# Township of Gloucester
# Planning Board Agenda
# May 8, 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 – March 27, 2018**

## RESOLUTIONS FOR MEMORIALIZATION

| | |
|---|---|
| **#171029CM**<br>**Gina Patel** | **Minor Subdivision/Extension**<br>**Block: 17502 Lot: 43** |
| **Land Ordinance O-18-03 & O-18-05** | **Fair Share Plan & Housing Element as an Amendment to the Twps. Master Plan to create the IA-APT, Inclusionary Affordable Apartment Overlay District** |

## APPLICATIONS FOR REVIEW

| | |
|---|---|
| **#181005MPFS**<br>**Lidl US Operations, LLC** | **Minor Subdivision/Preliminary & Final Site - Block: 20304 Lot: 2**<br>**Location: 1279-1337 Blackwood Clementon Road** |

#181008M
16 REM, LLC
Zoned: R3

Minor Subdivision
Block: 15202 Lot: 17
Location:2408 Garwood Rd.
Sicklerville

#181013CM
Henry & Janet Alfano
Zoning: R1

Minor Subdivision/Bulk C
Block: 20601 Lot: 11
Location: 53 Kelly Drivers Lane
Laurel Springs

Meeting Adjourned

# TOWNSHIP OF GLOUCESTER
# PLANNING BOARD

## Tuesday March 27, 2018

Chairman Reagan calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Reagan requests a Roll Call.

**Roll Call:**

| | |
|---|---|
| **Mr. Dintino** | Absent |
| **Mr. Guevara** | Present |
| **Mr. Kricun** | Present |
| **Mrs. Washington** | Present |
| **Councilman Hutchison** | Absent |
| **Mrs. Costa** | Present |
| **Mrs. Bradley** | Present |
| **Mrs. Rossi** | Present |
| **Chairman Reagan** | Present |
| **Mr. Boraski** | Present |
| **Mr. Bach** | Present |
| **Mr. Lechner** | Present |

Chairman Reagan announces general rules of the meeting.
Chairman Reagan ask that the Board Professionals to be Sworn in.
Mr. Bach & Mr. Lechner were Sworn in.

## Minutes for Memorialization

Minutes from February 27, 2018.
Chairman Reagan requested a motion to approve the minutes
Mr. Guevara made a motion seconded by Mr. Costa.

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Yes |
| **Mrs. Costa** | Yes |
| **Mrs. Bradley** | Yes |
| **Mrs. Rossi** | Yes |
| **Chairman Reagan** | Yes |

## Resolutions for Memorialization

**#171062RDMPFS**
**AQUA New Jersey, Inc.**
**Spring Hollow/Blackwood**
**Well No. 20**

**Minor Subdivision/Preliminary &**
**Final Major Site Plan**
**Block: 18403 Lot: 19&20**
**Block: 18316 Lot: 15**

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

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Yes |
| **Mrs. Costa** | Yes |
| **Mrs. Bradley** | Yes |
| **Mrs. Rossi** | Yes |
| **Chairman Reagan** | Yes |

## Applications for Review

**#171029CM**
**Gina Patel**

**Minor Subdivision Extension**
**Block: 17502 Lot: 43**
**Location: 21 Rhode Island Erial, NJ**

**NOTES:**
Jirash Patel approached the podium who is the Architect for the project, was sworn in, stated he is requesting an extension for the above subdivision.
The Company received the sub-division zoning approval but has had an issue with the closing and acquisition of the Deed because the seller delayed the project start for about three (3) months. The deadline of Sixty (60) days extension is requested in order to complete the process of receiving County approvals and Final documents being prepared by the Lawyers.

Chairman Reagan asked if there were any questions from the Board?
None
Chairman Reagan asked if there were any questions from the Public?
None
Chairman Reagan asked for a motion to approve the Extension.
Mrs. Washington made a motion seconded by Mrs. Costa

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Yes |
| **Mrs. Washington** | Yes |
| **Mrs. Costa** | Yes |
| **Mrs. Bradley** | Yes |
| **Mrs. Rossi** | Yes |
| **Chairman Reagan** | Yes |

**#0-18-03**
**Ordinance of the Twp.**
**Of Gloucester, County of**
**Camden & State of NJ**

**Amending Ordinance 0-18-03**
**Land Development**
**Adopting an Inclusionary Affordable**
**Apartment Overlay (1A-Apt)**
**Zoning District for**
**1495 ChewsLanding Rd.**
**Block: 8401 Lot: 12.**

**NOTES:**

Mr. Lechner spoke briefly for the record on the purpose of the Planning Board on these Ordinances. He stated: The Board function is to make a recommendation to Township Council about Amending Ordinance #0-18-03 & 0-18-05. The decisions to be made are a legislative function task of the Township Council.
The purpose of the Township Planning Boards function is the adoption of the Housing Element & Fair Share Plan. He further states for the record that all three (3) elements work together.
Mr. Boraski briefly spoke next.
He stated: At the last Board meeting it briefly considered a version of #0-18-03, discussing what the Planning Board needed to do at this meeting date. He mentioned that any Amendments that modifies the Townships Land Use Ordinance, gets referred to the Planning Board. The Planning Board is entitled to make comments or recommendations with respect to the Ordinance in question. Ultimately, the Planning Board is recommending the Ordinance as presented to the Township Counsel, unless the Planning Board has any proposed amendments.
Mr. Boraski reiterated that the function of the Planning Board on Ordinance #0-18-03 & #0-18-05 is just a matter of procedure in reference to the Municipal Land Use Law.
The Planning Board having reviewed those Ordinances, will now make recommendations or comments on this matter with the results being referred to Town Council for consideration.

Chairman Reagan asked if there were any questions from the Board.
It was suggested that each Ordinance be approved one at a time.

Chairman Reagan asked if there were any questions from the Public?
Residents attending this meeting had various concerns and opinions of the development of this particular property. A number of residents wanted to voice their concerns to the Board. Seventeen (17) individuals were sworn in and asked questions of the Board pertaining to this ordinance amendment.

Major areas of resident's concern:

- Increased Traffic.
- Township Development Areas.
- Affordable Housing Units Needed.
- Impact Increased Student Population.
- Environmental Impact:
    - Wetlands
    - Drainage
    - Wildlife
- Community Tax Burden.
- Property Values.
- Effect on Township Disapproving the Amendment.

The majority of the residents' questions were answered by Mr. Bach.
Mr. Bach the Township Board Engineer & Townships Affordable Housing Fair Share Planner is the primary stake-holder. Mr. Bach has been extensively involved with the Ordinance Overlay since its original inception in 2009.
Mr. Bach explained on different levels of understanding how this situation came about.
The Land Owner – Procacci, petitioned the Court back in 2009 after this particular parcel was excluded from the Fair Share Affordable Housing Program Phase III.
The Petition to the Superior Court suggested that this property should be included in the Fair Share Affordable Housing Program.
The Superior Court decided that this land was acceptable under this Program and the additional use of the land, if developed, could not build more than seventy-two (72) apartment units. In the petition the land owner stated, if he were to build, he would assist the township in its Fair Share Housing requirement by designating up to eleven (11) units set aside within the seventy-two (72) units allowed.
The Township has since been in litigation on this property spear headed by Mr. Bach.
Mr. Bach further indicated that there had to be a reasonable factor to prevent this property from obtaining an overlay, which is an additional use above what it was originally zoned.
The Township, in its Ninth (9) year of arbitration on this property under the Fair Share Affordable Housing, could not find a reason to dismiss this property as unsuitable.
The Superior Court finally decided that Gloucester Township must make a decision.
Mr. Bach explained that by approving this overlay to the existing zoning use for this property, the township would maintain control of what is built pertaining to this property.
However, if the approval is denied, the Land Owner can repetition the Court under a Builders Remedy Law Suit, since a reasonable denial to build was not found by the Township. If the Courts rule in favor of this Law Suit it grants the builder the Right to Build anywhere in the township, with the township losing control of development oversight.

Chairman Reagan closed the public portion of the meeting.
Chairman Reagan asked for a motion to approve the Application.
Mr. Kricun made a motion seconded by Mr. Guivera

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Yes |
| **Mr. Kricun** | Yes |
| **Mrs. Washington** | Yes |
| **Mrs. Costa** | Yes |
| **Mrs. Bradley** | Yes |
| **Mrs. Rossi** | Yes |
| **Chairman Reagan** | Yes |

**#0-18-05**
**Ordinance of the Twp. Of Gloucester, County of Camden & State of NJ Housing Element & Fair Share Plan February 2018**

**Amending Ordinance 0-03-03**
**Land Development**
**Amend the Zoning Map for Tax Block: 8401 Lot:12.02**
**Along Chews Landing Rd.**

**NOTES:**
Mr. Boraski States: It allows the amendment of the township zoning map to include the inclusionary affordable apartment overlay district IAAPT, created by Ordinance #0-18-03. This amends the zoning map to conform to the Ordinance.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked if there were any questions from the Public?
None
Chairman Owens asked for a motion to approve the Application.
Mr. Kricun made a motion seconded by Mr. Washington

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Yes |
| **Mr. Kricun** | Yes |
| **Mrs. Washington** | Yes |
| **Councilman Hutchison** | Yes |
| **Mrs. Costa** | Yes |
| **Mrs. Bradley** | Yes |
| **Mrs. Rossi** | Yes |
| **Chairman Reagan** | Yes |

**General Correspondence**
NONE

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

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 GINA PATEL AND GIRAJ PATEL APPLICATION NO.: 171029CM**

**WHEREAS,** at a Regular Meeting of the Gloucester Township Planning Board (the "Board") held on March 27, 2018, the Board heard the Application of Gina Patel and Giraj Patel (the "Applicant") requesting an extension of minor subdivision and bulk variance approval for the property located at 21 Rhode Island Road, designated as Block: 17502, Lot: 43 on the Gloucester Township Tax Map ("Subject Property"); and

**WHEREAS,** the Applicant, Mr. Giraj Patel, 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 July 25, 2017, with said approval memorialized by Board Resolution adopted September 12, 2017; and

**WHEREAS,** N.J.S.A. 40:55D-47(d) establishes that a 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) 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,** N.J.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 Applicant testified that they were unable to complete the recording process and submit the deed to the Board for municipal approval as required because of delays in going to closing owing to a health and power-of-attorney issue with the seller of the Subject Property, who is 95 years-old; and

**WHEREAS**, the Applicant further testified that they have promptly and diligently sought the approval of other governmental entities, including the Camden County Planning Board, and intend to submit the minor subdivision deed for municipal approval as soon as next week; and

**WHEREAS**, the Board having received reports from its professionals and heard credible testimony from the Applicant, 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 Applicants are Gina Patel and Giraj Patel. The Subject Property is: 21 Rhode Island Road, designated as Block 17502, Lot 43.

