Township of Gloucester
Planning Board Agenda
November 14, 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 – October 24, 2017

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

Camden County Technical Schools, Gloucester Twp. Campus	**Courtesy Review Replacement of the Monument Sign Location: 343 Berlin – Cross Keys Road, Sicklerville**
#171056SPW Wawa, Inc.	**Site Plan Waiver Block: 13102 Lot: 2 Location: 1301 Little Gloucester Rd., Erial Sidewalks, stripping, Parking**

#171033RDAMPFS
Senior Housing
Development, LLC

Subdivision/Preliminary
& Final Major Site Plan
Block: 18319 Lot: 1
Location: 2 Independence
Blvd., Sicklerville
58,000 sq. ft. Skilled Nursing
Bldg. Assisting Living

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday October 24, 2017

Chairman Owens calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Owens announces general rules of the meeting.
Chairman Owens requests a Roll Call.

Roll Call:

Mr. Dintino	Absent
Mr. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Absent
Councilman Hutchison	Present
Mrs. Costa	Present
Mrs. Bradley	Present
Chairman Owens	Present
Mr. Wells	Present
Mr. DiRosa	Present
Mr. Lechner	Present

Chairman Owens ask that the Board Professionals to be Sworn in.
Chairman Owens announced general rules of the meeting.
Chairman Owens asked Mr. Reagan to sit in for Mr. Dintino who agreed.
Chairman Owens asked Mrs. Bradley to sit in for Mrs. Washington who agreed.

Minutes for Memorialization

Minutes from September 26, 2017.
Chairman Owens requested a motion to approve the minutes
Mr. Reagan made a motion seconded by Mrs. Costa.

Roll Call:

Mr. Reagan	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#171046PFSPFSP
Lidl US Operations, LLC

Preliminary & Final Major/Minor Site Subdivision
Block: 18403 Lot: 20
Location: 553 Cross Keys Rd.
Sicklerville, NJ 08081

Chairman Owens requested a motion to approve the resolution.
Mr. Reagan made a motion seconded by Councilman Hutchinson.

Roll Call:

Mr. Reagan	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Applications for Review

NONE

General Correspondence

NONE

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Mr. Reagan seconded by Mrs. Costa.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

ZONING PERMIT DENIED

343 CROSS KEYS RD
Block/Lot 17902/11

Applicant
CAMDEN COUNTY VOCATIONAL SCHOOL
343 CROSS KEYS ROAD
SICKLERVILLE, NJ 08081

Real Estate Owner
CAMDEN COUNTY VOCATIONAL SCHOOL
343 CROSS KEYS ROAD
SICKLERVILLE, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed LED digital signage.. This application for approval is hereby denied

Zone
IN
Application is
Denied

Comments on Decision:
This application would require a "Courtesy Review" by the Planning Board.

. Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
October 18, 2017 Applic No. 11830

Cut Here

Deliver to...

CAMDEN COUNTY VOCATIONAL SCHOOL
343 CROSS KEYS ROAD
SICKLERVILLE, NJ 08081

REPLACEMENT OF THE MONUMENT SIGN
AT THE
CAMDEN COUNTY TECHNICAL SCHOOLS, GLOUCESTER TWP. CAMPUS

343 BERLIN - CROSS KEYS ROAD SICKLERVILLE, NEW JERSEY 08081

for the

CAMDEN COUNTY TECHNICAL SCHOOL BOARD OF EDUCATION

343 BERLIN - CROSS KEYS ROAD
SICKLERVILLE, NEW JERSEY 08081

STATE PLAN # 0700-040-18-1000

PROJECT NUMBER: 17-05
TYPE OF CONSTRUCTION:
USE GROUP: E

No.	INDEX OF DRAWINGS
	COVER SHEET & INDEX
	ARCHITECTURAL
A-1	OVERALL EXISTING SITE AND SIGN LOCATION PLAN, PROPOSED NEW LED SIGN ELEVATION, SECTION AND SPECIFICATION SHEET NOTES

DESIGN CODES:

INTERNATIONAL BUILDING CODE/2015 / NJ EDITION
INTERNATIONAL MECHANICAL CODE/2015
INTERNATIONAL FUEL GAS CODE/2015
NATIONAL STANDARD PLUMBING CODE/2015
ASHRAE 2013-90.1 ENERGY STANDARD
NATIONAL ELECTRICAL CODE(NFPA 70)/2014
INTERNATIONAL FIRE CODE/2015
ELEVATOR SUBCODE: AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)
BARRIER FREE SUBCODE:ICC/ANSI A117 1-2009
N.J. REHAB CODE 5:23-6

AERIAL VIEW

MAP LOCATION

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:
MULHERN ENGINEERS
321 SOUTH YORK ROAD, HATBORO, PA 19040
PHONE: 215-293-9900 FAX: 215-293-9214

Garrison Architects A Professional Corporation of Architects and Planners
713 CREEK ROAD, BELLMAWR, NEW JERSEY 08031 (856) 396-6200

STATE PLAN # 0700-040-18-1000
ISSUED TO DOE 9-26-2017

SIGNATURES

Mr. Patrick Fogarty	Superintendent
Dr. William Kirk	Board President
Brooks W. Garrison	Architect - Brooks W. Garrison Garrison Architects # 12038

17-05 REPLACEMENT OF THE MONUMENT SIGN AT THE CAMDEN COUNTY TECHNICAL SCHOOLS, PENNSAUKEN TWP. CAMPUS

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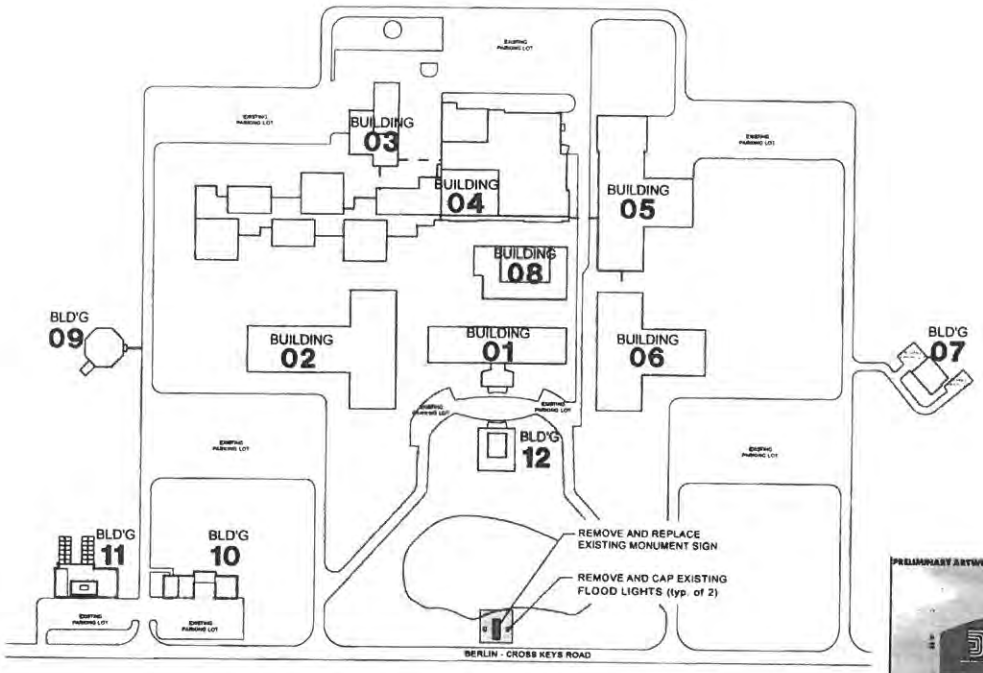


