Township of Gloucester
Planning Board Agenda
February 27, 2018

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 – January 9, 2018

RESOLUTIONS FOR MEMORIALIZATION

#161065CM **John Keller, Jr.**	**Minor Subdivision/Bulk C** **Block: 17801 Lot: 3**

APPLICATIONS FOR MEMORIALIZATION

0-18-03 **Ordinance of the Twp.** **Of Gloucester, County** **Of Camden & State of NJ.**	**Amending Ordinance 0-03-03, Land Development Adopting an Inclusionary Affordable Apartment OverLay (IA – APT) Zoning District for 1495 Chewslanding Rd. Block: 8401 Lot: 12.02.**

#171061 Camden County College 200 College Drive Blackwood, NJ	Courtsey Review Location: Peter Cheeseman & College Drive Installation of Digital LED Sign
#171062RDMPFS Aqua New Jersey, Inc. Spring Hollow/BlackWood Well No. 20	Minor Subdivision/Preliminary & Final Major Site Block: 18403 Lot: 19 & 20 Block: 18316 Lot: 15 Location: 567 Berlin Cross Keys Rd. & 47 Bryce's Ct. Water Utility Improvements & Extension of a sanitary sewer

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday January 9, 2018

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

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Annual Reorganization Meeting:
Election of Chairman:
Mr. Lechner asked the Board for Chairman Nominations to replace Mr. Owens.
Mr. Lechner received Mr. Reagan as nomination for Board Chairman.
Mr. Lechner closed nominations, asked Board to elect Mr. Reagan as Chairman.
Mr. Guevra made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Mr. Reagan was elected as Board Chairman.

Election of Vice-Chairman:
Chairman Reagan asked the Board for Vice-Chairman Nominations.
Chairman Reagan received Mrs. Costa as nomination for Board Vice-Chairman.
Chairman Reagan closed nominations, asked Board to elect Mrs. Costa as Vice-Chairman.
Mr. Guevra made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Mrs. Costa was elected as Board Vice-Chairman.

Election of Secretary:
Chairman Reagan asked the Board for Secretary Nominations.
Chairman Reagan received Mr. Lechner as nomination for Board Secretary.
Chairman Reagan closed nominations, asked Board to elect Mr. Lechner as Secretary.
Mrs. Costa made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Mr. Lechner was elected as Board Secretary.

Election of Recording Secretary:
Chairman Reagan asked the Board for Recording Secretary Nominations.
Chairman Reagan received Mr. Nowak as nomination for Board Recording Secretary.
Chairman Reagan closed nominations, asked Board to elect Mr. Nowak as Secretary.
Mrs. Costa made the motion seconded by Chairman Reagan.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Mr. Nowak was elected as Recording Secretary.

Appointment of Solicitor:
Chairman Reagan asked the Board for Solicitor Nominations.
Chairman Reagan received the Florio Firm as nomination for Board Solicitor.
Chairman Reagan closed nominations, asked Board to elect the Florio Group as Solicitor.
Mr. Guevra made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Florio Group elected as Board Solicitor.

Appointment of Engineer:
Chairman Reagan asked the Board for Engineer Nominations.
Chairman Reagan received Bach Assoc. as nomination for Board Engineer.
Chairman Reagan closed nominations, asked Board to elect Bach Assoc. as Board Engineer.
Mr. Guevra made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Bach Associates elected as Board Engineer.

Appointment of Conflict Engineer:
Chairman Reagan asked the Board for Conflict Engineer Nominations.
Chairman Reagan received Remington & Vernick as nomination for Board Conflict Engineer.
Chairman Reagan closed nominations, asked Board to elect Remington & Vernick as Conflict Engineer.
Mr. Dintino made the motion seconded by Mr. Guevara.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Remington & Vernick elected as Board Conflict Engineer.

Appointment of Traffic Engineer:
Chairman Reagan asked the Board for Traffic Engineer Nominations.
Chairman Reagan received Bach Assoc. as nomination for Board Traffic Engineer.
Chairman Reagan closed nominations, asked Board to elect Bach Assoc. as Traffic Engineer.
Mr. Guevra made the motion seconded by Mr. Dintino.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Bach Associates elected as Board Traffic Engineer.

Establishment of Meeting Dates:
Meetings to be held on 2nd and 4th Tuesdays of every month if warranted.
Mr. Guevra made the motion seconded by Mrs. Costa.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Meeting Dates were adopted.

Adoption of Official Newspaper:
Chairman Reagan asked the Board for Official Newspaper Nominations.
Chairman Reagan received Courier Post & Philadelphia Inquirer SJ Edition as nomination for Official Board Newspaper.
Chairman Reagan closed nominations, asked Board to elect Both Newspapers as Official Newspapers.
Mrs. Costa made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Courier Post & Philadelphia Inquirer SJ Edition were elected as Official Newspapers.

Adoption of Agenda Procedures:
Chairman Reagan asked the Board for Agenda Adoption.
Mrs. Costa made the motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Minutes for Memorialization

Minutes from November 28, 2017.
Chairman Thomas requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mr. Costa.
Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Resolutions for Memorialization

#171008RDPFSS
Sahaj Hospitality. LLC
Holiday Inn Express &
Suites & Hotel
(Former B.H.P. Motel Site)

Preliminary/Final Major Site
Block: 2601, Lots: 5,6, & 7
Location: 2000 Black Horse Pike Blackwood
73 Room (4) Story - Post Expansion Possible

Chairman Reagan asked for a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Mrs. Costa.
Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

#171033RDAMPFS
Steven Rizzo, Inc.

Minor Subdivision
Block: 7501 Lot: 16
Location: 1712 King Street
Blackwood, NJ
Vacant Lot (1) into (2)

Chairman Thomas asked for a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Mrs. Costa.

Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

General Correspondence
NONE

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING GRANT OF EXTENSION OF APPROVALS FOR MINOR SUBDIVISION AND BULK VARIANCES FOR JOHN KELLER APPLICATION NO.: 161065CM

WHEREAS, at a Regular Meeting of the Gloucester Township Planning Board (the "Board") held on July 25, 2017, the Board heard the Application of John Keller (the "Applicant") requesting an extension of minor subdivision and bulk variance approval for the property located at 1475 Kearsley Road, Sicklerville, New Jersey 08081, designated as Block: 17801, Lot: 3 on the Gloucester Township Tax Map ("Subject Property"); and

WHEREAS, the Applicant appeared on his own behalf and summarized the Application, its history, and his request for an extension of approvals; and

WHEREAS, the Applicant was previously granted minor subdivision approval with bulk variance relief as to the Subject Property by the Board on November 22, 2016, with said approval memorialized by Board Resolution dated December 27, 2016; and

WHEREAS, N.J.S.A. 40:55D-47(d) establishes that minor subdivision approval shall expire 190 days from the date on which the resolution of municipal approval is adopted unless a proper plat or a deed clearly describing the approved minor subdivision has been filed by the developer with the county recording officer, the municipal engineer, and the municipal tax assessor; and

WHEREAS, N.J.S.A. 40:55D-47(f)[1] permits the Board to extend the 190-day period for filing a minor subdivision plat or deed if the developer proves to the reasonable satisfaction of the Board that: (1) the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities; and (2) the developer applied promptly for and diligently pursued the required approvals; and

WHEREAS, NJ.S.A. 40:55D-47(f) further provides that the length of the subdivision approval extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board; and

WHEREAS, the Board Secretary and Board Planner, Mr. Kenneth Lechner, testified that the approval of the Applicant's subdivision deed is underway, and the deed must be professionally reviewed and administratively processed by the Board prior to being approved; and that the Applicant has diligently and promptly sought the Board's approval of the subdivision deed in compliance with the terms and conditions of his minor subdivision approval; and

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[1] On the record during the July 25, 2017 hearing, the Applicant's request for an extension was inadvertently considered under N.J.S.A. 40:55D-52, which relates to major rather than minor subdivision extensions. Based on the testimony and evidence provided, the Applicant satisfied the criteria for an extension under both N.J.S.A. 40:55D-52(a) and N.J.S.A. 40:55D-47(f), as set forth herein.