2. The Applicant was previously granted minor subdivision approval with bulk variance relief as to the Subject Property by the Board on July 25, 2017, with said approval memorialized by Board Resolution adopted September 12, 2017.

3. The Applicant's minor subdivision approval was set to expire on March 21 2018, 190-days from September 12, 2017, 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 their minor subdivision and bulk variance approval, including obtaining the approval of the Camden County Planning Board.

5. The Applicant has not yet filed the deed because it must still be reviewed and approved by the Board and Board's professionals. The Applicant was prevented from submitting earlier for municipal approval because of issues relating to the health and power-of-attorney of the seller of the Subject Property, who is 95 years-old.

6. Submission to the Board, professional review, and administrative processing of the minor subdivision deed is anticipated to take sixty (60) days from the original approval expiration date.

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 sixty (60) days from the date of his original approval, or through May 21, 2018, pursuant to NJ.S.A. 40:55D-47(f).

**WHEREAS**, a motion was duly made by Ms. Washington and duly seconded by Ms. Costa 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 |
|---|---|---|
| Ms. Bradley | X | |
| Ms. Costa | X | |
| Mr. Guevara | X | |
| Ms. Rossi | X | |
| Chairman Reagan | X | |
| Ms. Washington | 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 24th day of April 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 27th day of March 2018.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING DECISION TO ADOPT THE TOWNSHIP'S FAIR SHARE PLAN AND HOUSING ELEMENT AS AN AMENDMENT TO THE TOWNSHIP'S MASTER PLAN AND FURTHER REPORTING ON AND RECOMMENDING THE ADOPTION OF TOWNSHIP LAND ORDINANCES NO. O-18-03 AND O-18-05**

**WHEREAS,** following the New Jersey Supreme Court's ruling in In re Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) ("Mount Laurel IV"), the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, commenced litigation ("Mount Laurel Litigation") to determine and satisfy its constitutional obligation to provide realistic opportunities for the Township's "fair share" of the region's need for affordable housing for low and moderate-income people and to secure immunity from deleterious exclusionary zoning lawsuits; and

**WHEREAS,** the Township Council of the Township of Gloucester ("Council") acted as the plaintiff in the Mount Laurel Litigation, and Fair Share Housing Center, Inc. ("FSHC") intervened as a defendant; and

**WHEREAS,** after nearly three years of litigation, Council and FSHC have reached a settlement agreement ("Settlement Agreement"), subject to final court approval, establishing the Township's affordable housing obligations and designating certain properties within the Township as being particularly-suited and appropriate for affordable housing for low and moderate-income people; and

**WHEREAS,** as part of the Township's obligation to take affirmative steps to meet its affordable housing obligations, the Township Planner, Steven M. Bach, P.E., R.A., P.P., C.M.E. of Bach Associates, P.C., has prepared the Township's resulting Affordable Housing Element and Fair Share Plan ("HE&FSP") in accordance with the terms of the Settlement Agreement; and

**WHEREAS**, the HE&FSP acts as an amendment to the Township's Master Plan and therefore requires review, approval, and adoption by the Township Planning Board ("Board") following a public hearing pursuant to the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-28a; Cervase v. Kawaida Towers, Inc., 124 N.J. Super. 547, 567 (Law Div. & Ch. Div. 1973), aff'd, 129 N.J. Super. 124 (App. Div. 1974); and

**WHEREAS,** the Settlement Agreement and HE&FSP designate an area within the Township known as 1495 Chews Landing Road, Block 8401, Lot 12.02 (the "Subject Property") as a suitable site for potential affordable housing units; and

**WHEREAS,** as a further affirmative step to meet its affordable housing obligations, Council intends to adopt the following zoning ordinances to effectuate the elements of the HE&FSP relating to the Subject Property pursuant to N.J.S.A. 40:55D-62(a): Ordinance O-18-03 "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"; and Ordinance O-18-05 "Amending Ordinance O-18-03, Land Development to Amend the Zoning Map For Tax Block 8401, Lot 12.02 Along Chews Landing Road"; and

**WHEREAS,** N.J.S.A. 40:55D-26a provides that prior to adoption of any development regulation or zoning ordinance by the governing body, the governing body shall refer the regulation or ordinance to the planning board for its report and recommendations thereon; and

**WHEREAS,** in accordance with N.J.S.A. 40:55D-26a, Council referred Ordinance O-18-03 and O-18-05 to the Board for its report and recommendations thereon; and

**WHEREAS,** at a regular public meeting of the Board held on March 27, 2018, duly noticed and held in accordance with the requirements of the Township Code and MLUL, N.J.S.A. 40:55D-10; N.J.S.A. 40:55D-11; N.J.S.A. 40:55D-13, and the Open Public Meetings Act ("OPMA"), N.J.S.A. 10:4-9, the Board considered the following relevant agenda items: (1) Ordinance O-18-03; (2) Ordinance O-18-05; and (3) Adoption of the HE&FSP as an Amendment of the Master Plan, as set forth in the following pages.

## I. CONSIDERATION OF ORDINANCE O-18-03

**WHEREAS,** the Board reserved the right to hear the agenda items in any order, and initially considered Ordinance O-18-03; and

**WHEREAS,** the Board explained, summarized, reviewed, and discussed Ordinance O-18-03 and the status of the Mount Laurel Litigation with its professionals: Board Planner, Kenneth D. Lechner, P.P., A.I.C.P.; Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., and Board Solicitor, Stephen J. Boraske, Esq.; and

**WHEREAS,** the Board having reviewed and discussed Ordinance O-18-03, the floor was opened to the public, and as indicated in the Minutes of the Gloucester Township Planning Board of March 27, 2018, incorporated herein by reference, many members of the public appeared to testify and question the Board, Board Planner, Board Engineer, and Board Solicitor; and

**WHEREAS,** the members of the public were principally concerned with the following: increased traffic; effect on Township schools, specifically class sizes and the ratio of teachers to students; effect on the surrounding neighborhoods; effect on the nearby historic farm property; and effect on the environment; the members of the public strongly believed that the Township can meet its affordable housing obligations in some other way than through the use of the Subject Property; and

**WHEREAS,** when no further members of the public appeared to testify, and the public portion was closed; and

**WHEREAS,** following the conclusion of the public portion, the Board further discussed Ordinance O-18-03 in light of the public testimony presented and evaluated its rights and obligations under the MLUL; and

**WHEREAS**, the Board having received reports and expert testimony from its professionals and heard testimony from members of the public, makes the following factual findings, conclusions of law, and recommendations 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 consideration of Ordinance O-18-03:

1. The Subject Property is defined as 1495 Chews Landing Road, Block 8401, Lot 12.02, and is an appropriate site for low and moderate income housing based upon the expert opinion of the Township's professionals and the Subject Property's prior designation as a suitable site for affordable housing.

2. Ordinance O-18-03 creates the IA-APT Inclusionary Affordable Apartment Overlay District to allow for the development of up to seventy-two (72) residential apartments at the Subject Property with eleven (11) units designated as affordable.

3. N.J.S.A. 40:55D-26a permits the Board to make comments and recommendations on any land use ordinance to be adopted by Council.

4. Ordinance O-18-03, as presented, adheres to and advances the purposes of the Township Master Plan, effectuates elements of the HE&FSP, and achieves the goal of creating a realistic opportunity for access to affordable housing within the Township as required by the Mount Laurel affordable housing doctrine.

5. Several hundred members of the public were present at the Board meeting held on March 27, 2018. The public testified during the public portion of the hearing on Ordinance O-18-03, but their testimony was applicable to all the Township's affordable housing plans with respect to the Subject Property. The members of the public were principally concerned with the following: increased traffic; effect on Township schools, specifically class sizes and the ratio of teachers to students; effect on the surrounding neighborhoods; effect on the nearby historic farm property; and effect on the environment. The members of the public strongly believed that the Township can meet its affordable housing obligations in some other way than through the use of the Subject Property.