1 A-1 OVERALL EXISTING SITE PLAN AND SIGN LOCATION PLAN

SCALE: 1/32" = 1'-0"

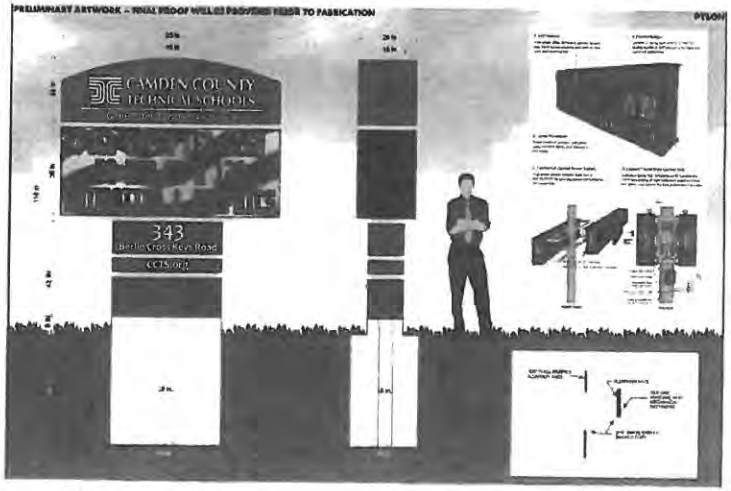
NEW LED SIGN SPECIFICATION SHEET
Custom Fabricated Double Sided Sign with Electronic Message Center

ID Header Sign
- Overall Dimension - 28"h x 85"w x 26" deep
- Double-Sided
- All Aluminum Construction
- Radius Top
- 1-Color Matthews Painted Finish - Color _____
- White LED Illumination
  - IP 66 wet-location rated
  - 2 VDC Constant Current Technology (CCT)
- 1/8" Aluminum Router Cut Face
- 3/16" Thick White Acrylic Backing
- Translucent Vinyl Lettering / Graphics
- UL Listed and Approved

Electronic Message Center
- Double-Sided
- Vantage Flex Series
- 20mm True Pixel Pitch
- 48 x 120 True Pixel Matrix
- 10mm Virtual Pixel Pitch
- 96 x 240 Virtual Resolution
- Full Color Pixel Configuration (1R,1G,1B)
- 281 Trillion Colors
- 38" x 95" Active Viewing Window
- 2"h x 93"w perforated mesh above and below LED
- Aluminum perforated mesh endcaps painted black
- 10,000+ Brightness Level (Nits)
- 160 Degree Viewing Angle
- Ubiquiti NanoStation Wireless Ethernet Data Connection
- 5M Infinity Programming Software w/ 2 Year Silver Package Membership
- 8 Hour On Site Training
- 7 Year Manufacturer's Warranty (Parts & Labor)

Pole Cover:
- Overall Dimension - 48"h x 48"w x 16"deep
- 2"h Horizontal Indented Accent Stripes
- 1"x1"x.125"Thick Aluminum Square Stock Subframing
- .063 Aluminum Skin
- 2-Color Matthews Painted Finish - Color _____
- 3M Opaque Vinyl Address

Installation:
- Above Installed onto (1) New 6"x6"x.25" Steel Pole
- 30" Round x 48" Deep Concrete Footer
- Connection to customer supplied electrical lead ran to site of sign installation



2 A-1 PROPOSED NEW LED SIGN ELEVATION & SECTION

SCALE: 3/4"

STATE PLAN # 0700-040-18-1000
ISSUED TO DOE 9-25-2017

SIGNATURES:		
Mr. Patrick Fitzpatrick	Superintendent	
Dr. William Mele	Board President	
Brooks W. Garrison	Architect - Brooks W. Garrison Garrison Architects # 13039	

GARRISON ARCHITECTS

REPLACEMENT OF THE MONUMENT SIGN AT THE CAMDEN COUNTY TECHNICAL SCHOOLS, GLOUCESTER TWP. CAMPUS
FOR THE CAMDEN COUNTY TECHNICAL SCHOOL BOARD OF EDUCATION
343 BERLIN - CROSS KEYS ROAD, SICKLERVILLE, NEW JERSEY 08081

REVISIONS

A	8	
B	7	
C	0	

Project No. 17-05
Date
Scale AS NOTED
DRAWING
SHEET & NOTES
A-1

GArrison Architects

ROBERT N. GARRISON, RA, PP
BROOKS W. GARRISON, RA
ROBERT N. GARRISON, JR.

JONG L. HO, RA
FRANK J. DeFRANCO, RA
SCOTT C. McLAUGHLIN, RA
GLENN S. CLAYPOOL, A.I.A.
LOUIS V. PROFERA, RA

SHERRI CROSS - MURPHY
SHAWN FLAHERTY

September 26, 2017
Reissued November 2, 2017

Mr. Kenneth Lechner
Township Planner
Gloucester Township
1261 Chews Landing Road
Blackwood, NJ 08012

RECEIVED
NOV 6 2017
BY:

RE: Camden County Vocational School District
Camden County, New Jersey
Camden TEC GT Campus Site Monument Sign Replacement
SP# 0700-040-18-1000
GA# 17-05

Dear Ken:

This letter is to notify you that the Board of Education is currently seeking New Jersey Department of Education approval to replace their existing Campus Monument sign located on Berlin-Cross Keys Road. In accordance with N.J.A.C. GA: 26-7.1 and 7.2, we have enclosed a complete copy of the NJ Department of Education Other Capital Project application for your use.

We would welcome the opportunity to answer any questions that you or the board may have with regard to this project.

Thank you for considering our request.

Very truly yours,

ROBERT N. GARRISON, JR.

cc: Mr. David Patterson esq.-Board Solicitor
Mr. Anthony DePrince-District Project Coordinator

J:\Planning Board Letter.wpd.kp

Garrison, Robert Jr

From: Garrison, Robert Jr
Sent: Tuesday, September 26, 2017 11:41 AM
To: 'Project App'
Subject: RE: Camden County Technical School Gloucester Campus Site Sign Replacement (Other Capital Project) Camden County
Attachments: 07-0700-040-18-1000.xlsb

Jaye:
Enclosed please find an electronic copy of the OCP application for the above referenced project.
Thanks.
Bob

Robert N Garrison, Jr.

GARRISON ARCHITECTS
713 Creek Road
Bellmawr, NJ 08031
(856) 396-6200 ext. 3006
Fax (856) 396-6205
RNGjr@garrisonarch.com

GArrison Architects

ROBERT N. GARRISON, RA, PP
BROOKS W. GARRISON, RA
ROBERT N. GARRISON, JR.

JONG L. HO, RA
FRANK J. DeFRANCO, RA
SCOTT C. McLAUGHLIN, RA
GLENN S. CLAYPOOL, A.I.A.
LOUIS V. PROFERA, RA

SHERRI CROSS - MURPHY
SHAWN FLAHERTY

September 26, 2017

Dr. Lovell Pugh-Bassett
Interim Executive County Superintendent of Schools
Camden County Office
Jefferson Hall, PO Box 200
College Drive
Blackwood, NJ 08012

RE: Camden County Vocational Schools
Gloucester Twp Campus Site Monument Sign Replacement
Camden County, New Jersey
SP#0700-040-18-1000
GA# 17-05

Dear Dr. Pugh-Bassett:

Enclosed please find a copy of our Schematic and Final project submission to the Department of Education Schools Facilities Financing on the above referenced project.