WHEREAS, the Board having received reports from its professionals and heard credible testimony from the Applicant and the Board Secretary/Planner, makes the following factual findings and conclusions of law in addition to those contained in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact and conclusions of law, as appropriate, in approving the requested extension of minor subdivision and bulk variance approval:

1. The Applicant is John Keller and the Subject Property is defined as: 1475 Kearsley Road, Sicklerville, New Jersey 08081, designated as Block 17801, Lot 3.

2. The Applicant was previously granted minor subdivision approval with bulk variance relief as to the Subject Property by the Board on November 22, 2016, with said approval memorialized by Board Resolution dated December 27, 2016.

3. The Applicant's minor subdivision approval was set to expire on July 5, 2017, 190-days from December 27, 2016, because the Applicant has not yet filed and recorded a minor subdivision deed. N.J.S.A. 40:55D-47(d).

4. The Applicant has promptly and diligently sought the required approvals necessary to file and record the subdivision deed for the Subject Property since his minor subdivision and bulk variance approval.

5. The Applicant has not yet filed the deed because it is under review by the Board professionals and has not yet been approved.

6. Professional review and administrative processing of the subdivision deed is on-going, and it is anticipated the deed will be processed, approved, and recorded by December 27, 2017.

7. The Applicant is therefore entitled to an extension of the protections and approvals afforded to the Subject Property by way of his minor subdivision and bulk variance relief approval for one (1) year from the date of his original approval, or through December 27, 2017, pursuant to NJ.S.A. 40:55D-47(f).

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

Those Eligible to Vote	**Those in Favor**	**Those Opposed**
Mrs. Costa	X	
Mr. Dintino	X	
Councilman Hutchinson	X	
Mr. Reagan	X	
Mrs. Washington	X	
Chairman Owens	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

BRIAN REAGAN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of February 2018 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 25th day of July 2017.

KENNETH LECHNER, SECRETARY

0-18-03

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT ADOPTING AN INCLUSIONARY AFFORDABLE APARTMENT OVERLAY (IA – APT) ZONING DISTRICT FOR 1495 CHEWS LANDING ROAD BLOCK 8401 LOT 12.02.

WHEREAS, the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Township, known as 1495 Chews Landing Road, Block 8401, Lot 12.02, as being part of the Township's Affordable Housing Element and Fair Share Plan and part of the Settlement Agreement with the Fair Share Housing Center; and

WHEREAS, the Township of Gloucester entered into a Settlement Agreement with the Fair Share Housing Center, for development of Affordable Housing; and

WHEREAS, the Settlement Agreement of Litigation identifies eleven (11) residential units of the seventy-two (72) residential units shall be reserved for family (nonage-restricted) rental low income and moderate income households as defined by the Council On Affordable Housing (COAH) regulations in furtherance of the Township's affordable housing constitutional obligation; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this Overlay District in accordance with requirements of the Settlement Agreement of Litigation.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that the Overlay District be adopted, as follows:

SECTION 1. Add the following overlay zoning requirements apply to the development for inclusionary apartments located on the Property known as Plate 84, Block 8401, Lot 12.02:

Section 408.1, Inclusionary Affordable Apartment Overlay (IA-APT) District

A. Specific Intent: The IA-APT, Inclusionary Affordable Apartment Overlay District is to provide low and moderate income apartments at 1495 Chews Landing Road, Block 8401, Lot 12.02, as part of the Township's Affordable Housing Element and Fair Share Plan and part of the Settlement Agreement with the Fair Share Housing Center.

B. Permitted Use: Family Apartments

C. Accessory Uses and Structures Permitted. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422:

1. Minor home occupation, subject to the standards of §422.G.
2. Community center for the common use of residents.
3. Community swimming pool for the common use of residents.
4. Outdoor recreational facilities, including tennis or other court sports.
5. Off-street parking and private garages, including parking sheds and detached private garages provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
6. Laundry rooms for the common use of residents.
7. Fences, walls, gazebos, mail kiosks and other street furniture.
8. Guardhouses.
9. Signs in accordance with §426, Signs.
10. Common satellite dish and television antennae.
11. Maintenance building.
12. Accessory uses customarily incidental to a principal use.

D. Maximum density: 14.45 DU/Acre, no more than 72 units shall be permitted.

E. 15% Affordable housing (11 units) set aside shall be required with 13% of these affordable units being very low income (1 unit). These units shall not be concentrated in one building, they shall be spread out throughout the apartment complex, and buildings.

F. General Tract Requirement. All development shall be served by public water and public sanitary sewer.

G. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all buildings in the overlay district:

Use	Apartments
Minimum lot size	4.75 acres
Minimum lot frontage	400 ft.
Minimum lot depth	475 ft.
Maximum building coverage	25%
Maximum lot coverage	60%
Principal Building Minimum Yard Depths and Height Limitations	
Minimum Front yard	75 ft.
Minimum Side yard	60 ft.
Minimum Rear yard	50 ft.
Maximum building height	3 stories or 45 feet, whichever is less
Maximum number of dwellings per building	24 units
Minimum common open space	35%
Minimum common courtyard	12,000 sf and a minimum 60 ft. width
Maximum building length through its long axis	200 ft.
Minimum distance from the front of any building to any other building	70 ft.

Minimum distance from the side of any building to any other building	70 ft.
Minimum distance from the rear of any building to any other building	60 ft
Accessory building setback, front yard	Guardhouse 20 ft., no other accessory building permitted in front yard
Accessory building setback, side or rear yard	15 ft.

H. Parking: Parking requirements are in accordance with current RSIS Standards.

I. Design requirements for Apartments. The following standards shall be used in the design of apartment buildings:

1. Family Apartment buildings should include at least three different bedroom types in at least two sizes.

2. Apartment buildings shall not exceed 200 linear feet through the long axis of the building. Longer buildings shall introduce at least a 135 angle at the intersection of the axes between different segments of the building.

3. The minimum size for each apartment shall be 500 square feet.

4. Each unit above the ground floor shall have a balcony or terrace of at least 60 square feet in area.

5. A minimum of 35 square feet of interior storage shall be provided for each unit, excluding bedroom closet space.

6. Access to units shall be designed as to provide a sense of safety and security for the residents, particularly in internal stairwells.

7. Double loaded, rectangular, slab-configured structures are expressly prohibited.

8. Elevators are required in every multi-story apartment building.

9. All stairs shall be enclosed in the building.

10. The exterior of the building shall be designed to visually break up any facade in excess of 50 lineal feet. A minimum of a 4 foot deep offset shall be provided in each 100 lineal feet of facade length. The design should distinguish between the base, middle, and top of the building.

11. All utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be located on the roof or at the side or rear of buildings and shall be screened by architectural elements or landscape plantings.

12. Landscaping shall be provided in accordance with Section 507, Landscaping of the Gloucester Township Land Development Ordinance. In addition, the following applies to this overlay:

13. Stormwater Management Areas shall be a landscape feature and surrounded in the entirety with split rail fencing or the functional equivalent prohibiting chain link fencing and planted with a landscaping mix of ornamental grasses, evergreen and deciduous shrubs and trees.

14. Buffering.

    a. In order to promote a desirable visual environment and maintain the development character, and quality of the Township, a natural or planted buffer shall be installed along any property line of proposed business, commercial, or industrial development where said

property line is contiguous to, or across the street from, land that is either zoned for residential use or upon which is located a residential use. A buffer shall also be installed along property lines between any parking lot or driveway servicing multi-family, townhouse, or similar units and single-family, duplex, or twin units.

b. Buffer areas shall be planted and maintained with grass or other suitable ground cover together with evergreen and deciduous trees, shrubbery, berms, natural features, and/or fencing, and be so designed so as to be more effective the closer an activity is located to a property line or the more intense the use.

c. The buffer area shall be a minimum of fifteen (15) feet in width.

d. No structure, storm water management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.

15. Off-Street Parking Areas shall be landscaped and buffered in accordance to Gloucester Township Land Development Ordinance Section 510, Off-Street Parking.

16. Architectural exterior shall be generally consistent with attached exhibit prepared by Holiday Architects Incorporated, project #: PDC-16007, last revised February 14, 2017.