**NOW, THEREFORE BE IT RESOLVED**, after consideration of Ordinance O-18-03, the Board concludes that the Ordinance as presented adheres to and advances the purposes of the Township Master Plan, effectuates elements of the HE&FSP, and achieves the goal of creating a realistic opportunity for access to affordable housing within the Township as required by the Mount Laurel Affordable Housing Doctrine, subject to the following recommendation:

1. The Board hereby recommends that Council take into consideration the comments, concerns, reservations, and objections of the public detailed herein and as stated on the record when undertaking future efforts to meet the Township's constitutional affordable housing obligation, both with respect to the Subject Property and other parcels throughout the Township.

**WHEREAS**, a motion was duly made by Mr. Kricun and duly seconded by Ms. Costa to recommend Council **ADOPT** Ordinance O-18-03 as presented subject to the recommendation(s) above, and a roll call vote on the motion was recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Ms. Bradley | X | |
| Ms. Costa | X | |
| Ms. Washington | X | |
| Mr. Guevara | X | |
| Ms. Rossi | X | |
| Mr. Kricun | X | |
| Chairman Reagan | X | |

## II. CONSIDERATION OF ORDINANCE O-18-05

**WHEREAS,** following the roll call vote on Ordinance O-18-03, the Board next considered Ordinance O-18-05; and

**WHEREAS,** the Board explained, summarized, reviewed, and discussed Ordinance O-18-05 and the status of the Mount Laurel Litigation with its professionals, the Board Planner, Board Engineer, and Board Solicitor; and

**WHEREAS,** the Board having reviewed and discussed Ordinance O-18-05, the floor was opened to the public, no additional members of the public appeared to testify, and the public portion was closed; and

**WHEREAS,** following the conclusion of the public portion, the Board further discussed Ordinance O-18-05 and evaluated its rights and obligations under the MLUL; and

**WHEREAS**, the Board having received reports and expert testimony from its professionals and heard testimony from members of the public, makes the following factual findings, conclusions of law, and recommendations 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 consideration of Ordinance O-18-05:

1. The Subject Property is defined as 1495 Chews Landing Road, Block 8401, Lot 12.02, and is an appropriate site for low and moderate income housing based upon the expert opinion of the Township's professionals and the Subject Property's prior designation as a suitable site for affordable housing.

2. Ordinance O-18-05 amends the Township Zoning Map to conform with Ordinance O-18-03.

3. N.J.S.A. 40:55D-26a permits the Board to make comments and recommendations on any land use ordinance to be adopted by Council.

4. Ordinance O-18-03, as presented, adheres to and advances the purposes of the Township Master Plan, effectuates elements of the HE&FSP, and achieves the goal of creating a realistic opportunity for access to affordable housing within the Township as required by the Mount Laurel affordable housing doctrine.

5. Several hundred members of the public were present at the Board meeting held on March 27, 2018. The public testified during the public portion of the hearing on Ordinance O-18-03, but their testimony was applicable to all the Township's affordable housing plans with respect to the Subject Property. The members of the public were principally concerned with the following: increased traffic; effect on Township schools, specifically class sizes and the ratio of teachers to students; effect on the surrounding neighborhoods; effect on the nearby historic farm property; and effect on the environment. The members of the public strongly believed that the Township can meet its affordable housing obligations in some other way than through the use of the Subject Property.

**NOW, THEREFORE BE IT RESOLVED**, after consideration of Ordinance O-18-05, the Board concludes that the Ordinance as presented adheres to and advances the purposes of the Township Master Plan, effectuates elements of the HE&FSP, and achieves the goal of creating a realistic opportunity for access to affordable housing within the Township as required by the Mount Laurel Affordable Housing Doctrine, subject to the following recommendation:

1. The Board hereby recommends that Council take into consideration the comments, concerns, reservations, and objections of the public detailed herein and as stated on the record when undertaking future efforts to meet the Township's constitutional affordable housing obligation, both with respect to the Subject Property and other parcels throughout the Township.

**WHEREAS**, a motion was duly made by Mr. Kricun and duly seconded by Ms. Costa to recommend Council **ADOPT** Ordinance O-18-05 as presented subject to the recommendation(s) above, and a roll call vote on the motion was recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Ms. Bradley | X | |
| Ms. Costa | X | |
| Ms. Washington | X | |
| Mr. Guevara | X | |
| Ms. Rossi | X | |
| Mr. Kricun | X | |
| Chairman Reagan | X | |

## III. ADOPTING THE HE&FSP AS AN AMENDMENT TO THE MASTER PLAN

**WHEREAS,** following the roll call vote on Ordinance O-18-05, the Board next considered adoption of the HE&FSP as an amendment to the Township Master Plan; and

**WHEREAS,** the Board explained, summarized, reviewed, discussed the HE&FSP and the status of the Mount Laurel Litigation with its professionals, the Board Planner, Board Engineer, and Board Solicitor; and

**WHEREAS,** the Board having reviewed and discussed the HE&FSP, the floor was opened to the public in accordance with N.J.S.A. 40:55D-10, no additional members of the public appeared to testify, and the public portion was closed; and

**WHEREAS,** following the conclusion of the public portion, the Board further discussed the HE&FSP and evaluated its rights and obligations under the MLUL; and

**WHEREAS**, the Board having received reports and expert testimony from its professionals and heard testimony from members of the public, 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 consideration of the HE&FSP:

1. The MLUL empowers the Board to adopt the HE&FSP as an amendment to the Township's Master Plan. N.J.S.A. 40:55D-28a.

2. Lawful notice of the Board's consideration of an amendment to the Master Plan was provided in accordance with N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13.

3. A public hearing on the adoption of the HE&FSP as an amendment to the Township's Master Plan was properly held on March 27, 2018 in accordance with all the requirements set forth at N.J.S.A. 40:55D-10 and N.J.S.A. 40:55D-28.

4. During the March 27, 2018 hearing, the HE&FSP was reviewed by the Board and explained to members of the public by the Board and Board professionals.

5. The HE&FSP appropriately implements elements and language of the Settlement Agreement resolving the Mount Laurel Litigation, and achieves the Township's goal of creating the opportunity for access to affordable housing at sites that are appropriate for low and moderate income housing, including 1495 Chews Landing Road, Block 8401, Lot 12.02. The HE&FSP contains all the additional required elements set forth at N.J.S.A. 52:27D-310.

6. Several hundred members of the public were present at the Board meeting held on March 27, 2018. The public testified during the public portion of the hearing on Ordinance O-18-03, but their testimony was applicable to all the Township's affordable housing plans with respect to 1495 Chews Landing Road. The members of the public were principally concerned with the following: increased traffic; effect on Township schools, specifically class sizes and the ratio of teachers to students; effect on the surrounding neighborhoods; effect on the nearby historic farm property; and effect on the environment. The members of the public strongly believed that the Township can meet its affordable housing obligations in some other way than through the use of 1495 Chews Landing Road.

**NOW, THEREFORE BE IT RESOLVED**, after consideration of the HE&FSP, the Board concludes that the HE&FSP as presented achieves the goal of creating a realistic opportunity for access to affordable housing within the Township as required by the Mount Laurel Affordable Housing Doctrine, subject to the following comment:

1. In adopting the HE&FSP, the Board hereby acknowledges the comments, concerns, reservations, and objections of the public detailed herein and stated on the record during the March 27, 2018 public meeting, and will remain mindful of the public's concerns when undertaking future efforts to ensure the Township meets its constitutional affordable housing obligation.

**WHEREAS**, a motion was duly made by Mr. Kricun and duly seconded by Ms. Costa to adopt the HE&FSP as presented and amend the Township Master Plan subject to the comment above, and a roll call vote on the motion was recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Ms. Bradley | X | |
| Ms. Costa | X | |
| Ms. Washington | X | |
| Mr. Guevara | X | |
| Ms. Rossi | X | |
| Mr. Kricun | X | |
| Chairman Reagan | 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 24th day of April 2018 represents a true and correct copy of resolutions adopted by the Gloucester Township Planning Board consistent with its decisions at a meeting held on the 27th day of March 2018.

KENNETH LECHNER, SECRETARY

DEL DUCA LEWIS
LAW FIRM

Damien O. Del Duca, Esquire
dod@delducalewis.com

April 24, 2018

**VIA E-MAIL KLECHNER@GLOTWP.COM**
**AND REGULAR MAIL**
Kenneth D. Lechner, Director
Office of Community Development & Planning
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

**RE: LIDL US OPERATIONS, LLC**
**1279-1337 BLACKWOOD-CLEMENTON ROAD, BLOCK 20304, LOT 2, GLOUCESTER TOWNSHIP**

Dear Mr. Lechner:

This firm represents Lidl US Operations, LLC. This shall confirm that we request that this application be adjourned until the May 8, 2018 Planning Board meeting. Please confirm this new date.

Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC

Damien O. Del Duca, Esquire

DOD:gml
Enclosures

cc: Scott Logan (via e-mail w/encl.)
Addie Hargett (via e-mail w/encl.)
Ben Crowder, P.E. (via e-mail w/encl.)