If you have any questions, please feel free to call me.

Respectfully,

Robert N. Garrison, Jr.

713 Creek Road, Bellmawr, NJ 08031 | Ph: (856) 396-6200 | F: (856) 396-6205
Please visit us on the web at garrisonarch.com

GArrison Architects

ROBERT N. GARRISON, RA, PP
BROOKS W. GARRISON, RA
ROBERT N. GARRISON, JR.

JONG L. HO, RA
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LOUIS V. PROFERA, RA

SHERRI CROSS - MURPHY
SHAWN FLAHERTY

September 26, 2017

Mr. Kenneth Lechner
Township Planner
Gloucester Township
1261 Chews Landing Road
Blackwood, NJ 08012

RE: Camden County Vocational School District
Camden County, New Jersey
Camden TEC GT Campus Site Monument Sign Replacement
SP# 0700-040-18-1000
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Thank you for considering our request.

Very truly yours,

ROBERT N. GARRISON, JR.

cc: Mr. David Patterson esq.-Board Solicitor
Mr. Anthony DePrince-District Project Coordinator

J:\Planning Board Letter.wpd.kp

17105 65pw

RECEIVED
OCT 10 2017
BY:

LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED
OCT 10 2017
By:

For Office Use Only

Submission Date: _____ Application №.: #171056 SPW

Taxes Paid Yes/No _____ (Initial)

Fees $200.00 Project # 11797

☑ Planning Board ☐ Zoning Board of Adjustment

Escr. $750.00 Escr.# 11797

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Wawa, Inc.	Name(s): Wawa, Inc.
Address: 260 West Baltimore Pike	Address: 260 West Baltimore Pike
City: Wawa	City: Wawa
State, Zip: PA, 19063	State, Zip: PA, 19063
Phone: (610) 558 - 6703 Fax: (610) 358 - 6567	Phone: (610) 558 - 6703 Fax: (___) ___ - ___
Email: william.g.robins@wawa.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: N/A Duncan M. Prime Esq.	Firm: _____
Address: 14000 Horizon Way Ste. 325	State, Zip: N.J.
City: Mt. Laurel N.J. 08054	Phone: (856) 273-3300 Fax: (856) 273-3386
	Email: duncan@primelaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Mark A. Whitaker, PE	Name:
Address: 1904 Main Street	Address:
Profession: Professional Engineer	Profession:
City: Lake Como	City:
State, Zip: NJ, 07719	State, Zip:
Phone: (732) 974 - 0198 Fax: (732) 974 - 3521	Phone: (___) ___ - ____ Fax: (___) ___ - ____
Email: mwhitaker@dynamicec.com	Email:

7. Location of Property:

Street Address: 1301 Little Gloucester Road Block(s): 13102

Tract Area: +/- 7.03 AC Lot(s): 2

8. Land Use:

Existing Land Use: Wawa Food Market & Fueling Station

Proposed Land Use (Describe Application): Proposed Site Improvements

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

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.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

No changes proposed

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: N/A Number of parking spaces provided: _____

Number of loading spaces required: N/A 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

William Robis FOR NAWA — Signature of Applicant

9-22-17 — 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).**

9-22-17
Date

william Robins FOR WAWA
Signature

WILLIAM ROBINS
Print Name

Sworn and Subscribed to before me this 22nd day of September 2017 (Year)

Crystal M. Mancilla
Signature

Crystal M. Mancilla
Print Name

CRYSTAL M. MANCILLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/8/2020

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).

Wawa ESOP (Employee Ownership)

william Robins
Signature of Applicant

WILLIAM ROBINS
Print Name

9-22-17
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 02/02/15, shows and discloses the premises in its entirety, described as Block 13102 Lot 2; 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:

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

william Robins
Name of property owner or applicant

Sworn and subscribed to
On this 22 day of SEPTEMBER 20 17 before the following authority.

Crystal M. Mancilla
Notary public

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #151056SPW** **Escrow #11797**
Wa Wa, Inc.
BLOCK 13102, LOT 2
1301 Little Gloucester Road

DATE: October 25, 2017

The applicant requests a site plan waiver for "proposed site improvements" that include new sidewalk repairs and linestriping for ADA compliance within the HC – Highway Commercial District. The project is located on west side of Little Gloucester Road north of Erial Road.

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

- Applicant/Owner: Wa Wa, Inc., 260 W. Baltimore Pike, Wawa, PA 19063 (telephone #610-358-8000).
- Engineer: Mark A. Whitaker, PE Dynamic Engineering Consultants, PC, 1904 Main Street, Lake Como, NJ 07719 (telephone #732-974-0198).
- Attorney: Duncan M. Prime, Esq., Prime Law, 307 Fellowship Road, Suite 207, Mt. Laurel, NJ 08054 (telephone #856-273-8300).

I. INFORMATION SUBMITTED

1. Mark A. Whitaker, PE Dynamic Engineering Consultants, PC Transmittal Letter dated 10/05/17.
2. Land Development Application Form and checklist dated 10/10/17.
3. Partial Topographic Survey, as prepared by Dynamic Survey, LLC comprising one (1) dated 02/12/15.
4. Engineering plans, as prepared by Dynamic Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Demolition & Site Plan	5-04-15
2	Grading Plan	5-04-15
3	Construction Details	5-04-15

II. ZONING REVIEW

1. Convenience store is a listed permitted conditional use [§416.D(5)].

§416.F – HC – Highway Commercial District: Area, Yard, Height and Building Coverage.

Description	Required	Proposed	Conforms
Lot size (min.)	3 acres	7.03 ac.	yes
Lot frontage (min.) Erial Road Little Gloucester Road	 150 ft. 150 ft.	 1,083.68 ft. 485.49 ft.	 yes yes
Lot depth (min.)	200 ft.	387.20 ft.	yes
Building Coverage (max.)	20%	±4.9%	yes
Lot coverage (max.)	65%	±46%	yes
Front yard (min.) - canopy	20 ft.	114 ft.	yes
Side yard (min.) - canopy	10 ft.	79 ft.	yes
Rear yard (min.) – convenience store	30 ft.	±91 ft.	yes
Building Height (max.)	1 story	30.7 ft.	yes
Floor Area Ratio (max.)	0.25	0.07	yes
PARKING AREA SETBACK			
From any right-of-way (min.)	10 ft.	±35 ft.	yes
From Side Property Line (min.)	10 ft.	±15 ft.	n/a
From Rear Property Line (min.)	10 ft.	10 ft.	yes

CONDITIONAL USE REQUIREMENTS			
Description	**Required**	**Proposed**	**Conforms**
Distance from pump to parking space (min.)	30 ft.	±40 ft.[1]	yes
Canopy setback (min.)	20 ft.	114 ft.	yes
Area	3 ac.	7.03 ac.	yes
Drive-thru facilities	7 vehicles	n/a	n/a
Public restrooms	yes	yes	yes
Buffer (min.)	50 ft.	45 ft.	no

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

> "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCES COMMENTS

The instant application doesn't require any variances.

V. SITE PLAN WAIVER COMMENTS

Should the Planning Board approve the site plan waiver it's recommended the following items be conditions of approval and completed within a certain period of time as determined by the Planning Board.