17. Site Plan shall be generally consistent with attached exhibit entitled Concept Plan 2 1495 Chews Landing Road Tract Plate 84, Block 8401, Lot 12.02 Gloucester Township, Camden County, NJ; prepared by Consulting Engineer Services, last revised January 31, 2017.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: February 12, 2018

Adopted:

_____
PRESIDENT OF COUNCIL

ATTEST:

_____
TOWNSHIP CLERK

_____
MAYOR

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
FEB 21 2018

For Office Use Only

Submission Date[1]: _____ Application №.: #171061 Courtesy Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☐ Zoning Board of Adjustment Fees_____ Project #_____

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Camden County College
Address: PO Box 200
College Drive
City: Blackwood
State, Zip: NJ 08012
Phone:(__)227-7200 Fax:(__)__-____
Email: EFLACCO@CAMDENCC.EDU

2. Owner(s) (List all Owners)

Name(s):_____
Address:_____
City:_____
State, Zip:_____
Phone:(__)__-____ Fax:(__)__-____

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

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

[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: Karl McConnell, Esquire
Address: Camden County College, P.O. Box 200, College Drive
City: Blackwood, NJ 08012
Firm: College General Counsel
State, Zip: NJ 08012
Phone: (856) 227-7200 x4860 Fax: (856) 374-4892
Email: kmcconnell@camdencc.edu

6. Name of Persons Preparing Plans and Reports:

Name: WILLIAM HURLEY JR	Name:
Address: PO BOX 200 College DR	Address:
Profession: PROJECT MANAGER	Profession:
City: BLACKWOOD	City:
State, Zip: NJ 08012	State, Zip:
Phone: 856 874-6456 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: William.Hurley@Camdencounty.com	Email:

7. Location of Property:

Street Address: Corner of College Dr. & Peter Cheesman Block(s): 1400

Tract Area: Lot(s): 25

8. Land Use:

Existing Land Use: OPEN / COMMON AREA

Proposed Land Use (Describe Application): Replace existing monument sign with new LED sign

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

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	

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

*E.O.P. = Edge Of Pavement

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

_____ 2/20/18

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

January 30, 2018

TO: William H. Hurley, Jr.
Director of Facilities

FROM: Lydia R. Pendino, Planning Clerk

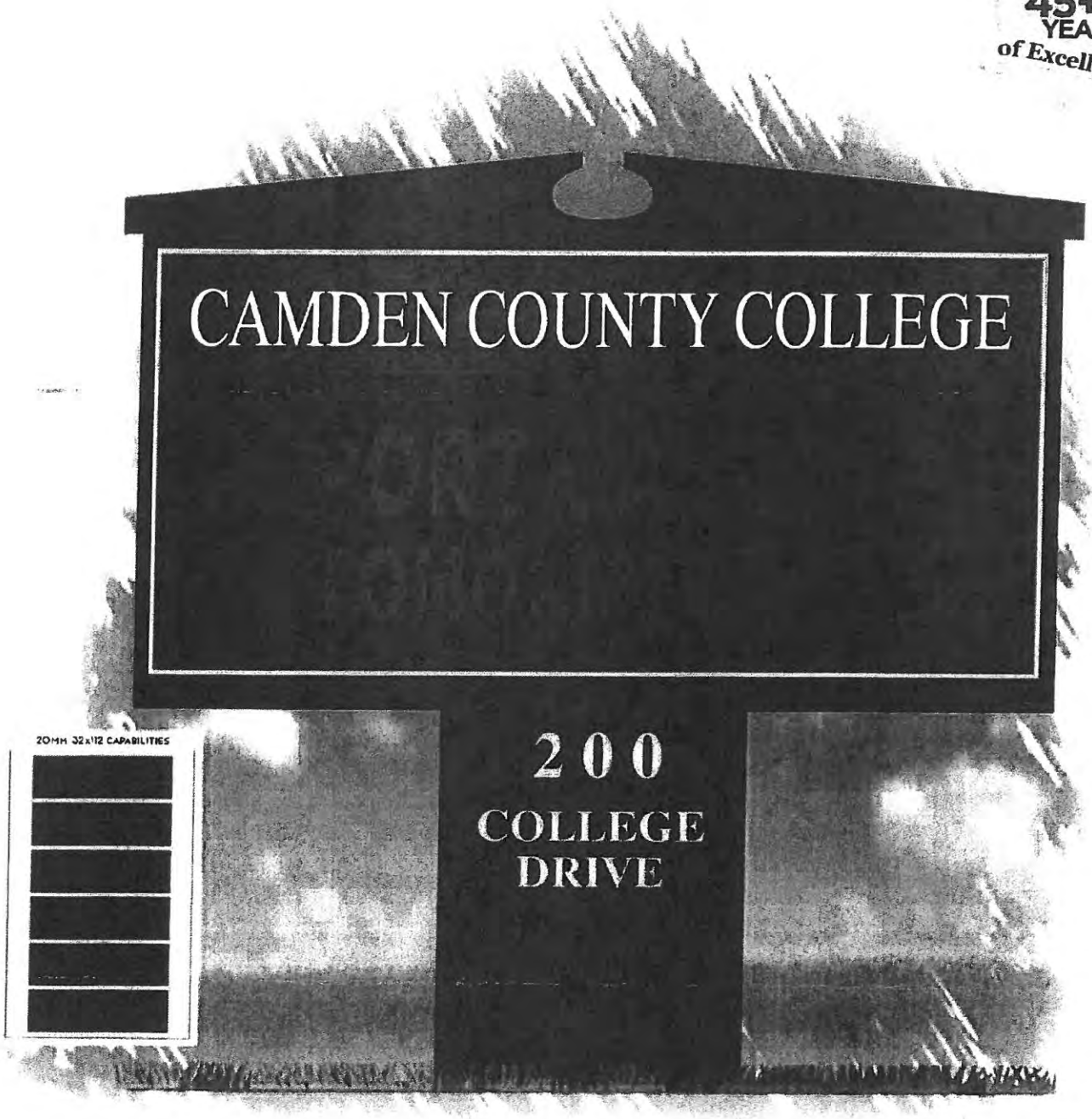
RE: **Camden County College Installation of new Digital LED Sign**
Peter Cheeseman & College Dr. (Replacing Old Sign)

1. Attached please find a required Land Development Application
2. Please fill out – This will still be handled as a Courtesy Review – No Charge
3. Lawyer and Architect may be required. Any questions, please call Mr. Kenneth Lechner, Planner & Director of Community Development **(856) 374-3511**

William Hurley / Facility Director

Please sign & return

45+ YEARS of Excellence



TekStar 20mm 32x112 4'x8'

Cabinet: 4' x 8'
Mount: Pedestal

Cabinet Color: Blue
Face Color: Dark Red
Line Color: White

Fonts: Dutch, Dutch(b)
Logo: tekstar32112red
Trim: 3

stewartsigns
1-800-237-3928 WWW.STEWARTSIGNS.COM

ORIGINAL DESIGN DO NOT DUPLICATE

APPROVED AS SHOWN
X _____ DATE _____

APPROVED WITH LISTED CHANGES
X _____ DATE _____

1 _____
2 _____
3 _____

Sketch #239368 Customer #1746367
5/23/2017 Corey M -PROPOSAL-

stewartsigns
America's Premier Sign Company

Stewart Signs
2201 Cantu Court
Suite 215
Sarasota, FL 34232-6255

Packing Slip

Pack Slip: 59648

Ship To: Frank Schemeley
Northeast Electrical, LLC Attn: Frank Schemeley
402 Airport Drive
Williamstown NJ 08094

Phone: 856-262-2305
Fax:
Frank_Schemeley@northeastservices.org

Sold To: Frank Schemeley
CAMDEN COUNTY COLLEGE
200 COLLEGE DRIVE
PO BOX 200
BLACKWOOD NJ 08012-0200

CustID: 1746367
Phone: 856-227-7200
Fax:

Ship Date: 12/27/2017
Ship Via: ABF Ground
SCAC: ABFS

F.O.B.:FOB Origin
Carrier:ABF Freight System
SCAC Code:ABFS

Sales Order:950274 **Your PO:** E17-6204 Salesperson:Corey Moody

PO Line	Part Number/Description	Planned Qty	Shipped Qty	Rev	PO Line
Line 2 Rel 1	FREESTANDING/4'x 8' Double Sided TekStar with 32x112 Monochrome Red LED Display. Thermoformed Makrolon SL Faces Decorated on Inside Surface with 3M Vinyl Graphics. 12" Deep Extruded Aluminum Hinged Cabinet.	1.00 EA	**1.00** EA	N	
	Our Part: FREESTANDING			N	

TOWNSHIP OF GLOUCESTER

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

RECEIVED JAN 31 2019 BY:

RECEIVED JAN 31 2019 BY:

For Office Use Only

Submission Date[1]: 1/31/19 Application No.: 17062RDMFS

Taxes Paid Yes No (Initial)

Fees 1,360.00 Project # 11967

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. $6,112.50 Escr.# 11967

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List All Owners)
Name: Aqua New Jersey, Inc.	Name(s): Township of Gloucester
Address: 10 Black Forest Road	Address: 1261 Chews Landing Road
	P.O. Box 8
City: Hamilton	City: Blackwood
State, Zip: New Jersey 08691	State, Zip: New Jersey 08012-0008
Phone: (609) 587-4080 Fax: ( ) -	Phone: (856) 374-3500 Fax: (856) 232-6229
mail:	

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 Company and Limited Liability Partnership.