F:\CF\LIDL USA, LLC\Gloucester Twp (1275 Blackwood-Clementon Road), NJ\Lechner ltr 04.24.18.docx

# 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 №.: #181005MPFS

Taxes Paid Yes/No _____ (Initial)

Fees 1,350.00 Project # 12020

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1,190.00 Escr.# 12020

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: Lidl U.S. Operations | Name(s): Group Four Equities LP |
| Address: 3500 S. Clark Street | Address: 14000 Horizon Way Suite 100 |
| City: Arlington | City: Mount Laurel |
| State, Zip: VA, 22202 | State, Zip: New Jersey 08054 |
| Phone: (703) 967 - 3285 Fax: ( ) - | Phone: (856) 439 - 9200 Fax: (856) 439 - 0404 |
| Email: Scott.Logan@lidl.us | |

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

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

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

**4. Zoning Districts (Circle all Zones that apply)**

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

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

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

**6. Name of Persons Preparing Plans and Reports:**

| | |
|---|---|
| Bohler Engineering NJ, LLC | |
| Name: B.S. Crowder, P.E., LEED AP BD+C | Name: |
| Address: 35 Technology Drive | Address: |
| Profession: Professional Engineer | Profession: |
| City: Warren | City: |
| State, Zip: New Jersey 07059 | State, Zip: |
| Phone: (908) 668-8300 Fax: (908) 754-4401 | Phone: ( ) - Fax: ( ) - |
| Email: bcrowder@bohlereng.com | Email: |

**7. Location of Property:**

Street Address: 1279-1337 Blackwood-Clementon Road Block(s): 20304

Tract Area: 422,296 sf (9.69) Lot(s): 2

**8. Land Use:**

Existing Land Use: Retail Shopping Center

Proposed Land Use (Describe Application): To develop a portion of the lot with a 25,400 sf Lidl grocery store.

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 3

**Proposed Form of Ownership:**

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

**10. Utilities:** (Check those that apply.)

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

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet. See cover letter.

**12. List Previous or Pending Applications for this Parcel:** N/A

List all applications on a separate sheet.

## 13. Zoning For Lidl Store Proposed Lot 2.02

| All Applications | Proposed |
|---|---|
| Front setback 1 | 220' |
| Front setback 2 | n/a |
| Rear setback | 154.9' |
| Side setback 1 | 56.5' |
| Side setback 2 | 66' |
| Lot frontage | 231.2' |
| Lot depth | 627.7' |
| Lot area | 3.33 ac |
| Building height | 24.6" |

| Fence Application | Proposed |
|---|---|
| Setback from E.O.P.*1 | |
| Setback from E.O.P.*2 | |
| Fence type | decorative aluminum |
| Fence height | 4' |

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

| Pool Requirements n/a | |
|---|---|
| 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 n/a | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages | |
| (Include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements n/a | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 14. Parking and Loading Requirements:

Number of parking spaces required: 162 Number of parking spaces provided: 189

Number of loading spaces required: 3 Number of loading spaces provided: 2

## 15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

## 16. Signature of Applicant

Signature of Applicant — Date: 2/15/18

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).**

2/14/18
Date

Signature

John P. Silvestri
Print Name

Sworn and Subscribed to before me this 14th day of Feb, 2018 (Year).

Signature

Carol Ann Iosca
Notary Public of New Jersey
My Commission Expires Sept. 1, 2021

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? ☐ No ☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? ☐ No ☐ Yes
C. Is this application for approval on a site or sites for commercial purposes? ☐ No ☐ Yes
D. Is the applicant a corporation? ☐ No ☐ Yes
E. Is the applicant a limited liability corporation? ☐ No ☐ Yes
F. Is the applicant a partnership? ☐ No ☐ Yes

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). ☐ No ☐ Yes

See attached Disclosure
Signature of Applicant

Date

Print Name

## 19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6/26/17, shows and discloses the premises in its entirety, described as Block 20304 Lot 2; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

**State of New Jersey,**
**County of Camden:**

Damien O. DeLuca 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 15th day of February, 20 18 before the following authority.

Notary public

REGINA M. LOWER
Commission # 2274980
Notary Public, State of New Jersey
My Commission Expires
October 02, 2022

## CORPORATE DISCLOSURE

RECEIVED
FEB 21 2018
BY:

COMMONWEALTH OF VIRGINIA :
:
COUNTY OF ARLINGTON :

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

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

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

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

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

**MEMBERS:** Lidl US Operations has two members:

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

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

NONE

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

Daniela Kaegi
Notary Public of the State of Virginia

DANIELA KAEGI
NOTARY PUBLIC
REG # 7043392
MY COMMISSION EXPIRES 3/31/2019
COMMONWEALTH OF VIRGINIA

NAME: [illegible]
TITLE: [illegible]

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

Daniela Kaegi
Notary Public of the State of Virginia

NAME: [illegible]
TITLE: EVP

# 12020
# 181005MPFS

Summary of Application
Gloucester Township Planning Board
Lidl US Operations, LLC
Block 20304, Lot 2
1275 Blackwood-Clementon Road

RECEIVED
FEB 21 2018
BY:

The applicant, Lidl US Operations, LLC, is the contract purchaser of a portion of real property located at 1275 Blackwood-Clementon Road and designated as Block 20304, Lot 2 on the municipal tax map. Lidl is an international discount grocery chain based in Germany with over 10,000 stores in 27 countries. The subject property is currently owned by Group Four Equities, LP, and contains approximately 422,296 sf (9.69 acres) of land area. The property is currently improved with three buildings: a shopping center building, a Friendly's restaurant and Cherrywood Liquors. Lidl intends to subdivide existing lot 2 into three lots. Proposed lot 2.01 will be 2.16 acres and will contain the Friendly's restaurant. Proposed lot 2.02 will be 3.33 acres and will contain the proposed 25,400 sf Lidl supermarket. Proposed lot 2.03 will be 4.20 acres and will contain Cherrywood Liquors and a retail shopping center with tenants yet to be determined.

The property is located in the Highway Commercial (HC) zoning district. Retail sales is a permitted use in the HC zoning district.

The applicant seeks preliminary and final major site plan and subdivision approval from the Gloucester Township Planning Board. The applicant also seeks the following variances:

1. Maximum Lot Coverage (Section 416-F): 25% permitted; 68.5% existing; 77.8% proposed (lot 2.03).
2. Minimum Main Access Drive Length (Section 510-M): 100' required; 54.9' proposed and existing (lot 2.02).
3. Minimum Number of Loading Spaces (Section 509-B): 2 required; 1 proposed (lot 2.02).
4. Maximum Number of Signs (Section 426-Q.2): 1 permitted; 2 proposed (lot 2.02).
5. Maximum Sign Projection (Section 426-E.7): 12" permitted; 20.38" proposed (lot 2.02).
6. Maximum Sign Area (Section 426-R.1): 65sf permitted; 67.38sf proposed (lot 2.02).
7. Maximum height of a sign above grade (Section 426-R.7): 8' maximum permitted; 19' proposed (lot 2.02).
8. Maximum Distance between faces of double-faced signs (Section 426-H.1): 18" permitted; 42" proposed (lot 2.02).

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

# TOWNSHIP OF GLOUCESTER
## Inter-office Correspondence

**TO:** Planning Board

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

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

**DATE:** April 4, 2018

The Applicant requests preliminary and final major site plan and minor subdivision approval for a proposed "25,400 sf Lidl grocery" store on a proposed 3.334 acre lot within the HC – Highway Commercial District. The property is located on the north side of Blackwood-Clementon Road east of Millbridge Road.

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

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

- Applicant: Lidl US Operations, LLC, 3500 S. Clark Street, Arlington, VA 22202 (telephone #703-967-3285).
- Owner: Group Four Equities, LP, 14000 Horizon Way, suite 100, Mount Laurel, NJ 08054 (telephone #856-439-9200).
- Engineer: B.S. Crowder, PE, Bohler Engineering, 35 Technology Drive, Warren, NJ 07059 (telephone #908-668-8300).
- Traffic Engineer: John R. Harter, PE and Corey M. Chase, PE, Atlantic Traffic + Design, 35 Technology Drive, Warren, NJ 07059 (telephone #908-769-5588).
- Surveyor: James A. Conway Jr., PLS, Control Point Associates, Inc., 305 Fellowship Road – Suite 120, Mt. Laurel, NJ 08054 (telephone #609-857-2099).
- Attorney: Damien O. Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, suite 100, Haddonfield, NJ 08033 (telephone#856-427-4200).

## I. INFORMATION SUBMITTED

1. Del Duca Lewis, LLC Transmittal Letter dated 02/16/18.
2. Land Development Application Form, checklist, dated 02/21/18.
3. Summary of Application.
4. Refuse and Recycling Memorandum, as prepared by Bohler Engineering dated 01/30/18.
5. Freshwater Wetlands Application Letter of Interpretation (LOI) Letter, as prepared by Bohler Engineering dated 02/15/18.
6. Corporate Disclosure Statement dated 12/04/15.
7. Environmental Impact Statement as prepared by Bohler Engineering dated January 2018.
8. Traffic Impact Analysis, as prepared by Atlantic Traffic + Design dated 01/30/18.
9. Stormwater Management Report as prepared by Bohler Engineering dated January 2018.