1. Parking Lot:

    a. It's recommended plan set be revised to include pedestrian crosswalks and/or other safety measure at the following locations:

        i. ±30-foot wide opening between the two (2) new "Prop. ADA Curb Ramp."

        ii. ±35-foot wide opening between a "Prop. ADA Curb Ramp" and the existing radius cross-hatching on the southeast corner of store parking area.

        iii. ±45-foot wide opening between a "Prop. ADA Curb Ramp" and the existing radius cross-hatching on the southwest corner of store parking area.

            1. The purpose of this recommendation is to alert vehicular traffic that these locations may have pedestrian activity.

V. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VI. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

We have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Duncan M. Prime, Esq.
Mark A. Whitaker, PE
Richard Wells, Esq.
Steven M. Bach, PE

Bm# 61

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: October 11, 2017

Application #171056SPW

APPLICANT: WAWA, INC.
260 West Baltimore Pike
Wawa, PA. 19063

LOCATION: 1301 Little Gloucester Rd.
Blackwood, NJ

Block: 13102 **Lots:** 2
Zoned: HC
Escrow: #11797

TRANSMITTAL TO:

O	Camden County Planning	O	Tax Assessor	O	MUA
O	Richard Wells, Esq.	O	Aqua Water Co.	Ø	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 – SITE PLAN WAIVER Site improvements include the reparation and addition of existing and new sidewalks, regrading portions of the site to meet ADA compliance, and the removal and addition of striping for walkways and parking.

- ☐ 1 Copy – Application, Checklist,
- ☑ 1 Copy – Demolition & Site Plan, Partial Topographic Survey
- ☐ 1 Copy – Redevelopment Agreement
- ☐ 1 Copy - Geotechnical Investigation report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Stormwater Management
- ☐ 1 Copy – Technical Report Recycling Plan

OK JLG 10-17-17 Bldg

Signature

_____

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

October 16, 2017

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

OCT 17 2017

Re: Application #171056SPW
WaWa, Inc.
1301 Little Gloucester Road, Blackwood, NJ 08012
Block 13102, Lot 2

Gentlemen:

In response to your transmittal regarding the above application, approval will have no effect on the sanitary sewer system.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 171056SPW **Block:13102** **Lot: 2**

■ 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

OCT 12 2017

Reviewed By: ■ Lt. John Swack #135 Signature: Lt. John Swack #135 Date: 10/12/17

Attn: Marc 732-974-3521

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)

RECEIVED
OCT 10 2017
By 171056spw

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Wawa Inc

Address 1301 Little Gloucester Rd.

Block 13102 Lot 2

9-18-17
Date

Asst. Maryann Bliss
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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.
  - o **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- ✓ Escrow Fees.
  - o **ESCROW FEE = Engineer + Planner + Legal**
- ✓ Signed Escrow Agreement.
- ✓ Signed W-9 Form.
- ___ Disclosure Statement (Corporations, LLC, and Partnerships).
  - o 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.
  - 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

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
OCT 12 2017
BY:

For Office Use Only

Submission Date: _____ Application №.: 171033RDAMTFS

Taxes Paid Yes/No _____(Initial)

☑ Planning Board ☐ Zoning Board of Adjustment

Fees 1360. Project # 11479

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

Escr. 7,100.00 Escr.# 11479

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Senior Housing Development, LLC	Name(s): Lakeside Business Park
Address: 100 Jericho Quadrangle	c/o Vince Pennoni
Suite 142	Address: PO Box 1846
City: Jerico	30 W 7th Street
State, Zip: New York, 11753	City: Media
Phone: (516) 496-1505 Fax: (516) 496-1509	State, Zip: PA, 19063
Email: bwells@kapdev.com	Phone: (215) 275-5221 Fax: (___) ___-____

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

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

[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: John D. Wade, Esq.	Firm: Wade, Long, Wood & Long, LLC
Address: 1250 Chews Landing Road	State, Zip: New Jersey, 08021
City: Gloucester Township	Phone: (856) 346-2800 Fax: (856) 346-1910
	Email: clong@wlwklaw.net

6. Name of Persons Preparing Plans and Reports:

Name: Robert Hunter	Name:
Address: 515 Grove Street	Address:
Profession: PE, PP, CME	Profession:
City: Haddon Heights	City:
State, Zip: New Jersey, 08035	State, Zip:
Phone: (856) 656-2284 Fax: (___)___-____	Phone: (___)___-____ Fax: (___)___-____
Email: rhunter@pennoni.com	Email:

7. Location of Property:

Street Address: 2 Independence Blvd. Block(s): 18319

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: See attached summary

Proposed Land Use (Describe Application): See attached summary

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.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	N/A
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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: 29 Number of parking spaces provided: 60

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

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

4-28-2017
Date

Christopher F. Long, Esq. on behalf of applicant

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).**

Commonwealth of Pennsylvania
County of Philadelphia

6/2/17
Date

Signature

VINCE PENNONI
Print Name

Sworn and Subscribed to before me this

3rd day of June

2017 (Year)

Signature

Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CHRISTINA M IANNARONE
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires May 3, 2020

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?

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

9-28-17
Date

Christopher F. Long Esq. on behalf of applicant
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:

_____ 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

Executive Summary

The Senior Housing Development, LLC (the Applicant) proposes the construction of an approximate 58,000 square foot skilled nursing building, to be known as All American Assisted Living (the Project). The proposed one (1) story building contains 58 (54-two bedroom and 4-one bedroom) units, activity areas, kitchen, media room, and memory garden. Associated site improvements will include a surface parking lot, recreation area, fire access lane, dog run, landscaping, lighting, pedestrian circulation elements and various site infrastructure to support the proposed development.

The project parcel consists of Lot 1 in Block 18319 as shown on the Township of Gloucester Tax Map, Plate 183.08. The lot area totals 13.4543 acres and is located in the New Vision Business Park district (NVBP) as identified on the Gloucester Township Zoning Map. The lot is bound to the North by Independence Boulevard, to the East by Erial-Williamstown Road (County Route 704), to the South by Tax Lots 10.01, 10, and 12 Block 18301 and to the West by Independence Boulevard. Previously, the existing site was an abandoned sand extraction pit that is no longer in operation. A few vacant buildings used for mining operations, existing on the site. Additionally, the existing site includes an approximate 31-acre man-made lake and a sewer pump station owned by the Gloucester Township MUA (GTMUA).

Under the proposed conditions, the 13.4543-acre parcel will be subdivided to create a 4.00-acre area of development (the Site). The subdivided lot will be bound to the North by Independence Boulevard, to the East by Erial-Williamstown Road (County Route 704), to the South by Tax Lots 10.01, 10, and 12 Block 18301 and to the West by Tax Lot 1, Block 18319.

Operations and Resident Services

Residents will enjoy amenities and services including designer appointed apartments, restaurant style dining along with a wide range of activities and events and a comprehensive program of customized care. An independent, active and fulfilling lifestyle is promoted and encouraged for each resident and dedicated staff members will meet the individual needs of each resident at any hour of the day or night.