Name of Attorney: Clint B. Allen, Esquire	Firm: Archer & Greiner, P.C.
Address: One Centennial Square	State, Zip: New Jersey 08033
City Haddonfield	Phone: (856) 354-3017 Fax: (856) 795-0574
	Email: callen@archerlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Norman K. Rodgers, III, P.E., P.L.S., CME	Name: Adam R. Grant, P.L.S.
Address: 645 Berlin-Cross Keys Road, Suite 1	Address: 645 Berlin-Cross Keys Road, Suite 1
Profession: Professional Engineer & Land Surveyor	Profession: Professional Engineer & Land Surveyor
City: Sicklerville	City: Sicklerville
State, Zip New Jersey 08081	State, Zip New Jersey 08081
Phone: (856) 228-2200 Fax: (856) 232-2346	Phone: (856) 228-2200 Fax: (856) 232-2346
Email: nrodgers@ces-1.com	Email: agrant@ces-1.com

7. Location of Property:

Street Address: 567 Berlin-Cross Keys Road Block(s): 18403 / 18316

Tract Area: 18.682± acres Lot(s): 19 & 20 / 15

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application) Applicant is proposing to subdivide Block 18403, Lot 20 to create a new 3.024± acre lot to allow for the development of addition water utility related improvements that will be combined with the existing water utility facility located on the adjoining Block 18403, Lot 19. Applicant is also proposing the extension of a sanitary sewer line access Block 18316, Lot 15.

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. **Please refer to attached cover letter.**

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. **Please refer to attached Approvals List.**

13. Zoning

All Applications	Proposed
Front setback 1	187± feet
Front setback 2	
Rear setback	281± feet
Side setback 1	40± feet
Side setback 2	116± feet
Lot frontage	65± feet
Lot depth	485± feet
Lot area	3.02± acre
Building height	35± feet

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 to property line 1	
Setback to 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	
Setback from property line 2	

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant:

By: Archer & Greiner, P.C. – Attorneys for Applicant
CLINT B. ALLEN, ESQUIRE

1/18/18
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).**

TOWNSHIP OF GLOUCESTER

By: _____
Signature

_____
Print Name

_____
Signature

_____
Print Name

_____
Date

Sworn and Subscribed to before me this _____ day of _____, 2017 (Year).

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

Complete each of the following sections:

A.	Is this application to subdivide a parcel land into six (6) 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 this applicant a corporation?	☑ No ☐ Yes
E.	Is this 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 stockholders and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). **Please refer to attached Corporate Disclosure Information Statement.** ☐ No ☑ Yes

Archer & Greiner, P.C. – Attorneys for Applicant

By: _____ 1/18/18
CLINT B. ALLEN, ESQUIRE
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

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

_____
Notary Public

213620663v1

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).**

MICHELE LYN TREGER
ID # 2438109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

12-5-17
Date

Sworn and Subscribed to before me this 5 day of December, 2017 (Year).

TOWNSHIP OF GLOUCESTER

By: David R. Mayer
Signature

DAVID R. MAYER
Print Name

Signature

Print Name

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

Complete each of the following sections:

A.	Is this application to subdivide a parcel land into six (6) 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 this applicant a corporation?	☑ No ☐ Yes
E.	Is this 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 stockholders and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). **Please refer to attached Corporate Disclosure Information Statement.** ☐ No ☑ Yes

Archer & Greiner P.C. – Attorneys for Applicant

By: Clint B. Allen

CLINT B. ALLEN, ESQUIRE
Print Name

11/30/17
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 8403 Lot 8420; 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.

David R. Mayer
Name of property owner or applicant

Sworn and subscribed to
On this 5 day of December,
20 17 before the following authority.

MICHELE LYN TREGER
ID # 2438109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Michele Lyn Treger
Notary Public

213572502v1

PROJECT NARRATIVE

FOR

BLACKWOOD WELL NO. 20 TREATMENT SYSTEM

BLOCK 18403, LOT 19 & 20

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #2386-03

November 2017

Norman K. Rodgers III, P.E., PLS, CME
N.J. Professional Engineer
License #39710

Prepared for:

AQUA NJ
10 Black Forest Road
Hamilton, NJ 08691

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

TABLE OF CONTENTS

1	SITE DESCRIPTION	1
2	EXISTING CONDITIONS	1
3	PROPOSED DEVELOPMENT	1
4	SITE OPERATION	2

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for a minor subdivision and major site plan application for the Blackwood Well No. 20 Treatment System site. A 2.02-acre portion of the 18.68-acre tract of land designated as Block 18403, Lot 20 on the official tax map in Gloucester Township, Camden County, New Jersey is being subdivided and the subdivided portion is being combined with the 1.0-acre tract of land designated as Block 18403, Lot 19 on the official tax map in Gloucester Township, Camden County, New Jersey. The proposed development will occupy a portion of the western side of the proposed Lot 19 (hereinafter the "Site"). The Site is located within the Township's "New Vision Business Plan" (NVBP) district and within the New Vision Redevelopment Area Overlay as per the Zoning Map of the Township of Gloucester. There are no bulk requirements for the New Vision Redevelopment Area Overlay.

The proposed improvements are located west of the existing Well #20 Treatment Building and public potable well. Surrounding land use consists of a mix of residential and planned commercial development. The intended use of this report is to be a part of the Gloucester Township Planning Board application review process, in conjunction with the Project drawings.

2 EXISTING CONDITIONS

The Site is currently composed of grass, vegetated/wooded and vacant land together with the existing Well #20 features. The existing Well #20 features include a 500 SF treatment building, public well, emergency generator, landscaping, 6-foot-high chain-link fence with barbed wire, and an access drive.

3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by AQUA NJ to develop the western portion of the proposed Lot 19. The proposed building will be ±1,800 SF and used for treatment of potable water. The proposed improvements will include a new treatment building, potable well, emergency generator, a dense graded aggregate (stone) access drive, two (2) parking spaces, loading area, stormwater features, 6-foot high chain-link fence with barbed wire, water service, electric service, roof drains, lighting and landscape buffer. The access for the developed Site is proposed on the stone drive at Donna Marie Court.

Less than 0.25 acres of impervious surfaces will be created by the development of the Site and the total disturbance associated with the proposed construction activities will be less than one (1) acre. Therefore, the NJDEP Stormwater Regulations do not apply to this project. Stormwater runoff generated from roof of the 1,800 SF building will be conveyed via roof leaders into a dry well and ultimately recharge groundwater. Stormwater runoff generated from the additional proposed improvements will be conveyed via overland flow into infiltration swales and stone recharge area. The flow released from the Site will be equal to or less than the pre-developed runoff (see Stormwater Analysis for discussion of modification of existing stormwater conveyance system).

4 SITE OPERATION

The new Well #20 treatment building will operate year-round. The system is normally operated by an automated SCADA system 24 hours a day, 7 days a week. The proposed facility is anticipated to have one (1) site visit per day during normal business hours for routine maintenance and operational purposes. The site is not expected to receive frequent deliveries. The deliveries will occur as required, dependent upon inventories of stored supplies, and all deliveries will occur only during normal business hours. No tractor-trailer traffic is anticipated.

No trash enclosure is proposed. Trash will be collected indoors and will be disposed by a private waste hauler paid by AQUA.