10. Building Elevation and Floor Plan, as prepared by Richard W. Luke, Architect comprising two (2) sheets dated 02/05/18.
11. Engineering plans, as prepared by Bohler Engineering, consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| C-01 | Cover Sheet | 01-30-18 |
| C-02 | General Notes Sheet | 01-30-18 |
| C-03 | Demolition Plan | 01-30-18 |
| C-04 | Site Layout Plan | 01-30-18 |
| C-05 | Grading plan | 01-30-18 |
| C-06 | Drainage Plan | 01-30-18 |
| C-07 | Utilities Plan | 01-30-18 |
| C-08 | Lighting Plan | 01-30-18 |
| C-09 | Landscaping Plan | 01-30-18 |
| C-10 | Landscape Notes & Details | |
| C-11 | Soil Erosion & Sediment Control | 01-30-18 |
| | Management and Preparation Plan | 01-30-18 |
| C-12 | Soil Erosion & Sediment Control Details | 01-30-18 |
| C-13 | Soil Erosion & Sediment Control Details | 01-30-18 |
| C-14 | Construction Detail Sheet | 01-30-18 |
| C-15 | Construction Detail Sheet | 01-30-18 |
| C-16 | Construction Detail Sheet | 01-30-18 |
| C-17 | Construction Detail Sheet | 01-30-18 |
| C-18 | Construction Detail Sheet | 01-30-18 |
| C-19 | Construction Detail Sheet | 01-30-18 |
| C-20 | Sanitary Sewer Profiles | 01-30-18 |
| C-21 | water Service Profiles | 01-30-18 |
| C-22 | Storm Sewer Profiles | 01-30-18 |
| C-23 | Storm Sewer Profiles | 01-30-18 |
| 1 of 1 | Truck Circulation Plan | 01-30-18 |

ALTA/NSPS Land Title Survey, as prepared by Control Point Associates, Inc. comprising two (2) sheets dated 6/26/17, last revised 01/30/18.

Minor Subdivision Plan, as prepared by Control Point Associates, Inc. comprising one (1) sheet dated 9/26/17, last revised 01/30/18.

Construction Plan & Signing and Striping Plan (Sheet 1 of 2) and Construction Details (Sheet 2 of 2), as prepared by Atlantic Traffic + Design comprising two (2) sheets dated 9/08/17.

## II. ZONING REVIEW

1. Retail sales and services is a permitted use [§416.B(1)].

| Description | Required (Retail and Office Use) | Proposed Lot 2.01 (Lidl) | Conforms |
|---|---|---|---|
| Lot size (min.) | 20,000 sf | 3.334 ac. | yes |
| Lot frontage (min.) | 80 ft. | 231.33 ft. | yes |
| Lot depth (min.) | 200 ft. | 627.75 ft. | yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Building Coverage (max.) | 25% | 17.5% | yes |
| Lot Coverage (max.) | 75% | 60.4% | yes |
| Front yard (min.) | 75 ft. | 220.5 ft. | yes |
| Side yard (min.) | 10 ft. | 56.5 ft. / ±66 ft.[1] | yes |
| Rear yard (min.) | 30 ft. | 54.9 ft. | yes |
| Building Height (max.) | 40 ft. | 24 ft. 6 in. | yes |
| Floor Area Ratio | 0.25 | 0.175 | yes |
| PARKING AREA SETBACKS | | | |
| Parking (min.)<br>4.5 spaces per 1,000 sf | 114 spaces | 116 spaces | yes |
| From any right-of-way (min.) | 25 ft. | 25 ft. | yes |
| From Side Property Line (min.)[2] | 10 ft. | n/a | n/a |
| From Rear Property Line (min.) | 10 ft. | 127.7 ft. | yes |

1 = Scaled data.
2 = Except where parking lots are shared.
n/a = Not applicable.

| Description | Required (Retail and Office Use) | Proposed Lot 2.02 (Friendly's) | Proposed Lot 2 (Cherrywood Liquors) | Conforms |
|---|---|---|---|---|
| Lot size (min.) | 20,000 sf | 2.16 ac. | 4.20 ac. | yes/yes |
| Lot frontage (min.)<br>Millbridge Road<br>Blackwood –Clementon Road | <br>80 ft.<br>80 ft. | <br>629.625 ft.<br>173.375 ft. | <br>n/a<br>291.20 | <br>yes / n/a<br>yes / yes |
| Lot depth (min.) | 200 ft. | 627.75 ft. | 627.75 ft. | yes/yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | | |
| Front yard (min.)<br>Millbridge Road<br>Blackwood – Clementon Road | <br>75 ft.<br>75 ft. | <br>95.9 ft.<br>100.3 ft. | <br>n/a<br>102.7 ft. | <br>yes/n/a<br>yes / yes |
| Side yard (min.) | 10 ft. | 27.6 ft. | 58.2 ft. / 67.8 ft. | yes / yes |
| Rear yard (min.) | 30 ft. | ±458 ft.[1] | ±425 ft.[1] | yes / yes |
| Building Coverage (max.) | 25% | 3.8% | 3.6% | yes/yes |
| Lot coverage (max.) | 75% | 68.5% | | yes |
| **Lot coverage (max.)** | **75%** | | **77.8%** | **no*** |
| Building Height (max.) | 40 ft. | ≤ 40 ft. | ≤ 40 ft. | yes/yes |
| Floor Area Ratio (max.) | 0.25 | 0.038 | 0.036 | yes/yes |
| Parking<br>Retail<br>Restaurant (1 space/3 seats, plus 1/ 2 employees | <br>33 spaces<br>--- spaces | <br><br>59 spaces | <br>154 spaces | <br>yes<br>--- |
| Parking Area Setback[1] | | | | |
| From any right-of-way<br>Millbridge Road<br>Blackwood – Clementon Road | <br>25 ft.<br>25 ft. | <br>24.1 ft.<br>25 ft. | <br>n/a<br>25 ft. | <br>enc/n/a<br>yes / yes |
| From side property line[2] | 10 ft. | 0 ft. | 0 ft. / 0 ft. | yes / yes |
| From rear property line | 10 ft. | ±407 ft.[1] | ±76 ft.[1] | yes / yes |

[1] = Scaled data.
[2] = Except where parking lots area shared.

*** = Variance required.**

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

2. Free-Standing Signs

| SIGN STANDARDS (FREE-STANDING) | | | |
|---|---|---|---|
| **Description** | **Required (Retail and Office Use)** | **Proposed** | **Conforms** |
| Number (max.) - §426.Z(2) | 1 | 1 | yes |
| **Area (max.) - §426.R(1)** | **65 sf** | **67.38 sf** | **no*** |
| **Height (max.) - §426.R(7)** | **8 ft.** | **19 ft.** | **no*** |
| Property line setback (min.) - §426.Z(3) | 10 ft. | 15 ft. | yes |

* = **Variance required.**

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

3. Facade Signs

| SIGN STANDARDS (FACADE) | | | |
|---|---|---|---|
| **Description** | **Required (Retail and Office Use)** | **Proposed** | **Conforms** |
| **Number (max.) - §426.Q(2)** | **1** | **2** | **no*** |
| Area (max.) - §42 .Q(1) – South Elevation "Lidl" | 100 sf | 67.68 sf | yes |

* = **Variance required.**

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

## 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. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
   a. The plans shall be revised to provide the lot numbers as per the Tax Assessor.
2. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
   a. The plans shall be revised to provide two (2) permanent benchmarks.
3. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
   a. The plans shall be revised to provide the F.I.R.M. flood classification, community panel number, and most effective date.
4. Acceleration/deceleration lanes. [Checklist #75].
5. Fire lanes [Checklist #77].
   a. Defer to Fire Marshal.

## V. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirements.

1. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

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

2. From §508.F(4), Parking Lot Lighting to exceed the maximum footcandle to allow 2.75 fc where the maximum allowed is 2.0 fc.
3. From §509.B(1), Required Number to allow one (1) loading space where two (2) minimum is required.
4. From §510.M(7), Miscellaneous Provisions to allow a 54.9 ft. main access drive length from the street curb where 100 ft. minimum is required for parking lots having more than 100 parking spaces .

## VI. VARIANCE COMMENTS

The application as submitted requires the following variances:

**§416.F, Area, Yard, Height and Building Coverage**

**LOT 2 – Cherrywood Liquors**

1. Lot coverage: (77.8% provided v. 75% maximum allowed).

**LOT 2.01 – Lidl**

**Free-standing Sign**

2. Area: (67.38 sf ft. provided v. 65 ft. maximum allowed).
3. Height: (19 ft. provided v. 8 ft. maximum allowed).

**Facade Sign**

4. Number: (2 provided v. 1 maximum allowed).

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

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

5. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

   Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

## VII. SITE PLAN AND SUBDIVISION REVIEW COMMENTS

1. The plans shall be revised to provide a permanent benchmark as per §503.C(3), Monuments.
2. The plans shall be revised to show the responsible authority for all easements as per §503.D, Easements/Restrictions Covenants.
3. The plans shall be revised to provide a mixture of shrubs, grasses, and ornamental plantings along the perimeter of the basin on Lot 2.02 (Friendly's) to enhance scenic views and the aesthetics of the project and Township from Millbridge Road as per 507.A, Landscaping.
4. The plan shall be revised to provide underground irrigation as per §507.A(4)(b), Landscaping.
5. The plans shall be revised to provide the following notation as per §507.F(1):
    a. "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."
6. The plans shall be revised to provide additional lighting for the sidewalk connector on Lot 2.02 (Friendly's) between the proposed concrete sidewalks on Millbridge Road and Lot 2.01 (Lidl) to facilitate safe movement of pedestrians as per §508.F(1), Lighting.
7. It's recommended the plans be revised to provide two (2) decorative light poles and luminaires on each side of the following entrances consistent with planned lighting along Blackwood-Clementon Road as per the Blackwood - Clementon Road Redevelopment Plan and as per §508, Lighting.
    a. The HADCO, PSE&G Signature Series Light Fixture and Pole for Luminaire A including the "GT" brand, banner posts, and an electrical outlet or functional equivalent as per §508.D, Lighting:
        i. Lot 2.02 – entrance from Millbridge Road (Friendly's).
        ii. Lot 2.01 – entrance from Blackwood-Clementon Road (Lidl).
        iii. Lot 2 - entrance from Blackwood-Clementon Road (Cherrywood Liquors).
8. The plans shall be revised to provide concrete sidewalks and/or pedestrian access through the concrete island at the entrance on Lot 2.01 as per §516, Sidewalks, curbs Gutters & Pedestrian ways.
9. The plans shall be revised to identify sidewalk and handicapped ramp improvements to existing locations that are in disrepair on Millbridge Road and Blackwood-Clementon Road as per §516, Sidewalks, curbs Gutters & Pedestrian ways.