Primary services offered are briefly summarized as follows:

Assisted Living

3 restaurant style meals daily
Daily housekeeping
Linen service
Laundry service
24 hour wellness staff
State-of-the-art emergency response system
Assistance with ADLs (activities of daily living)
Personalized prevention care program
Pharmacy delivery
All maintenance
Transportation services
Exercise programs
Utilities incl. (electric & basic cable)
Activities and entertainment
Respite care
Medication monitoring

Memory Care

Includes all of the Assisted Living services, plus:

Secured Memory Care unit
Secured interior garden with walking trail and seating
Activity Area

The common areas of the building will include the following amenities:

Entry lobby with seating
Administrative staff offices
Formal dining room
Private dining room
Bistro/Café
Media room/chapel
Parlor/library
Outdoor walking paths, seating and activity areas
Beauty/Barber Shop
Putting Green and Bocce Court
Mailrooms
Commercial laundry
Resident laundries
Wellness center
Rehabilitation Room
Activity/Arts and crafts area
Computer area
Covered porches and patio
Security System
WiFi Access

Optimal Living Program

As part of the traditional services offered to Assisted Living and Memory Care residents, our residents will have access to wellness services including daily therapy and exercise sessions as part of the All American Assisted Living Optimal Living Program. The Optimal Living Program is a proactive approach to healthcare that includes a full-time Rehabilitation Consultant and Exercise Physiologist to help residents manage conditions such as arthritis, diabetes and dementia by increasing strength, mobility and balance in an effort to decrease falls, injuries and hospitalizations.

The value of the All American Assisted Living Optimal Living Program is summarized as follows:

- Immediate commencement of skilled therapy upon move--in, regardless of insurance coverage.
- Skilled episodes of care followed up by supervised and customized wellness program run by an exercise physiologist.
- Wellness Classes are progressive, intensive and individualized.
- Immediate assessments for any Residents where there is a concern with their strength, mobility and/or balance.
- Rehabilitation consultant Physical Therapist.
- On-call Physical Therapist.
- Ongoing assessments for all Residents to monitor their strength, mobility, balance and quality of life.
- Constant communication with Caregivers/Staff in building to ensure continuity of care across all Departments in the building.
- Monthly Staff in-services to review safety with tasks, such as proper lifting mechanics.
- Cognitive classes for all Residents with varying levels of Dementia.

STOCKHOLDER DISCLOSURE CERTIFICATION

Name of Business Senior Housing Development LLC.

☑ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☐ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

If a corporation owns all or part of the stock of the corporation or partnership submitting the bid, then the statement shall include a list of the stockholders who own 10% or more of the stock of any class of that owning coporation. If no one owns 10% or more stock, attest to that.

Check the box that represents the type of business organization:

☐ Partnership ☐ Corporation ☐ Sole Proprietorship

☐ Limited Partnership ☑ Limited Liability Corporation ☐ Limited Liability Partnership

☐ Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: Brooke J. Kaplan 2009 TRUST
Home Address: 64 Cloutier Lane E
Old Westbury NY 11568

Name: Sara P. Kaplan 2009 TRUST
Home Address: 64 Cloutier Lane E
Old Westbury NY 11568

Name: _____
Home Address: _____

Name: _____
Home Address: _____

Name: _____
Home Address: _____

Name: _____
Home Address: _____

Name: _____
Home Address: _____

Name: _____
Home Address: _____

Subscribed and sworn before me this 21st day of June, 2017

(Notary Public) Linda Luckman

My Commission expires: 3/5/19

LINDA LUCKMAN
Notary Public, State of New York
No.01LU6162202
Qualified in Nassau County
Commission Expires 03/05/2019

Glenn Kaplan (Manager).
(Affiant)

Glenn Kaplan Manager
(Print name & title of affiant)

(Corporate Seal)

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #171033RDAMPFS*** ***Escrow #11479***
Senior Housing development, LLC
BLOCK 18319, LOT 1

DATE: November 8, 2017

The Applicant requests minor subdivision and preliminary and final major site plan approval for a proposed 2-story assisted living project comprising 58 units within the NVBP – New Vision Business Park Redevelopment District. The property is located on the southwest corner of Independence Boulevard and Williamstown Roads.

The Applicant has a Redevelopment Agreement from Township Council as Redevelopment Entity dated October 11, 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/Owner: Senior Housing Development, LLC, 100 Jericho Quadrangle, Suite 142, Jericho, NY 11753 (telephone 516-496-1505).
- Engineer: Robert E. Hunter III, PE, Pennoni Associates, Inc., 515 Grove Street, Suite 1B, Haddon Heights, NJ 08035 (telephone #856-547-0505).
- Attorney: John D. Wade, Esq., Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Gloucester Township, NJ 08021 (telephone#856-346-2800).

I. INFORMATION SUBMITTED

1. Land Development Application Form, Executive Summary, and checklist, dated 10/12/17.
2. Stormwater Management and Soil Erosion and Sediment Control Report, as prepared by Pennoni Associates, Inc. dated 9/08/17.
3. Technical Report, Stormwater Management and Soil Erosion Control, Lakeside Business Park Phase 3, as prepared by Pennoni Associates, Inc., dated 01/21/05, last revised 5/13/05.
4. Technical Report – Recycling Plan, as prepared by Pennoni Associates, Inc. dated 9/08/17,
5. Minor Subdivision Plan, as prepared by Pennoni Associates, Inc. comprising one (1) sheet dated 9/22/17.
6. Engineering plans, as prepared by Pennoni Associates, Inc. consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	9-08-17
2	Notes	9-08-17
3	Zoning Compliance Sheet & Legend	9-08-17
4	Overall Existing Conditions Plan	9-08-17
5	Demolition Plan	9-08-17

6	Overall Site Plan	9-08-17
7	Site Plan	9-08-17
8	Grading Plan	9-08-17
9	Detailed Grading Plan	9-08-17
10	Utility Plan	9-08-17
11	Drainage Plan	9-08-17
12	Downspout Collection System Plan	9-08-17
13	Downspout Collection System Plan	9-08-17
14	Landscape Plan	9-08-17
15	Storm Sewer Profiles	9-08-17
16	Storm Sewer Profiles	9-08-17
17	Storm Sewer Profiles	9-08-17
18	Site Details	9-08-17
19	Site Details	9-08-17
20	Site Details	9-08-17
21	Site Details	9-08-17
22	Site Details	9-08-17
23	Stormwater Details	9-08-17
24	Stormwater Details	9-08-17
25	Stormwater Details	9-08-17
26	Water & Sanitary Sewer Details (G.T.M.U.A.)	9-08-17
27	Water & Sanitary Sewer Details	9-08-17
28	Landscaping Notes and Schedule	9-08-17
29	Landscaping Details	9-08-17
30	Soil Erosion and Sediment Control Plan	9-08-17
31	Soil Erosion and Sediment Control Notes	9-08-17
32	Soil Erosion and Sediment Control Details	9-08-17
33	Soil Erosion and Sediment Control Details	9-08-17
34	Turning Movement – Fire Truck	9-08-17
35	Turning Movement – Delivery Truck	9-08-17

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 parcels are located within the NVBP – New Vision Business Park District as per §IX.1.0, New Vision Business Park District (NVBP).
    a. Nursing homes and assisted living facilities is a permitted use within the New Vision Business Park District [§IX.1.0(D)(1)(g)].

Land Development History

i. The instant application is a component of the existing Lakeside Business Park, which was originally developed under the former BD-1, Business Development Zone of Ordinance O-83-26A. The subject parcel and surrounding area was established as a redevelopment area under the Local Redevelopment and Housing Law with the approved New Vision Redevelopment Plan by ordinance O-02-30 adopted August 12, 2002.