R-18:01-039

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT WITH AQUA NJ

WHEREAS, Redeveloper proposes the development of certain lands now designated within the New Vision Redevelopment Area, 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 AQUA NJ for minor subdivision and major site plan within the designated redevelopment area. The proposed form of Memorandum of Agreement is attached to this Resolution.

Adopted: January 18, 2018

President of Council

ATTEST:

Township Clerk

AQUA NJ
Minor Subdivision – Preliminary Final Major Site Plan
Block 18403 Lots 19 & 20

MEMORANDUM OF AGREEMENT
BETWEEN
THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY
AND
AQUA NJ – REDEVELOPER/OWNER

This Memorandum of Agreement, made this 2nd day of February, 2018, by and between, **AQUA NJ**, 10 Black Forest Road, Hamilton New Jersey 08691 (Redeveloper) and **THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY**, P. O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 ("Redevelopment Authority").

WHEREAS, Redeveloper desires a minor subdivision and major site plan for the existing Blackwood Well No. 20 Treatment System Site. The site is a 2.02 acre portion of the 18.68 acre tract of land designated as Block 18403 Lot 20 on the tax map of the Township of Gloucester. The subdivided portion to be combined with the 1.0 acre tract designated as Block 18403 Lot 19 and is located in the New Vision Redevelopment Area, and

WHEREAS, there are no bulk requirements for the New Vision redevelopment Area Overlay, and

WHEREAS, The applicant was represented by Clint B. Allen Esq. , and engineering plans having been submitted by Norman K. Rodgers III PE,PLS,CME of Consulting Engineer Services, and

WHEREAS, the Redevelopment Entity has determined the use, as presented by the Redeveloper, will contain a new potable well, 1,800 sf water treatment building, emergency generator, storm drainage features, access drive at Donna Marie Court, chain link fence and landscape buffers.

NOW, THEREFORE, the Redeveloper seeks an appropriate minor subdivision and major site plan for the existing Blackwood Well No. 20 Treatment System Site. The site is a 2.02 acre portion of the 18.68 acre tract of land designated as Block 18403 Lot 20 on the tax map of the Township of Gloucester. The subdivided portion to be combined with the 1.0 acre tract designated as Block 18403 Lot 19 and the Redevelopment Entity is in agreement with the proposed subdivision major site plan.

BE IT FURTHER RESOLVED, Appended hereto and made a part hereof as Exhibit A"

are
FIRST, 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 January 8th 2018
SECOND, Site Plan exhibit submitted by Consulting Engineer Services on behalf of the applicant.
THIRD., Plan of Minor Subdivision submitted by Consulting Engineer Services on behalf of the applicant.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the 2nd day of February, 2018.

ATTEST:

THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY

By: _____

WITNESS:

AQUA NJ

By: _____

AQUA NEW JERSEY, INC.
Minor Subdivision - Preliminary Final Major Site Plan
Block 18403 Lots 19 & 20

MEMORANDUM OF AGREEMENT
BETWEEN
THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY
AND
AQUA NEW JERSEY, INC. – REDEVELOPER/OWNER

This Memorandum of Agreement, made this 6th day of February, 2018, by and between, **AQUA NEW JERSEY, INC.**, 10 Black Forest Road, Hamilton New Jersey 08691 (Redeveloper) and **THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY**, P.O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 ("Redevelopment Authority").

WHEREAS, Redeveloper desires a minor subdivision and major site plan for the existing Blackwood Well No. 20 Treatment System Site. The site is a 2.02 ± acre portion of the 18.68 ± acre tract of land designated as Block 18403 lot 20 on the tax map of the Township of Gloucester. The subdivided portion to be combined with the 1.0 ± acre tract designated as Block 1840.3 Lot 19 and is located in the New Vision Redevelopment Area. The Redeveloper also proposes the development of a sanitary sewer line across an adjacent lot designated as Block 18316, Lot 15 on the tax map of the Township of Gloucester, and

WHEREAS, there are no bulk requirements for the New Vision Redevelopment Area Overlay, and

WHEREAS, The Redeveloper was represented by Clint B. Allen Esq., and engineering plans having been submitted by Norman K. Rodgers, III PE,PLS,CME of Consulting Engineer Services, and

WHEREAS, the Redevelopment Entity has determined the use, as presented by the Redeveloper, will contain a new potable well, 1,800 sf water treatment building, emergency generator, storm drainage features, access drive at Donna Marie Court, chain link fence and landscape buffers.

NOW, THEREFORE, the Redeveloper seeks an appropriate minor subdivision and major site plan for the existing Blackwood Well No. 20 Treatment System Site. The site is a 2.02 acre portion of the 18.68 acre tract of land designated as Block 18403 Lot 20 on the tax map of the Township of Gloucester. The subdivided portion to be combined with the 1.0 acre tract designated as Block 18403 Lot 19 and the Redevelopment Entity is in agreement with the proposed subdivision major site plan. The Redeveloper also intends to extend a sanitary sewer line across an adjacent lot designated as Block 18316, Lot 15 on the tax map of the Township of Gloucester.

BE IT FURTHER RESOLVED, Appended hereto and made a part hereof as Exhibit "A"

are

FIRST, 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 January 8th 2018.

SECOND, Site Plan exhibit submitted by Consulting Engineer Services on behalf of the applicant.

THIRD, Plan of Minor Subdivision submitted by Consulting Engineer Services on behalf of the applicant.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the 6th day of February 2018.

ATTEST:

THE GLOUCESTER TOWNSHIP
REDEVELOPMENT ENTITY

_____

By: _____

WITNESS:

Erika Greed

AQUA NEW JERSEY, INC.,
a New Jersey corporation

By: _____

213919856v2

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #171062RDMPFS Escrow #11913***
Aqua New Jersey, Inc.
BLOCK 18403, LOT 19 and 20

DATE: February 22, 2018

The Applicant requests minor subdivision (re-subdivision) and preliminary and final major site plan approval of Block 18403, Lots 19 and 20 to construct a "new potable well, 1,800 S.F. water treatment building, emergency generator, storm drainage features, access drive, chain link fence, and landscape buffer" within the NVBP – New Vision Business Park Redevelopment District. The property is the rear portion of the former Nike Missile Base at the end of Donna Marie Court.

The Applicant appeared before Township Council as Redevelopment Entity and was named redeveloper as per Township Council Resolution R-18:01-039 adopted January 18, 2018 and submitted a copy of the Memorandum of Agreement dated February 06, 2018.

The plan has been reviewed for conformance to the New Vision Redevelopment Plan 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: Aqua New Jersey, Inc., 10 Black Forest Road, Hamilton, NJ 0869 (telephone #609-587-4080).
- Owner (Lot 19): Aqua New Jersey, Inc., 10 Black Forest Road, Hamilton, NJ 0869 (telephone #609-587-4080).
- Owner (Lot 20): Township of Gloucester, P.O. Box 8, Blackwood, NJ
- Engineer: Norm K. Rodgers III, PE, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Surveyor: Adam R. Grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Clint B. Allen, Esq., Archer & Greiner, P.C., One Centennial Square, Haddonfield, NJ 08033 (telephone #856-354-3017).

I. INFORMATION SUBMITTED

1. Archer & Greiner, P.C., Transmittal Letter dated 01/18/18.
2. Land Development Application Form, checklist, dated 01/31/18.
3. Project Narrative, as prepared by Consulting Engineer Services dated November 2017.
4. Potable Water and Sanitary Sewer Report, as prepared by Consulting Engineer Services dated November 2017.

5. Environmental Impact Statement, as prepared by Consulting Engineer Services dated November 2017.
6. Traffic Assessment, as prepared by Consulting Engineer Services dated November 2017.
7. Recycling Report, as prepared by Consulting Engineer Services dated November 2017.
8. Stormwater Management Analysis, as prepared by Consulting Engineer Services dated November 2017.
9. Plan of survey and Partial Topography, as prepared by Consulting Engineer Services comprising one (1) sheet 11/03/17.
10. Plan of Minor Subdivision, as prepared by Consulting Engineer Services comprising one (1) sheet 11/03/17.
11. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	11-15-17
2	Surrounding Site Features Plan	11-15-17
3	Existing Conditions and Demolition Plan	11-15-17
4	Site Plan	11-15-17
5	Grading, Drainage, & Utility Plan	11-15-17
6	Landscaping and Lighting Plan	11-15-17
7	Site Details	11-15-17
8	Sanitary Sewer and water Details	11-15-17
9	Soil Erosion and Sediment Control Plan	11-15-17
10	Soil Erosion & Sediment Control Notes and Details	11-15-17
11	Treatment Building Elevation	11-15-17

12. Archer & Greiner, P.C., Camden County Planning Board Waiver Letter dated 02/02/18.
13. Camden County Planning Board Waiver of Further Review dated 02/01/18.