## VI. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must provide professional testimony and/or revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

## X. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

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

## XI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## XII. RECOMMENDATIONS

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

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

cc: Lidl US Operations, LLC
Damien Del Duca, Esq.
B.S. Crowder, PE
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

March 22, 2018

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

MAR 26 2018

Attn: Ken Lechner, Community Development Director

Re: LiDL Grocery Store
LiDL U.S. Operations, LLC
1279-1337 Blackwood – Clementon Road
Block 20304, Lots 2
Preliminary and Final Major Site Plan and Minor Subdivision
Review No. 1
Bach Project No. GTPB-2018-2

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 2-21-18.
- Township of Gloucester Land Development Submission Checklist, dated 2-21-18.
- Correspondence from DelDuca Lewis Law Firm, dated February 16, 2018.
- Correspondence from Bohler Engineering regarding Wetlands, dated February 15, 2018.
- Refuse and Recycling Memorandum for Lidl Grocery Store Development, 1275 Blackwood – Clementon Road, Township of Gloucester, Camden County, New Jersey, prepared by Bohler Engineering, dated January 30, 2018.
- Environmental Impact Statement for LiDL U.S. Operations, LLC, 1275 Blackwood – Clementon Road, Block 20304, Lot 2, Township of Gloucester, Camden County, New Jersey, prepared by Bohler Engineering, dated January 2018.
- Traffic Impact Analysis for LiDL U.S. Operations, LLC, Proposed Discount Grocery Store, Block 20304, Lot 2, 1275 Blackwood – Clementon Road, Township of Gloucester, Camden County, New Jersey, prepared by Atlantic Traffic & Design, dated January 30, 2018.
- Stormwater Management Report for Proposed Grocery Store, Block 20304, Lot 2, Township of Gloucester, Camden County, New Jersey, prepared by Bohler Engineering, dated January 2018.

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

- Plan entitled "ALTA/NSPS Land Title Survey, LIDL U.S. Operations, LLC, Block 20304 Lot 2, Township of Gloucester, Camden County, NJ", prepared by Control Point Associates, dated 6-26-17, revised to 1-30-18.

- Preliminary Architectural plans (set of 2 plans) entitled "Proposed Lidl, 1275 Blackwood-Clementon Road, Township of Gloucester, Camden County, NJ", prepared by Richard W. Luke, Architect, dated February 5, 2018, no revision.

- Plan entitled "Minor Subdivision Plan, 1279-1337 Blackwood – Clementon Road, Block 20304, Lot 2, Township of Gloucester, Camden County, New Jersey", prepared by Control Point Associates, dated 9-26-17, revised to 1-30-18.

- Drawings entitled "Preliminary & Final Site Plan and Minor Subdivision for LIDL U.S. Operations, LLC, Proposed Grocery Store, 1275 Blackwood – Clementon Road, Township of Gloucester, Camden County, New Jersey, Block 20304, Lot 2, NJ, HC Zone, Tax Map Sheet #203", prepared by Bohler Engineering:

| Sheet | Title | Date/Last Revision |
|---|---|---|
| C-01 | Cover Sheet | 1-30-18 / None |
| C-02 | General Notes Sheet | 1-30-18 / None |
| C-03 | Demolition Plan | 1-30-18 / None |
| C-04 | Site Layout Plan | 1-30-18 / None |
| C-05 | Grading Plan | 1-30-18 / None |
| C-06 | Drainage Plan | 1-30-18 / None |
| C-07 | Utilities Plan | 1-30-18 / None |
| C-08 | Lighting Plan | 1-30-18 / None |
| C-09 | Landscape Plan | 1-30-18 / None |
| C-10 | Landscape Notes & Details | 1-30-18 / None |
| C-11 | SESC, Management and Preparation Plan | 1-30-18 / None |
| C-12 | SESC Details | 1-30-18 / None |
| C-13 | SESC Details | 1-30-18 / None |
| C-14 | Construction Detail Sheet | 1-30-18 / None |
| C-15 | Construction Detail Sheet | 1-30-18 / None |
| C-16 | Construction Detail Sheet | 1-30-18 / None |
| C-17 | Construction Detail Sheet | 1-30-18 / None |
| C-18 | Construction Detail Sheet | 1-30-18 / None |
| C-19 | Construction Detail Sheet | 1-30-18 / None |
| C-20 | Sanitary Sewer Profiles | 1-30-18 / None |
| C-21 | Water Service Profiles | 1-30-18 / None |
| C-22 | Storm Sewer Profiles | 1-30-18 / None |
| C-23 | Storm Sewer Profiles | 1-30-18 / None |
| 1 of 1 | Truck Circulation Plan | 1-30-18 / None |

**SITE INFORMATION:**

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

Owner: Group Four Equities LP
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
856-439-9200
856-439-0404

**PROJECT SUMMARY:**

This application is for the construction of a 25,400 SF discount grocery store and associated site improvements on an existing 9.69 acre parcel of land containing an existing shopping center. The project site is located on the northeasterly corner of Blackwood Clementon Road and Millbridge Road in the Township's HC Highway Commercial Zoning District. The lot currently contains a liquor store, a vacant Friendly's restaurant and a vacant commercial building. The applicant is proposing to demolish the vacant commercial building and construct the grocery store and associated improvements in its place. The applicant wishes to further subdivide the two (2) existing commercial buildings and their associated site improvements from the main parcel and create a total of three (3) lots. The proposed grocery store will be developed on proposed Lot 2.02. The applicant is seeking Preliminary and Final Major Site Plan and Minor Subdivision approval with variances and waivers.

**VARIANCES / WAIVERS:**

The applicant is requesting a waiver from the following Land Development Checklist items:

1. No. 96 - The applicant is requesting a waiver from providing center line profiles at a horizontal scale of not less than 1"=50' for all existing adjoining streets and proposed streets. *Waiver recommended.*

2. No. 106 – The applicant is requesting a waiver to provide Will Serve letters from utility companies servicing the site. *The applicant will provide as a condition of approval.*

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

a. Checklist Item # 9 – The area of wetlands shall be delineated and calculated per NJDEP regulations. *Waiver recommended for completeness only.*

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

c. Checklist Item # 24 – Name and address of the applicant and the owner, and signed consent of latter if different from applicant. *Waiver recommended for completeness only.*

d. Checklist Item #35 – Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question. *Waiver recommended for completeness only.*

e. Checklist Item # 105 – If private utilities are proposed, they shall fully comply with all township, county, and state regulations. *Waiver recommended for completeness only.*

The applicant is requesting the following variances:

3. §416-F - The applicant is proposing an impervious lot cover of 77.8% for Lot 2.03 where the maximum impervious lot cover permitted is 75%.

4. §509-B - The applicant is proposing one (1) loading space for the side where two (2) loading spaces would be required for a 25,400 sf building.

5. §510-M - The applicant is proposing a minimum main access drive length of 54.9 feet where the minimum drive length permitted is 100 feet. It shall be noted that this is an existing condition.

6. Numerous variance are required for the proposed signs. Our offices defers the review of sign variances to the Township Planner.

The applicant is requesting the following design waivers:

7. §506-A - The applicant is proposing pavement grades of less than 1.0% whereas the ordinance requirement is 1.0%.

8. §506-A - The applicant is proposing lawn grades of less than 2% whereas the ordinance requirement is 2.0%.

9. §506-A - The applicant is proposing to change existing grades within five (5) feet of a property line whereas the ordinance requirement is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.

10. §510-K - The applicant is proposing a driveway less than ten (10') feet from a side property line whereas ten (10') foot minimum is required.

**GENERAL:**

1. A full set of complete architectural floor plans shall be provided for the proposed building.

2. It shall be noted that Blackwood - Clementon Road is a County road and the applicant is responsible for restoring the roadway in accordance with County standards.

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

4. The applicant shall provide testimony regarding the size of the trash enclosure. Our office defers further comment to the Township Planner.

5. Applicant shall provide testimony regarding proposed truck traffic circulation. The truck circulation plan indicates travel path outside Lot 2.02. An access drive easement may be required for truck circulation on proposed Lot 2.03 as shown per plan.

6. The applicant shall provide a writer narrative clarifying responsibilities for access, parking, utilities, storm water management, maintenance, etc. between the three (3) new parcels. All necessary easements and covenants must be submitted for review and approval by the Board's professionals as a condition of any approval.

**SUBDIVISION:**

1. In accordance with Title 46 Chapter 26B-2.b.(4) "the reference meridian used for the bearings shall be shown graphically. The coordinate base, either assumed or based on the New Jersey State Plane Coordinate System, shall be shown on the plat." While the reference meridian is shown on the north arrow that is provided, the coordinate system is not identified on the map.

2. In accordance with Title 46 Chapter 26B-2.b.(7) "all permanent easements, including sight right easements and utility easements shall be shown and dimensioned."

3. In accordance with Title 46 Chapter 26B-2.b.(8) "a minimum of three corners distributed around the tract shall indicate coordinate values."