1. The above referenced ordinance O-83-26A was replaced in its entirety by ordinance O-03-03 adopted on January 23, 2003 following the adoption of a new Township Master Plan on June 29, 1999.

b. 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 was 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 that the proposed lot size (area – frontage – depth), building setbacks, building and lot coverages 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. The Applicant must provide professional testimony to satisfaction of the Planning Board addressing 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 Redevelopment Entity 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 Residential Site Improvements Standards would require 0.50 spaces per

unit or 29 spaces [Basis NJAC 5:21-4.14]. The instant application provides 60 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 applicant is advised the proposed site plan would require a landscaped plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.1.0(L)(3).
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 64 sf free-standing monument pylon with a10-feet from the front property line.
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 the proposed sidewalks along Independence Boulevard to the proposed concrete walkway along the perimeter of the proposed building.*
9. The Applicant should provide professional testimony to satisfaction of the Planning Board that the proposed lighting plan would be suitably designed for the proposed land use and provides adequate illumination as per §IX.1.0(L)(9).
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).*
    a. It's recommended consideration be given to providing Belgian block curbing for the parking areas consistent with the adjacent Lakeside Business Park.

III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District Requirements:

Standard	Proposed (Lot 1.01)	Proposed (Lot 1)
Lot area	4 acres	9.4525 acres
Lot frontage Erial – Williamstown Road Independence Boulevard	 470.665 ft. 467.745 ft.	 n/a 1,217.27 ft.
Lot depth	359.02 ft.	685.45 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS		
Front yard Erial – Williamstown Road Independence Boulevard	 100 ft. 75.5 ft.	 n/a n/a
Side yard	79.9 ft.	n/a
Rear yard	95.7 ft.	n/a
Height	2 story	n/a

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:

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 Applicant should provide a certification on the the absence/presence of freshwater wetlands and transition areas based on a field survey.
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
    a. The plans shall be revised to provide the certified property owners within 200-feet.
3. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
    a. The plans shall be revised to indicate the F.I.R.M. flood designation, community panel effective date.
4. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
5. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
    a. The Applicant shall provide professional testimony to address the above requirement.
6. Acceleration/deceleration lanes. [Checklist #75].
7. Fire lanes [Checklist #77].
    a. Defer to Fire Marshal.

8. Sight triangle easements at intersections. [Checklist #86].
    a. The plans shall be revised to show sight triangles at intersection with roadways and drive-openings.
9. Location of street names and signs. [Checklist #88].
    a. The plans shall be revised to show street names and sign locations.
10. Streetlights. [Checklist#90].
    a. The plans shall be revised to show location of existing and proposed streetlights for the following streets:
        i. Independence Boulevard.
        ii. Williamstown Road.
11. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
    a. The plans shall be revised to provide a lighting plan as per §508, Lighting.
12. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
13. Environmental Constraints Map (See §519). [Checklist #108].
14. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications. [Checklist #111].
    a. The Applicant shall provide renderings in color of the building elevations.
15. A professional prepared written narrative based upon the respective Redevelopment Plan out-lining and explaining how the proposed project will comply with and conform to the Redevelopment Plan. [Checklist #112].
    a. The Applicant shall provide a written narrative address compliance with the New Vision Redevelopment Plan.

V. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist requirements.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
3. Existing signs including the location, size, and height [Checklist #43].

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

4. From §506.A, Grading to allow greater than 5:1 slope.

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 concrete monument between proposed Lot 1 and Lot 2 along Independence Boulevard a per §503.C(2), Monuments.
2. The plans shall be revised to provide a permanent benchmark a per §503.C(3), Monuments.
3. The plans shall be revised to provide a Lighting Plan within as per §508.A, Lighting.
4. The plans shall be revised to show existing and/or proposed street lights within 100 feet of the site as per §508.G(1), Lighting.
5. Legal Descriptions
    a. Proposed Block 18319, Lot 1
        i. Course #4 – Does not appear to apply to the proposed lot.
        ii. Course #7 – Revise the arc length.

VIII. GENERAL REVIEW COMMENTS

1. The plans shall be revised to provide consistent information regarding the proposed monument sign.
    a. The site plan provides a 6' x6' sign but the detail provides a 3' x 5' sign.
2. The plans shall be revised to remove 418a, New Vision Business Park Zoning Schedule, which does not apply to the application or redevelopment area.
    a. This section was repealed from the Land Development Ordinance by Ordinance O-13-14, adopted July 22, 2013.

IX. 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.*

X. 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: Senior Housing Development, LLC
John D. Wade, Esq.
Robert E. Hunter III, PE
Richard Wells, Esq.
Steven M. Bach, PE

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

November 8, 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: All American Assisted Living
Senior Housing Development, LLC
2 Independence Boulevard
Block 18319, Lot 1
Review No. 1
Bach Project No. GTPB-2017-12

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 10-12-17.
- Township of Gloucester Land Development Submission Checklist, dated 10-12-17.
- Memorandum of Agreement between The Gloucester Township Redevelopment Entity and Senior Housing Development, LLC – Redeveloper/Owner.
- Technical Report Recycling Plan, All American Assisted Living, Erial-Willianstown Rd., Gloucester Township, Camden County, New Jersey, prepared by Pennoni Associates, dated October 11, 2017.
- Stormwater Management Report and Soil Erosion and Sediment Control Report, All American Assisted Living, Block 18319, Lot 1, Proposed Block 18319, Lot 2, Gloucester Township, New Jersey, prepared by Pennoni Associates, dated September 8, 2017.
- Technical Report, Storm Water Management Report and Soil Erosion Control, Lakeside Business Park Phase 2, Township of Gloucester, Camden County, New Jersey, prepared by Pennoni Associates, revised to September 2, 1003.
- Plan entitled "Lakeside Senior Development, Lot 1, Block 18301, Gloucester Township, Camden County, NJ", prepared by Pennoni Associates, dated 9-22-17, no revision.
- Drawings entitled "All American Assisted Living, Preliminary / Final Major Site Plan and Minor Subdivision, Block 18319, Lot 1 – Proposed Lot 2, Gloucester Township, Camden County, New Jersey", prepared by Pennoni Associates:

Sheet	Title	Date/Last Revision
1	Cover Sheet	9-8-17 / None
2	Notes	9-8-17 / None
3	Zoning Compliance Sheet & Legend	9-8-17 / None
4	Overall Existing Conditions Plan	9-8-17 / None
5	Demolition Plan	9-8-17 / None
6	Overall Site Plan	9-8-17 / None
7	Site Plan	9-8-17 / None
8	Grading Plan	9-8-17 / None
9	Detailed Grading Plan	9-8-17 / None
10	Utility Plan	9-8-17 / None
11	Drainage Plan	9-8-17 / None
12	Downspout Collection System Plan	9-8-17 / None
13	Downspout Collection System Plan	9-8-17 / None
14	Landscape Plan	9-8-17 / None
15	Storm Sewer Profiles	9-8-17 / None
16	Storm Sewer Profiles	9-8-17 / None
17	Storm Sewer Profiles	9-8-17 / None
18	Site Details	9-8-17 / None
19	Site Details	9-8-17 / None
20	Site Details	9-8-17 / None
21	Site Details	9-8-17 / None
22	Site Details	9-8-17 / None
23	Stormwater Details	9-8-17 / None
24	Stormwater Details	9-8-17 / None
25	Stormwater Details	9-8-17 / None
26	Water and Sanitary Sewer Details (GTMUA)	9-8-17 / None
27	Water and Sanitary Sewer Details	9-8-17 / None
28	Landscape Notes and Schedule	9-8-17 / None
29	Landscape Details	9-8-17 / None
30	SESC Plan	9-8-17 / None
31	SESC Notes	9-8-17 / None
32	SESC Details	9-8-17 / None
33	SESC Details	9-8-17 / None
34	Turning Movement – Fire Truck	9-8-17 / None
35	Turning Movement – Delivery Truck	9-8-17 / None