Redevelopment Entity Information

14. Archer & Greiner, P.C., Transmittal Letter dated 11/30/17.
15. Land Development Application Form, checklist, dated 12/05/17.
16. Redevelopment Narrative, as prepared by Consulting Engineer Services dated November 2017.
17. Corporate Disclosure Information Statement.
18. List of Agency Approvals.
19. Site Plan Exhibit (Color), comprising one (1) sheet (Ledger Size) as prepared by Consulting Engineer Services dated 11/5/17.
20. Building Elevation Exhibit (Color), comprising one (1) sheet (Ledger Size) as prepared by Consulting Engineer Services dated 11/5/17.
21. Plan of Minor Subdivision, as prepared by Consulting Engineer Services comprising one (1) sheet dated 11/03/17.
22. Engineering plans (Ledger Size), as prepared by Consulting Engineer Services consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	11-15-17
2	Surrounding Site Features Plan	11-15-17

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 the Redevelopment Entity testimony to address 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. *The Applicant provided the Redevelopment Entity testimony to address the proposed 25-foot buffer along the perimeter of the subject property as a landscaped screen for the residences on Donna Marie Court and Bryce's Court as per §IX.1.0(F), Buffers.*
        i. "The width of the buffer shall be at the discretion of the Redevelopment Entity, which may follow certain environmental features, if applicable, and may be required to screen different land use intensities, protect natural resources and topographic conditions, and preserve the natural character and viewsheds of the Township."
    b. "At the discretion of the Redevelopment Entity, certain utilities may be permitted as principal uses within the New Vision Business Park District should the use be deemed necessary to satisfy a regional need and will promote the public health, safety and general welfare, as per §IX.1.0(G), Utilities.
        i. The Applicant provided the Redevelopment Entity testimony to address consistency of the proposed project with the requirements to permit a utility use as a principal use.

c. The Planning Board should note the New Vision Redevelopment Plan as amended by Ordinance O-16-07, adopted May 23, 2016 does not rely on traditional bulk and setback standards and the applicant is required to satisfactorily address their proposed layout as a condition of a Redevelopment Agreement.

i. The Applicant provided professional testimony to the satisfaction of the Redevelopment Entity 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. It's recommended the Applicant also provide professional testimony to the planning Board addressing off-street loading space and parking spaces to meet the expected demand of the proposed use as per §IX.1.0(K), Off-Street Loading and Parking Standards.

    a. The Planning Board is advised the New Vision Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and recognized design considerations current to the time period and land uses.

Section IX.1.0(L), Additional Requirements

4. *The Applicant provided testimony to the Redevelopment Entity to address public water and sanitary sewerage facilities as per §IX.1.0(L)(1).*
5. *The Applicant provided testimony to the Redevelopment Entity to address 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 driveways and parking areas be screened and a landscaped plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.1.0(L)(3).

    a. The submitted Landscape and Lighting Plans shall be signed and sealed by a New Jersey Licensed Landscape Architect.

7. *The Applicant provided testimony to the Redevelopment Entity that the proposed signs, if any, would be 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).*
8. *The Applicant provided professional testimony to the Redevelopment Entity 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).*
9. *The Applicant provided testimony to the Redevelopment entity that the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §IX.1.0(L)(10).*

III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District:

Standard	Proposed (Lot 19)	Proposed (Lot 20)
Lot area	3.024 acres	16.658 acres
Lot frontage	n/p[1]	693.33 ft.
Lot depth	±500 ft.	±1,090 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS		
Front yard	187.4 ft.	n/a
Side yard	40 ft. / 116.3 ft.	n/a
Rear yard	281.6 ft.	n/a
Lot coverage	13.3%	n/a
Height	1 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 submitted Environmental Impact Statement certifies the absence of freshwater wetlands or water bodies or streams on the subject parcel.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
    a. The applicant provided a Traffic Assessment in lieu of a complete Traffic impact Report.
3. The names, locations, right-of-way widths and purposes of existing and proposed easements and other right-of-ways in the subdivision. [Checklist #47].
    a. The plans must be revised to indicate the responsible authority for the "Prop. 10' Wide Utility Easement," as follows:
        i. "Prop. 15' Wide Utility Easement to be dedicated to 'Responsible Authority'".
4. Acceleration/deceleration lanes. [Checklist #75].
5. Traffic channelization [Checklist #76].
6. Fire lanes [Checklist #77].
    a. Defer to the Fire Marshal.
7. Curbs [Checklist #81].
8. Ramps for the handicapped [Checklist #82].
9. Sidewalks and bike routes [Checklist #83].
10. Directional signs with scaled drawings [Checklist #85].
11. Sight triangle easements at intersections. [Checklist #86].
    a. The plans shall be revised to show sight triangles at intersection with roadways and drive-openings.

12. Radii at curbline [Checklist #87].
13. Location of street names and signs. [Checklist #88].
14. Traffic control devices [Checklist #89].
15. Streetlights. [Checklist#90].
    a. The plans shall be revised to show location of existing and proposed streetlights for the following streets:
        i. Donna Marie Court.
16. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
17. Cross Sections. [Checklist #94].
18. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

V. WAIVER COMMENTS

The Applicant requests a waiver from providing the following checklist requirements:

1. Erosion control and soil stabilization method [Checklist #71].
    a. Defer to the Camden County Soil Conservation District.

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

2. To provide underground irrigation [§507.4(b)]
3. To provide an off-street loading area §509, Off-Street Loading].
4. To provide stone parking in lieu of a paved area [§510.H, Pavement].
    a. I understand the Applicant agreed to pave a section of the entrance drive to reduce dust and stones onto Donna Marie Court.
5. To delineate parking areas [§510.I, Delineation].
6. To provide concrete curbing around the perimeter of driveways and parking areas [§510.J, Curbing].
7. To provide a twelve (12) feet wide entrance/exit drive [§510.K, Entrance/Exit Drives].
8. To provide the location of trees in excess of ten (1) inches) DBH [Checklist #59].
9. To provide the upstream drainage area [Checklist #63].

VI. VARIANCE COMMENTS

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

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

VII. SITE PLAN AND SUBDIVISION REVIEW COMMENTS

1. The plans shall be revised to provide a permanent benchmark a per §503.C(3), Monuments.
2. The plans shall be revised to show the responsible authority for all easements as per §503.D, Easements/Restrictions Covenants.
3. The plans shall be revised to clearly indicate the existing right-of-way width of Donna Marie Court at the property line with proposed Block 18401, lot 19 as per §515, Street Design.

4. The plans shall be revised to show existing street lights within 100 feet of the site as per §508.G(1), Lighting.
5. The plans shall be revised to provide curb and sidewalk along the cul-de-sac of Donna Marie Court as per §516, sidewalks, Curbs, Gutters & Pedestrian Ways.

VIII. GENERAL REVIEW COMMENTS

1. It's recommended the plans be revised to provide 6 – 8 feet wide Leyland Cypress trees as per §507, Landscaping.
2. The Applicant must provide testimony to address the proposed 6-foot chain link fencing topped with three strands of barbed wire.
    a. The Planning Board should note that barbed wire is prohibited in traditional zoning districts of the Township except for high voltage and telecommunications facilities as per §425.L, Prohibited Types.

X. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

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

VI. RECOMMENDATIONS

1. 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: Aqua New Jersey, Inc.
Clint B. Allen, Esq.
Norman K. Rodgers, PE, PLS
Adam R. Grant, PLS
David Carlamere, Esq.
Rosemary DiJosie, Clerk

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

February 22, 2018

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

Attn: Ken Lechner, Community Development Director

Re: Aqua New Jersey Water Treatment Upgrade
Site Plan and Minor Subdivision Review
Aqua New Jersey, Inc.
567 Berlin – Cross Keys Road
Block 18403, Lots 19 & 20 and Block 18316, Lot 15
Review No. 1
Bach Project No. GTPB-2018-2
GTPB Application No. 171062RDMPFS

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, received by Bach Associates February 2, 2018.
- Township of Gloucester Land Development Submission Checklist, received by Bach Associates February 2, 2018.
- Correspondence from Archer Attorneys at Law, dated January 18, 2018
- Township of Gloucester Escrow Agreement from Aqua New Jersey, Inc.
- Certified List of Property Owners
- Project Narrative for Blackwood Well No 20 Treatment System, Block 18403, Lot 19 & 20, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated November 2017, no revision.
- Recycling Report for Blackwood Well No 20 Treatment System, Block 18403, Lot 19 & 20, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated November 2017, no revision.
- Potable Water and Sanitary Sewer Report for Blackwood Well No 20 Treatment System, Block 18403, Lot 19 & 20, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated November 2017, no revision.

- Environmental Impact Statement for Blackwood Well No 20 Treatment System, Block 18403, Lot 19 & 20, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated November 2017, no revision.

- Traffic Assessment for Blackwood Well No 20 Treatment System, Block 18403, Lot 19 & 20, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated November 2017, no revision.

- Stormwater Management Anaylsis for Blackwood Well No 20 Treatment System, Block 18403, Lot 19 & 20, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated November 2017, no revision.

- Drawings entitled "Preliminary & Final Site Plan and Minor Subdivision, Aqua New Jersey, Inc., Gloucester Township Well #20, Water Treatment Upgreade, Plate 184, Block 18403, Lots 19 & 20, Gloucester Township, Camden County, New Jersey, prepared by Consulting Engineer Services:

Sheet	Title	Date/Last Revision
1	Cover Sheet	11-15-17 / None
2	Surrounding Site Features Plan	11-15-17 / None
3	Existing Conditions and Demolition Plan	11-15-17 / None
4	Site Plan	11-15-17 / None
5	Grading, Drainage & Utility Plan	11-15-17 / None
6	Landscaping and Lighting Plan	11-15-17 / None
7	Site Details	11-15-17 / None
8	Sanitary Sewer and Water Details	11-15-17 / None
9	SESC Plan	11-15-17 / None
10	SESC Notes & Details	11-15-17 / None
13	Treatment Building Elevation	11-15-17 / None
1 of 1	Plan of Survey	11-3-17 / None
1 of 1	Plan of Minor Subdivision	11-3-17 / None

SITE INFORMATION:

Applicant: Aqua New Jersey, Inc.
10 Black Forest Road
Hamilton, New Jersey 08691
609-587-4080

Owner: Township of Gloucester
1261 Chews Landing Road
PO Box 8
Blackwood, NJ 08012-0008
856-374-3500 Phone
856-232-6229 Fax

PROJECT SUMMARY:

This application is for the construction of a Proposed Well, a 1,800 SF Building and associated site improvements on a proposed 3.02 acre parcel of land. The project site is located on the northwesterly side of Berlin – Cross Keys Road (County Route 689) between Sicklerville Road and Chews Landing Road in the Township's Neighborhood Vision Business Park (NVBP) Zoning District. The applicant is proposing to subdivide a 2.02 acre portion of land from existing Lot 20 (18.68 Acres) and the subdivided portion is to be combined with the existing Lot 19 (1.0 Acres). Existing Lot 19 currently contains an existing well and treatment building. The applicant is seeking Preliminary and Final Site Plan and Minor Subdivision approval with no variances.

WAIVERS:

The applicant is requesting the following checklist waivers:

1. Checklist Item No. 59 - The applicant is seeking a waiver from showing all trees in excess of ten inches (10").
2. Checklist Item No. 63 - The applicant is seeking a waiver from showing the upstream drainage area.

The applicant is requesting the following design waivers:

1. §507-4 - The applicant is seeking a waiver from providing underground irrigation.
2. §509.5 - The applicant is seeking a waiver to allow off street loading and maneuvering in the front yard.
3. §510.H.1 - The applicant is seeking a waiver to provide stone parking in lieu of paved parking.
4. §510.I - The applicant is seeking a waiver from delineating parking space markings.

5. §510.J - The applicant is seeking a waiver from concrete curb around the perimeter of parking and traffic circulation areas.

6. §510-K - The applicant is seeking a waiver from the required width of 18' wide for a one way entrance / exit drive. The applicant is proposing a 12' wide driveway.

GENERAL:

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

2. The Site Plan shall provide additional dimensions to better show the placement of the proposed stone drive including but not limited to dimensions to property lines.

3. The Site Plan shall provide dimensions from the proposed building to the proposed fence northeast of the building and from the proposed fencing to all property lines.

SUBDIVISION:

1. A proper signature block for the County of Camden should be added to the subdivision plat. A reference to Gloucester County is listed in the Camden County signature block.

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

3. The date of the survey listed in note #8 does not match the date of the survey submitted.

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

5. 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.

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

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

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

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

10. The Applicant shall obtain all required approvals from the Gloucester Township Planning Board as well as all other Local, State and Federal agencies having jurisdiction over this project.

11. 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. 28 – Scale not less than 1" = 50' with graphic and written scales shown.

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

    d. No. 57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than 20% slope.

    e. No. 58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme.

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 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".

3. 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.

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

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

4. The plans shall show any existing street light on Donna Marie Court in the vicinity of the proposed driveway apron.

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

C. Stormwater Management (Section 517)

1. The drainage area maps shall be revised to incorporate analysis points located at points of stormwater reception. The pre and post construction runoff rates shall be compared at each analysis point. It appears that the existing drainage area map is divided to coincide with the proposed development area. This does not accurately reflect existing site conditions.

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

3. The drainage calculations indicate the use of a five foot (5') wide by ten foot (10') long broad crested weir. The location of this weir shall be depicted on the plans.

4. The proposed infiltration basin spillway appears to convey an overflow of stormwater towards the existing woods and the proposed DGA access road. The plans shall be revised to delineate the proposed spillway and confirm downstream discharge. Our office does not recommend stormwater runoff to drain towards the proposed DGA access road. A berm or other means of redirecting flow shall be provided to ensure washout of the DGA road does not occur.

5. Additional information shall be provided for the stone recharge area located within drainage area P1B. The stone recharge detail indicates the use of 42" HDPE pipe within a stone bed wrapped in filter fabric. A length shall be provided. The drainage calculations shall reflect the volume of storage provided by the stone recharge area.

6. Emergency spillways shall have a minimum of one foot (1') of freeboard above the water surface elevation, with the emergency spillway flowing at the design depth, in the basin in accordance with NJAC 5:21-7.8(d)4(6). Routing calculations shall be provided and the plans shall be revised as necessary.

7. The impervious area coverage listed in the drainage calculations does not appear to match the amount of impervious coverage within drainage area P1B. The proposed DGA roadway shall be considered impervious as opposed to dirt roadway for the purposes of determining the Cn value for both P1A and P1B drainage areas. The calculations shall be revised accordingly.

8. The applicant shall perform a minimum of two (2) in-situ infiltration tests for each infiltration area in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for each recharge area. Soil boring logs shall also be provided confirming the soil strata and suitability for infiltration.

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

10. A note shall be added to the Grading, Drainage, and Utility Plan stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at the infiltration basin and stone recharge area 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.

11. Dewatering calculations shall be provided to ensure dewatering of the infiltration basin and stone recharge area will not exceed 72 hours for draw down.

12. Notes shall be added to the Grading, Drainage, and Utility Plan indicating the use of heavy equipment shall be prohibited within the basin bottom areas and stone recharge area in order to minimize compaction of the sub-soils where infiltration is proposed.

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

14. The Grading, Drainage & Utilities Plans shall be revised to illustrate all proposed roof leader piping.

15. 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. 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 or recharge area. This normal drain or drawdown time should then be used to evaluate the actual performance of each basin / recharge area. If significant increases or decreases in the normal drain time are observed, the basin and/or recharge area 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 and/or recharge area. A log sheet shall be provided in the Basin Maintenance Plan for tracking dewatering times of each basin and recharge area.

D. Utilities (Section 518)

1. Our office defers to Aqua New Jersey for review of water improvements.

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. 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.

