATIONS, LLC
533 CROSS KEYS ROAD, GLOUCESTER, NEW JERSEY, BLOCK 18403, LOT 20

Dear Ms. Ferguson:

This firm represents Lidl US Operations, LLC owner of property located at 533 Cross Keys Road and designated as block 18403, lot 20 on the municipal tax map. Please confirm that the taxes on the above property are paid current and provide us with a tax certification. You can email it to me at gina@delducalewis.com or fax it to (856) 427-4241.

Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC

Gina M. Lower, Paralegal

cc: Scott Logan (via e-mail)
Ben Crowder, P.E. (via e-mail)

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ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Camden County Soil Conservation District
423 Commerce Lane, Suite 1
West Berlin, NJ 08091)

November 07, 2016

Re: Lidl Grocery Store
553 Berlin-Cross Keys Road
Gloucester Township, NJ
Block 18403, Lot 20

Dear Sir/Madam:

This shall serve as consent from the Township of Gloucester to allow Bohler Engineering NJ, LLC to submit an application for Soil Erosion and Sediment Control Certification for the above referenced project.

Should you need additional information please call Kenneth D. Lechner, PP, AICP, Director of Community Development & Planning at (856-374-3511).

Sincerely,

David R. Mayer
Mayor

Cc: Kenneth D. Lechner, PP, AICP

Sworn and Subscribed to before me this

7th day of November, 2016 (year)

Olga Pollard 11/7/16

OLGA POLLARD
Notary Public of New Jersey
Commission Expires April 11, 2018

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

Printed on recycled paper

Camden County Soil Conservation District
423 Commerce Lane, Suite 1
West Berlin, NJ 08091
856-767-6299 (phone)
856-767-1676 (fax)

New Jersey Natural Resources Conservation Program

For District Use Only

Application Number

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project Proposed Lidl Grocery Store		Project Location: Municipality Gloucester Township	
Project Street Address 553 Cross Keys Road		Block 18403	Lot 20
Project Owner(s) Name Gloucester Township			Phone # 856-374-3534 Fax # 856-374-2537
Project Owner(s) Street Address (No P.O. Box Numbers) 1261 Chews Landing Road		City Clementon	State NJ Zip 08021
Total Area of Project (Acres) 4.71 AC.	Total Area or Land to be Disturbed (Acres) 7.0 AC.	No. Dwelling or other Units 0	Fee $ 3,325
Plans Prepared by* Bohler Engineering NJ, LLC Grayson B. Murray, P.E.			Phone # 908-668-8300 Fax # 908-754-4401
Street Address 35 Technology Drive		City Warren	State NJ Zip 07059

(Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction TBD				
Street Address				
City	State	Zip	Phone	Fax #

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current **Standards for Soil Erosion and Sediment Control In New Jersey** and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

1. To notify the District in writing at least 72 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
3. To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sedmient control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the inital project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three and one half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

1. Applicant Certification* Signature _____ Date _____ Applicant Name (Print) _____	3. Plan determined complete: Signature of District Official _____ Date _____
2. Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official _____ Date _____	4. Plan certified, denied or other actions noted above. Special Remarks: Signature of District Official _____ Date _____

*If other than project owner, written authorization of owner must be attached.