SITE INFORMATION:

Applicant: Senior Housing Development, LLC
100 Jericho Quadrangle
Suite 142
Jericho, NY 11753
516-496-1505 (phone)
516-496-1509 (fax)
bwells@kapdev.com

Owner: Lakeside Business Park
c/o Vince Pennoni
PO Box 1846
30 W. 7th Street
Media, PA 19063
215-275-5221 (phone)

PROJECT SUMMARY:

This application is for the construction of a two (2) story, 58,000 SF Assisted Living Facility and associated site improvements on an existing 13.45 acre parcel of land. The proposed building will contain a total of 58 units [fifty four (54) - two (2) bedroom and four (4) - one (1) bedroom units]. The project site is located on the southwesterly corner of Williamstown – Chews Landing Road and Independence Boulevard in the Township's Neighborhood Vision Business Park (NVBP) Zoning District. The lot is currently vacant and was previously part of a sand extraction pit. The applicant is proposing to subdivide existing Lot 1 into two (2) new lots known as Lots 1 (4.001 Acres) and 2 (9.4525 Acres). The proposed assisted living facility will be developed on proposed Lot 1. The applicant is seeking Preliminary and Final Major Site Plan and Minor Subdivision approval with Bulk Variances and Design and Checklist Waivers.

WAIVERS:

The applicant has requested the following Land Development Ordinance Checklist waivers:

1. Checklist Item No. 5 (§816) -- The applicant has requested a waiver from the requirement of an Environmental Impact Report. ***Our office does not recommend this waiver. An Environmental Impact Report shall be provided as a condition of any approval.***

2. Checklist Item No. 7 (§815) -- The applicant has requested a waiver from the requirement of a Traffic Impact Report. ***Our office does not recommend this waiver. A Traffic Impact Statement shall be provided as a condition of any approval.***

The applicant has requested the following Design Waivers:

1. Maximum Embankment Grades, (§506 (A) 5-6) -- The applicant has requested a waiver from the requirement of embankment grades of 3:1 in non-residential areas. The applicant is proposing embankment grades of 2.5:1

2. Off Street Loading Spaces, (§509 (B) 1) -- The applicant has requested a waiver from the requirement of an off street loading space

GENERAL:

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

2. A Certified List of Property Owners within 200 feet of the site shall be shown on the plans.

3. The applicant shall provide clarification regarding the proposed 22' wide access easement. The plans shall indicate who the easement is to benefit.

4. It shall be noted that Erial - Williamstown Road is a County road and the applicant is responsible for restoring the roadway in accordance with County standards.

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

SUBDIVISION:

1. 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." Our office recommends a permanent marker be set where the proposed subdivision line intersects with Independence Boulevard.

2. A signature block for the County of Camden shall be added to the Subdivision Plat.

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

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

5. A note shall be added to the plan to indicate if the subdivision will be filed by deed or map.

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

7. 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.

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

9. The applicant's surveyor shall clarify the need for the bearing and distance on the front yard setback in Proposed Lot 1, Block 18319.

10. The subdivision plat shall provide the classification as identified on the F.I.R.M., community panel number and effective date.

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

12. The applicant's surveyor shall clarify the bearings system used in the notes or provide a copy of the referenced plan.

13. An endorsement by a licensed Land Surveyor in accordance with Title 46 Chapter 26B-2.a.(12) shall be shown on the plat.

14. An endorsement by a Municipal Clerk in accordance with Title 46 Chapter 26B-2.a.(13) shall be shown on the plat.

15. An endorsement by a Board Engineer in accordance with Title 46 Chapter 26B-2.a.(14) shall be shown on the plat.

16. The proposed building setback lines shall be labeled and dimensioned on the plat.

17. The proposed subdivision line shall be labeled on the plat.

18. 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. 36 – Existing and proposed building coverage in acres of square feet and as a percentage of the lot.

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

d. 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. The Grading Plan indicates proposed grading changes up to the property line adjacent to Lot 12. Per §506-A, requires that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.

3. The grading plan indicates the proposed storm grates at normal gutter grade. Per §517-D the storm grates shall provide a 2" sump below normal gutter grades.

4. Our office recommends the applicant consider the use of additional stormwater inlets or re-evaluating the drainage patterns at the intersection of Independence Boulevard and the access road.

5. The spot elevation at the PC adjacent to Inlet DI-4 is the same elevation as the grate on the proposed inlet. We recommend the grading be revised to promote positive drainage to the inlet.

6. The spot elevation adjacent to inlet DI-7 is lower that the grate elevation of the inlet. We recommend the grading be revised to promote positive drainage to the inlet.

7. The proposed sidewalk between the northerly side of the building and the main entrance off of Independence Boulevard shall be revised to pitch toward the drive aisle and shall be elevated higher than the curb.

8. The proposed grading adjacent to the westerly property line shall tie into the existing topography.

9. The applicant is proposing a swale grades at approximately 1% where 2% minimum is required per §506 (A) 5. Our office does not support a waiver be granted for the grass swale slopes as currently designed.

10. The applicant has requested a waiver to provide a 2.5:1 embankment slope where 3:1 is required by ordinance. The Grading Plan shall indicate the areas proposed to have a 2.5:1 embankment slope. Our office recommends the installation of a permanent soil erosion matting in any area with an embankment slope of less than 3:1.

11. The Demolition Plan indicates an existing tree along Independence Boulevard to be remain. The Grading Plan indicates proposed contours in the location of the tree to remain. No disturbance shall occur within the dripline of any tree to remain. The grading shall be revised or the tree shall be removed.

12. 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".

13. 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. The applicant shall provide a Lighting Plan for review. Our office defers review to the Board Planner.

4. 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.

5. 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.

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all concrete sidewalk.

2. The Site Plan shall indicate the width of both drive aisles located at the main entrance courtyard.

E. Stormwater Management (Section 517)

1. Basin access roads shall be provided for each infiltration basin and be sloped no greater than 5 to 1.

2. The proposed basin spillways appear to convey an overflow of stormwater to an adjacent proposed lot. 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 in accordance with §517-N. Drainage easements shall be provided for basin overflows as necessary.

3. The infiltration basins are interconnected via pipe without slope. Our office recommends the use of perforated pipe within a stone wick drain wrapped in filter fabric. This would allow for additional infiltration and minimize standing water within the interconnection piping. A detail shall be provided to our office for review.

4. The applicant shall perform a minimum of two (2) in-situ infiltration tests for each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for the basin. Test pit location maps and soil boring profiles / logs shall be provided as well.

5. 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.

6. Downstream stability calculations shall be provided confirming the velocity of stormwater runoff down the embankment beyond the emergency spillway. Soil erosion measures such as erosion control matting or riprap may be required to minimize erosion of the embankment and steep slope areas.

7. A groundwater mounding analysis shall be provided in accordance with NJAC 7:8-5.4(a)2.iv for the proposed infiltration basin.

8. A note shall be added to the Plans stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at the 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.

9. A portion of the proposed parking / pavement surface area appears to bypass the infiltration basins and connects directly to the existing stormwater management system, specifically from Inlets DI-7 and DI-8 (northeast portion of the project site). The applicant shall confirm water quality requirements are met for this area and revise the plans and calculations accordingly.