4. In accordance with Title 46 Chapter 26B-2.b.(11) "the map shall show the date of the survey and shall be in accordance with the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors."

5. An endorsement of a land surveyor shall be shown on the map in accordance with Title 46 Chapter 26B-2.b.(12).

6. An endorsement of the Municipal Clerk shall be shown on the map in accordance with Title 46 Chapter 26B-2.b.(13)(c).

7. An endorsement of the Municipal Engineer shall be shown on the map in accordance with Title 46 Chapter 26B-2.b.(14).

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

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

10. 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.

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

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

13. There is a P.O.B. shown in the southeasterly right-of-way line of Millbridge Drive at the terminus of a radius that the surveyor should identify what it is the beginning point of.

**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). The benchmarks shown on the Site Layout Plan shall also be shown on the Grading Plan.

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

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

4. An enlarged detail shall be provided with additional spot elevations at all four (4) corners of the handicap parking areas to ensure that the parking in this area does not exceed a slope of two percent (2%).

5. The following note shall 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".

6. The proposed loading dock is graded with a 4.5% slope toward the loading dock entrance. However, there does not appear to be a drain designed in this area. The plans shall be revised to ensure positive drainage.

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

1. A note shall 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. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1). Any existing lights to remain on site, including the street lights along Blackwood Clementon Road shall be incorporated into the lighting design.

3. The existing light pole in the northeasterly corner of the site shall be shown on the Lighting Plan and incorporated into the lighting design or labeled as "to be removed" on the Demolition Plan.

4. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way.

5. There appears to be insufficient lighting along the sidewalk connecting the site to Millbridge Road. We recommend additional lighting be provided in this area.

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

C. Off Street Parking (Section 510)

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

2. Dimensions shall be provided for the access drives between the proposed concrete island at the main entrance to the store and the adjacent curbed islands.

D. Sidewalks/Curbs (Section 516)

1. Concrete curb shall be provided along the entire perimeter of the paved parking lot.

E. Stormwater Management (Section 517)

1. The applicant shall confirm the existing stormwater management system is in working order and any maintenance required shall be performed to ensure the system is functional, i.e. removal of trash and debris. It shall be noted that the plans depict stormwater inlets along Millbridge Road appear to be clogged with debris. The inlets shall be cleared as to not impede the runoff from the existing stormwater basin.

2. Our office recommends the installation of a trash rack at the outlet headwall within the existing stormwater area to prevent trash from entering the body of water in the adjacent wooden tract.

3. The applicant shall provide additional information to demonstrate conformance with the annual groundwater recharge requirements per NJAC 7:8-5.4.

4. The stormwater management report shall be supplemented with additional information confirming compliance with NJAC 7:8-5.4(a)3. It is unclear how the stormwater quantity impact is mitigated. Hydrograph data shall be provided in tabular format as well as graphical format for determination of maintenance or reduction of flows and volumes at any given time along the hydrographs.

5. A Basin Maintenance Plan prepared in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management Measures, and Chapter 9.5 Standard for Infiltration Basins, of the New Jersey Stormwater Best Management Practices Manual shall be provided. If the existing stormwater management system has a current basin maintenance plan, it shall be updated to include the proposed stormwater infrastructure.

F. Utilities (Section 518)

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

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

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

G. Traffic Impact Analysis (Section 815)

1. The Traffic Impact Analysis (TIA) indicates the proposed development consists of demolishing a 38,477 SF vacant retail building and constructing a 25,400 SF LidL discount supermarket. Access will be provided via one (1) left-out restricted driveway and one (1) full movement driveway along Blackwood-Clementon Road (CR 534) and one (1) full-movement driveway along Millbridge Road which will be converted from a left-in restricted driveway. The TIA concludes the traffic impact of the proposed LidL would not be significant on the adjacent roadway network and would generate less traffic than the existing fully occupied retail use.

2. The Site Plan illustrates an area on Lot 2.03 designated for Future Development. In the event this area is developed, a revised TIA shall be submitted incorporating the future development as well as any adjacent approved development.

3. The Site Plan illustrates one (1) driveway along Millbridge Road introducing a new left-turn movement along the southbound Millbridge Road approach. A left turn lane is not provided for left-turn movements into the site from southbound Millbridge Road; however, there appears to be sufficient right-of-way to provide a left-turn lane for this approach. Additional narrative and analysis should be provided for left turn movements into the site and the potential impact to the Millbridge Road/Site Driveway intersection and the adjacent Millbridge Road/Blackwood-Clementon Road intersection.

4. The Site Plan illustrates two (2) access driveways along Blackwood-Clementon Road which is under the jurisdiction of Camden County. The Applicant should submit for County approval.

H. Environmental Impact Statement (Section 816)

1. The applicant shall provide a letter of interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP) for the isolated wetlands associated with the man-made basin in the northwestern corner of the site.

I. Details

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

2. The Stop Bar Detail shall indicate the width of the proposed stop lines for the site.

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

**OUTSIDE AGENCY APPROVALS:**

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. New Jersey Department of Environmental Protection (NJDEP)
7. 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: Steven Boraski, Esq. PB Solicitor
Lydia Pendino, Gloucester Township
LiDL US Operations, LLC, Applicant
Group Four Equities, LP, Owner
Damien O. DelDuca, Esq., Applicant's Attorney
B.S. Crowder, PE, Applicant's Engineer
Craig McGee, CCSCD

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# TOWNSHIP OF GLOUCESTER

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

RECEIVED MAR 12 2018

**For Office Use Only**

Submission Date[1]: _____ Application №.: 181008CM

Taxes Paid Yes/No _____ (Initial)

Fees $500. Project # 12059

☑ Planning Board ☐ Zoning Board of Adjustment

Escr. $1,300. Escr.# 12059

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

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: 16REM, LLC | Name(s): Jeffrey Wallace & Rebecca Wallace |
| Address: 6 E Miami Ave | |
| Unit C | Address: 6 E Miami Ave |
| City: Cherry Hill | Unit C |
| State, Zip: NJ 08034 | City: Cherry Hill |
| Phone: (856) 789-1869 Fax: (856) 857-1900 | State, Zip: NJ 08034 |
| Email: kwallace@northernreo.com | Phone: (856) 857-1800 Fax: (856) 857-1900 |

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

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

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

**4. Zoning Districts (Circle all Zones that apply)**

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

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

| | |
|---|---|
| Name of Attorney: John C Penberthy | Firm: Penberthy and Bates PC |
| Address: 113 White Horse Road West, Suite 2 | State, Zip: NJ 08043 |
| City: Voorhees | Phone: (___) 983-2603 Fax: (___) 983-3145 |
| | Email: johncpenberthy@gmail.com |

**6. Name of Persons Preparing Plans and Reports:**

| | |
|---|---|
| Name: John M. Pettit, PE, PP, CME | Name: |
| Address: 497 Center Street | Address: |
| Profession: Engineering•Architecture•Planning | Profession: |
| City: Sewell | City: |
| State, Zip: NJ 08080 | State, Zip: |
| Phone: (856) 464 - 9600 Fax: (856) 464 - 9606 | Phone: (856) ___ - ___ Fax: (856) ___ - ___ |
| Email: jpettit@pettitgroup.com | Email: |

**7. Location of Property:**

Street Address: 2408 GARWOOD ROAD SICKLERVILLE NJ 08081 Block(s): 15202

Tract Area: Lot(s): 17

**8. Land Use:**

Existing Land Use: Residential

Proposed Land Use (Describe Application): Residential

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 3

**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

Jeff Wallace — 01/23/2018

Signature of Applicant — Date

_____ — 01/23/2018

Signature of Co-applicant — Date

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).**

01/23/2018
Date

Signature

Jeffrey Wallace
Print Name

Sworn and Subscribed to before me this

13th day of Februdry

2018 (Year).

NANCY E. QUIGLEY
NOTARY PUBLIC OF NEW JERSEY
ID # 50004224
My Commission Expires 10/5/2019

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 of land into six or more lots? | ☐ No | ☐ Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | ☐ No | ☐ Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | ☐ No | ☐ Yes |
| D. Is the applicant a corporation? | ☐ No | ☐ Yes |
| E. Is the applicant a limited liability corporation? | ☐ No | ☒ Yes |
| F. Is the applicant a partnership? | ☐ No | ☐ Yes |

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). ☐ No ☐ Yes

Jeff Wallace
Signature of Applicant

Jeffrey Wallace
Print Name

NANCY E. QUIGLEY
NOTARY PUBLIC OF NEW JERSEY
ID # 50004224
My Commission Expires 10/5/2019

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 15202 Lot 17; 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:**

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

Sworn and subscribed to
On this 13th day of Februdry,
20 18 before the following authority.

16REM, LLC
Name of property owner or applicant

Nancy E Quigley
Notary public

# TOWNSHIP OF GLOUCESTER
## Inter-office Correspondence

**TO:** Planning Board

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

***RE:*** ***APPLICATION #181008CM*** ***Escrow #12059***
***16 REM, LLC***
***BLOCK 15202, LOT 17***

**DATE:** April 12, 2018

The Applicant requests minor subdivision approval to create two (2) new lots within the R-3 Residential district. The property is located on the northwest corner of Garwood Road and Dundalk Lane.