E. Traffic Assessment (Section 815)

1. The Traffic Assessment indicates the proposed development consists of a proposed 1,800 SF Well #20 Treatment Building with access provided via Donna Marie Court. The Traffic Assessment concludes there will be no traffic impact resulting from the proposed development.

2. The Site Plan illustrates an Access Drive connecting to Donna Marie Court. The Applicant should submit for a driveway/access permit with the Township since an existing access is not provided along Donna Marie Court.

F. Environmental Impact Statement (Section 816)

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

G. Details

1. Our office recommends the Asphalt Paving Section be revised to provide 2" of HMA surface course and 4" of HMA base course.

2. The Stone Access Drive and Parking Area Detail shall include a note regarding compaction of the existing sub-base material.

3. The welded wire fabric designation shall be clarified on the Concrete Driveway and Curb Depression Detail.

4. Dimensions shall be added to all applicable details indicating the location of any welded wire fabric within a concrete pad or apron.

5. Additional information shall be added to the details regarding the footing of the proposed fence and gate.

6. Applicant shall clarify the color of the proposed chain link fence. The Site plan indicates black whereas the detail indicate green. The applicant shall also confirm the color of the proposed posts. Details shall be revised accordingly.

7. The Double Gate Detail shall not the latch to be lockable.

8. The Downspout Detail does not match the building elevations. Plans shall be revised to confirm which installation is preferred.

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. Camden County Health Department
5. Gloucester Township Municipal Utilities Authority
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
Steven Boraski, Esq. PB Solicitor
Aqua New Jersey, Inc., Applicant
Clint B. Allen, Esq., Applicant's Attorney
Norman K Rodgers, III, PE, PLS, CME, Applicant's Engineer
Craig McGee, CCSCD

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TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: January 30, 2018

FEB - 2 2018

Application: # 171062RDMPFS
Block: 18403 Lot: 19&20

APPLICANT: **Aqua New Jersey, Inc./Spring Hollow** **Block: 18316 Lot: 15**
Blackwood Well No. 20 Treatment System

LOCATION: **567 Berlin Cross Keys Road**
47 Bryce's Court
Sicklerville, NJ 08081

Zoned: NVBP
Escrow: #11967

TRANSMITTAL TO:

O	Camden County Planning	O	Tax Assessor	O	MUA
O	Steven Boraski, 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 Plan Subdivide Block: 18403, Lot: 20 to create a new 3.02 acre lot to allow for the development of addition water utility related improvements that will be combined with the exisng water facility located on the adjoining Block: 18403, Lot: 19. Applicant is also proposing the extension of a sanitary sewer line access Block: 18316, Lot: 15

- ☐ 1 Copy – Blackwood Well No. 20 Treatment Systems (Narrative)
- ☐ 1 Copy – Traffic Assessment
- ☑ 1 Copy - Recycling Report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Analysis
- ☐ 1 Copy – Minor Subdivision/Preliminary & Final Major Site, Application

Signature

APPROVED
DATE: 2-9-18
BY

Bureau of Fire Prevention
Fire District 5
[illegible] Sicklerville Rd.
Sicklerville, NJ 08081

Brett 60

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: January 30, 2018

Application: # 171062RDMPFS
Block: 18403 Lot: 19&20

APPLICANT: **Aqua New Jersey, Inc./Spring Hollow Block: 18316 Lot: 15**
Blackwood Well No. 20 Treatment System

LOCATION: **567 Berlin Cross Keys Road**
47 Bryce's Court **Zoned: NVBP**
Sicklerville, NJ 08081 **Escrow: #11967**

TRANSMITTAL TO:

O	Camden County Planning	O	Tax Assessor	O	MUA
O	Steven Boraski, 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 Plan Subdivide Block: 18403, Lot: 20 to create a new 3.02 acre lot to allow for the development of addition water utility related improvements that will be combined with the exising water facility located on the adjoining Block: 18403, Lot: 19. Applicant is also proposing the extension of a sanitary sewer line access Block: 18316, Lot: 15

- ☐ 1 Copy – Blackwood Well No. 20 Treatment Systems (Narrative)
- ☑ 1 Copy – Traffic Assessment
- ☑ 1 Copy - Recycling Report
- ☐ 1 Copy - Environmental Impact Statement
- ☑ 1 Copy - Stormwater Management Analysis
- ☑ 1 Copy – Minor Subdivision/Preliminary & Final Major Site, Application

- OK 2-5-18 JG Bldg

Signature

_____

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: January 30, 2018

Application: # 171062RDMPFS
Block: 18403 Lot: 19&20

APPLICANT: **Aqua New Jersey, Inc./Spring Hollow** **Block: 18316 Lot: 15**
Blackwood Well No. 20 Treatment System

LOCATION: **567 Berlin Cross Keys Road**
47 Bryce's Court
Sicklerville, NJ 08081

Zoned: NVBP
Escrow: #11967

TRANSMITTAL TO:

O	Camden County Planning	✓	Tax Assessor	O	MUA
O	Steven Boraski, 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

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- ☑ 1 Copy – Minor Subdivision/Preliminary & Final Major Site, Application

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No Issues; no new lot numbers
HOWEVER, remainder of MASTER LOT IS
INCORRECT DUE TO TWP SUBDIVISION of LOT 20 !!
PLAN AND Legal description of LOT 20
Needs to be revised before FINAL

Signature

2/1/18

ARCHER
ATTORNEYS AT LAW

Clint B. Allen
Member of New Jersey and Pennsylvania Bar
callen@archerlaw.com
856-354-3017 Direct
856-673-7017 Direct Fax

Archer & Greiner, P.C.
One Centennial Square
Haddonfield, NJ 08033
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

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FEB - 5 2018
BY:

February 2, 2018

Via Email & Regular Mail

Kenneth D. Lechner, PP, AICP, Director
Department of Community Development & Planning
Gloucester Township Municipal Complex
1261 Chews Landing Road
Blackwood, New Jersey 08012

Re: Aqua New Jersey, Inc. / Spring Hollow – Blackwood Well No. 20 Treatment System
Application for Preliminary and Final Major Site Plan Approval
& Minor Subdivision Approval
567 Berlin–Cross Keys Road / Block 18403, Lots 19 and 20
47 Bryce's Court / Block 18316, Lot 15
Our File No.: AQU015.001

Dear Mr. Lechner:

On behalf of our client, Aqua New Jersey, Inc., enclosed is the Camden County Planning Board Waiver of Review correspondence, dated February 1, 2018, that we are submitting in connection with the above-referenced Application. Please make the enclosed item part of your file for this matter.

Please do not hesitate to contact us should you have any questions or require any additional information.

Very truly yours,

CLINT B. ALLEN

Enclosure
cc: Joseph H. Mingle, Director (via email w/ encs.)
Kaitlyn Vitt (via email w/ encs.)
Norman K. Rodgers, III P.E., P.L.S., CME (via email w/ encs.)
213935801v1

Department of Public Works

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
John Wolick
Director

camden county

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez – Alternate
George W. Jones – Chairman
Daniel P. Cosner – Vice Chairman
Thomas Schina – Secretary
Thomas Bock Jr.
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

February 1, 2018

Clint B. Allen, Esq.
One Centennial Square
Haddonfield, NJ 08033

RE:	**Spring Hollow – Blackwood Well # 20**
Block(s):	18403/18316
Lot(s):	19 & 20/ 15

Dear Applicant/Agent:

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Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Lovecchia, PP/AICP
Planning Director

Al/cs

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

SP-15-1-18 & M-15-2-18

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

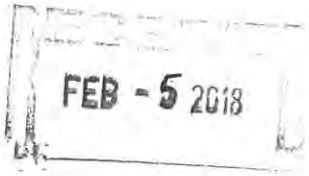
Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

February 2, 2018

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



Re: Application #171062RDMPFS
Aqua New Jersey, Inc./Spring Hollow
567 Berlin-Cross Keys Road
Block 18403, Lots 19 & 20
47 Bryce's Court
Block 18316, Lot 15

Gentlemen:

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

A sewer permit will be required for new construction.

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 # 171062RDMPFS **Block: 18403/18316** **Lot: 19 and 20**

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

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

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

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

□Other

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FEB - 1 2018

Reviewed By: ■ Lt. John Swack #135 Signature: Lt Swack #135 Date: 2/1/18