10. Emergency spillways shall have a minimum of one foot (1') of freeboard above the water surface elevation in each basin in accordance with NJAC 5:21-7.8(d)4(6). The spillway for Basin B does not appear to comply.

11. A note shall be added to the 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.

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

13. All stormwater piping shall have matching crown elevations per §517-C. The applicant shall confirm the need to match pipe inverts in lieu of matching pipe crowns.

14. Our office recommends the use of 24" piping or larger from the existing Inlet on Erial – Williamstown Road to the vegetative swale.

15. The applicant shall consider relocating underground utilities away from infiltration Basin B.

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. Our office does not recommend the proposed sanitary sewer main be located beneath the proposed stone fire access lane. We defer to the GTMUA.

4. The use of a watermain offset at proposed storm pipe crossing between DI-7 and DI-8 is subject to review and approval by the GTMUA.

5. 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 applicant has requested a waiver from the requirement of a Traffic Impact Analysis (TIA). Our office recommends that a traffic Impact Analysis be provided for the proposed development.

H. Environmental Impact Statement (Section 816)

1. The applicant has requested a waiver from the requirement of an Environmental Impact Statement (EIS). Our office recommends that an Environmental Impact Statement be provided.

I. Details

1. Our office recommends the use of plastic grass pavers with a stone base in lieu of DGA for the Fire Access road. A detail shall be provided confirming specifications from the paver manufacturer and shall be designed to accommodate the loading of the largest fire truck utilized by the Gloucester Township Fire Department.

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
Senior Housing Development, LLC, Applicant
Vince Pennoni, Lakeside Business Park, Owner
John D. Wade, Applicant's Attorney
Robert Hunter, PE, Applicant's Engineer
Craig McGee, CCSCD
Ray Carr, Executive Director, GTMUA

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R-17:07-208

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT WITH SENIOR HOUSING DEVELOPMENT, LLC

WHEREAS, Redeveloper proposes the development of certain lands now designated within the New Vision Business Park Redevelopment District; and

WHEREAS, said lands are within the New Vision Business Park Redevelopment District; and

WHEREAS, Gloucester Township Ordinance #04-37, Section 6, amends Article VIII, Section 817 of the submission Checklist providing that in Redevelopment Zones a Memorandum of Agreement from the Redevelopment Entity describing the preliminary terms of the relationship with the property owner to include a project description related to any use or activity to be conducted on lands, improved or unimproved, within a area designated as a redevelopment zone; and

NOW, THEREFORE, The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Memorandum of agreement with SENIOR HOUSING DEVELOPMENT LLC for the planning for the undertaking of a minor subdivision and preliminary and final major site plan within the designated redevelopment area. The proposed form of Memorandum of Agreement is attached to this Resolution.

DATED: July 10, 2017

COUNCIL PRESIDENT

ATTEST:

TOWNSHIP CLERK

SENIOR HOUSING DEVELOPMENT, LLC
Minor Subdivision – Preliminary Final Major Site Plan
Block 18319 Lot 1

MEMORANDUM OF AGREEMENT
BETWEEN
THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY
AND
SENIOR HOUSING DEVELOPMENT, LLC – REDEVELOPER/OWNER

This Memorandum of Agreement, made this 11 day of October, 2017, by and between, **SENIOR HOUSING DEVELOPMENT, LLC** , 100 Jericho Quadrangle, Suite 142, Jericho, New York 11753 (Redeveloper) and **THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY**, P. O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 ("Redevelopment Authority").

WHEREAS, Redeveloper desires to construct a 2-story assisted living facility comprising 58 units. The proposal requires minor subdivision and preliminary major site plan approval and is located within the New Vision Business Park Redevelopment District; and

WHEREAS, said lands are located on the southwest corner of Independence Boulevard and Williamstown Roads; and

WHEREAS, Gloucester Township Ordinance #04-37, Section 6, amends Article VIII, Section 817 of the submission Checklist providing that in Redevelopment Zones a Memorandum of Agreement from the Redevelopment Entity describe the preliminary terms of the relationship with the property owner to include a project description related to any use or activity to be conducted on lands, improved or unimproved, within a area designated as a redevelopment zone; and

WHEREAS, The applicant was represented by John D. Wade Esq., and engineering plans having been submitted by Pennoni Associates Inc., consisting of Site, grading and landscaping plans; and

WHEREAS, the Redevelopment Entity has determined the use, as presented by the Redeveloper, is a permitted use within the New Vision Business Park Redevelopment District. The Entity has also determined that the Redeveloper has sufficiently addressed their proposed site development, lot size, building setbacks, building architecture, lot coverage, parking and the overall development is substantially consistent with the objectives of the New Vision Redevelopment Plan.

NOW, THEREFORE, the Redeveloper seeks an appropriate minor subdivision and

preliminary and final major site plan to contain a 2-story assisted living facility, and to include a Taco Bell free standing sign and replacement of the existing free standing sign lying within the New Vision Business Park Redevelopment District, to further promote and encourage the development of that Zone, and the Redevelopment Entity is in agreement with the proposed preliminary and final major site plan, without variances.

First - Appended hereto and made a part hereof as Exhibit "A" is a copy of the review letter from Kenneth D. Lechner, PP, AICP, Director of Planning, Department of Community Development and Planning for the Township of Gloucester dated June 20th 2017

Second - Appended hereto and made a part hereof as Exhibit "B" is preliminary/proposed engineering plans submitted by Pennoni Associates Inc. on behalf of the applicant.

Third – Applicant does not require any variance.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the ____ day of _____, 2017.

ATTEST:

THE GLOUCESTER TOWNSHIP
REDEVELOPMENT ENTITY

_____ By: _____

WITNESS:

SENIOR HOUSING DEVELOPMENT, LLC

By: _____

Bill #48

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: October 11, 2017

Application :#171033RDAMPF

APPLICANT: Senior Housing Development
LOCATION: 2 Independence Blvd.
Sicklerville, NJ 08081
(Lakeside Business Park)

Block: 18319 Lots: 1
Zoned: NVBP
Escrow: 11479

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

STATUS OF APPLICATION: Minor Subdivision/Preliminary & Final Major Site Construction Of an approximate 58,000 sf. Skilled nursing bldg.. Proposed (1) story 54 two bedroom and (4) bedroom units, activity areas, kitchen, media room and memory garden. 13,4543-acre parcel will be subdivided to create a 4,00 acre area o development site.

- ☑ 1 Copy – Application, Checklist, Summary, Disclosure Statement
- ☑ 1 Copy – Preliminary/Final Major Site Plan/Minor
- ☑ 1 Copy – Redevelopment Agreement
- ☐ 1 Copy - Geotechnical Investigation report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report (All American Assisted Living)
- ☐ 1 Copy – Stormwater Management (Lakeside Business Park)
- ☐ 1 Copy – Technical Report Recycling Plan

OK 10-17-17 JTG Bldg

Signature

_____

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

October 16, 2017

OCT 17 2017

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

Re: Application #171033RDAMPF
Senior Housing Development
2 Independence Boulevard, Sicklerville, NJ 08081
Block 18319, Lot 1

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

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 171033RDAMPF **Block:18319** **Lot: 1**

■ 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

OCT 12 2017

Reviewed By: ■ Lt. John Swack #135 Signature: Lt. John Swack #135 Date: 10/12/17