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

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

- Applicant: 16 REM, LLC, 6 E. Miami Avenue, Unit C, Cherry Hill, NJ 08034 (telephone #856-789-1869).
- Owner: Jeffrey Wallace and Rebecca Wallace, 6 E. Miami Avenue, Unit C, Cherry Hill, NJ 08034 (telephone #856-789-1869).
- Engineer/Planner: John M. Pettit, PE, PP, The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 (telephone #856-464-9600).
- Surveyor: Donald C. Pennell, PLS, Pennell Land Surveying, Inc., 327 Clems Run, Mullica Hill, NJ 08062 (telephone #856-478-4571).
- Attorney: John C. Penberthy, Esq., Penberthy and Bates, PC, 113 White Horse Road west, Suite 2, Voorhees, NJ 08043 (telephone #856-983-3145).

## I. INFORMATION SUBMITTED

1. The Pettit Group, LLC transmittal Letter dated 02/27/18.
2. Land Development Application Form with Checklist, dated 3/12/18.
3. Minor subdivision plan, as prepared by Pennell Land Surveying, Inc., comprising one (1) sheet dated 01/05/18.

## II. ZONING INFORMATION

**R-3 Zone Requirements (§406.F):**

| Standard | Required | Proposed (Lot 17.01) | Proposed (Lot 17.02) | Complies |
|---|---|---|---|---|
| Lot size (min.) | 9,375 sf | 14,140.47 sf | 15,655.86 sf | yes / yes |
| Lot frontage (min.) | | | | |
| Dundalk Lane (width) | 75 ft. | 75.34 ft. | 82.63 ft. | yes |
| Garwood Road | 75 ft. | 167.57 ft. | n/a | yes / n/a |
| Lot depth (min.) | 125 ft. | 184.16 ft. | 188.13 ft. | yes / yes |
| Building coverage | 20% | n/a | n/a | n/a |
| Lot coverage | 40% | n/a | n/a | n/a |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) | 30 ft. | 30ft. | 30ft. | yes / yes |
| Side yard (min.) | 10 ft. | 10 ft. | 10 ft. | yes / yes |
| Rear yard (min.) | 30 ft. | 30 ft. | 30 ft. | yes / yes |
| Useable Yard Area (min.) | 25% | ≥ 25% | ≥ 25% | yes / yes |
| Height (max.) | 35 ft. | n/a | n/a | n/a |

| Standard | Required | Proposed (Lot 17) | Complies |
|---|---|---|---|
| Lot size (min.) | 9,375 sf | 15,367.98 sf | yes |
| Lot frontage (min.) | 75 ft. | 82.56 ft. | yes |
| Lot depth (min.) | 125 ft. | 184.16 ft. | yes |
| Building coverage | 20% | 6% | yes |
| Lot coverage | 40% | 7% | yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (min.) | 30 ft. | 28.2 ft. | enc |
| Side yard (min.) | 10 ft. | ±25 ft. / 12.2 ft. | yes / yes |
| Rear yard (min.) | 30 ft. | ±132 ft. | yes / yes |
| Useable Yard Area (min.) | 25% | ≥ 25% | yes / yes |
| Height (max.) | 35 ft. | n/a | n/a |

## III. APPLICATION SUBMISSION CHECKLIST

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

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. It's recommended the applicant provide testimony and/or a certification from an appropriate professional on the presence/absence of freshwater wetlands and transition areas in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.
2. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
    a. The plan needs to be revised to correct the owner/applicant information.
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
4. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
5. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
    a. In lieu of providing a grading plan the plans it's recommended the plan be revised to provide the following note:
        i. "Grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance."
7. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

## IV. VARIANCE REVIEW COMMENTS

The Application as submitted does not require any variances.

## V. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to indicate concrete monuments along Dundalk Lane between proposed Lot 17 and Lot 17.01 and Lot 17 and 17.02 as per §503,C(2), Monuments.
2. The plan must be revised providing a notation or detail to address the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
3. The plan must be revised to provide concrete sidewalks along Dundalk Lane as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways or request a waiver.

4. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

## VI. GENERAL REVIEW COMMENTS

1. It's recommended the applicant obtain the appropriate permits and complete demolition of the "Existing Foundation" and "Frame Building" be permitted and complete prior to recording of the deeds.
2. The Applicant should address proposal, if any, regarding the indicated "WELL" on proposed Lot 17.01.

## VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## VIII. RECOMMENDATIONS

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

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

cc: 16 REM, LLC
Donald C. Pennell, PLS
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

April 19, 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: Minor Subdivision
16REM, LLC.
2408 Garwood Road
Block 15202, Lot 17
Review No. 1
Bach Project No. GTPB-2018-13
GTPB Application No. 181008CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated March 12, 2018.
- Township of Gloucester Land Development Submission Checklist, dated March 12, 2018.
- Drawing entitled "Plan of Survey / Minor Subdivision Plan, Block 15202, Lot 17, Township of Gloucester, Camden County, New Jersey", prepared by Pennell Land Surveying, Inc., dated 1-5-18, no revision.

**SITE INFORMATION:**

Applicant: 16REM, LLC
6 East Miami Avenue, Unit C
Cherry Hill, NJ 08034
856-789-1869
856-857-1900
kwallace@northernero.com

Owner: Jeffery & Rebecca Wallace
6 East Miami Avenue, Unit C
Cherry Hill, NJ 08034
856-789-1869
856-857-1900

**PROJECT SUMMARY:**

This application is for the subdivision of an existing residential lot into three (3) new residential lots. Existing Lot 17 is a 1.04 acre (45,164 sf) parcel of land located at the westerly intersection of Garwood Road and Dundalk Lane in the Township's R-3 Residential Zoning District. It shall be noted that there is an existing 1 ½ story frame dwelling to remain as part of proposed Lot 17 and no construction is proposed at this time for proposed Lots 17.01 and 17.02. The applicant is seeking a Minor Subdivision approval with a variance for front yard setback.

**COMPLETENESS:**

The applicant has not requested any waivers from the Land Development Ordinance Submission Checklist. However, the following items have not been provided:

1. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. ***Waiver recommended for completeness only. A note shall be shown on the plan.***

2. Checklist Item #33 – The names, addresses, block and lot numbers of all property owners within 200 feet of the development. ***Waiver recommended for completeness only.***

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

4. Checklist Item #38 – Area of original tract to the nearest one hundredth of an acre. ***Waiver recommended for completeness only.***

5. Checklist Item #51 – Area of each proposed lot correct to on-tenth of an acre. ***Waiver recommended for completeness only.***

6. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. *Our office has no objection to a waiver being granted for this item.*

7. Checklist Item #59 – Location and dimensions of manmade and/or natural features such as railroad, rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. *Our office has no objection to a waiver being granted for this item.*

8. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Our office has no objection to a waiver being granted for this item.*

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

**VARIANCES/WAIVERS:**

The applicant has not requested any variances on the submitted subdivision application. It shall be noted there is an existing non-conformity for the minimum front yard setback for proposed Lot 17. The plan indicates an existing front yard setback of 28.2 feet where 30.0 feet is required per §405(F).

**REVIEW COMMENTS:**

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

1. The owner/applicant listed on the plan does not match the information provided on the application. Clarification shall be made regarding the ownership of the property.

2. The owner listed on the application does not match the tax records. Clarification shall be made regarding the ownership of the property.

3. The application indicates the person preparing the plan as John M. Pettit, PE, PP, CME, while the professional's name on the plan is Donald C. Pennell, PLS. Clarification shall be made.

4. Proper certifications from the Municipal Engineer and Municipal Clerk shall be shown on the plan in accordance with The Title Recordation Act.

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

6. The Plan shall list a point of beginning for each legal description submitted.

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

8. 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.

9. Per NJAC 46:26B-2.b(2) "Bearings and curve data shall include the radius, delta angle, length of arc, chord distance and chord bearing sufficient to enable the definitive location of all lines and boundaries shown, including public easements and areas dedicated for public use". The plan shall be revised to comply.

10. Per NJAC 46:26B-2.b(7) "All permanent easements, including sight right easements and utility easements, shall be shown and dimensioned". The plan shall be revised to comply.

11. The plan indicates the right of way of Garwood Road as 37.00 feet from centerline while the tax map indicates a total right of way width of 53.50 feet for Garwood Road. The surveyor shall clarify the discrepancy.

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

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

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

When plans are resubmitted for review they shall be accompanied by a point by point response letter keyed to the comments contained in this letter.

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Steven Boraski, Esq. PB Solicitor
Lydia Pendino, Gloucester Township
16REM, LLC, Applicant
Jeffrey & Rebecca Wallace, Owners
Donald C. Pennell, PLS, Applicant's Professional

S:\GTPB2018 Gloucester Twp PB\-03 16REM, LLC Minor Sub\GTPB2018-3 16REM Minor Sub Review No 1.doc

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
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

March 19, 2018

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

RECEIVED
MAR 20 2018
BY:

Re: Application #181008CM
16 REM, LLC
2408 Garwood Road, Sicklerville, NJ 08081
Block 15202, Lot 17

Gentlemen:

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

**Sewer permits will be required for construction on new lots.**

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

# TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name 16 REM LLC

Address 2408 Garwood Rd Erial, NJ 08081

Block 15202 Lot 17

3-14-18
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

# TOWNSHIP OF GLOUCESTER
# PLANNING BOARD TRANSMITTAL

**DATE: March 13, 2018**

**Application: #181008CM**
**Block: 15202 Lot: 17**

**APPLICANT: 16 REM, LLC**
**LOCATION: 2408 Garwood Road**
**Sicklerville, NJ 08081**

**Zoned: R3**
**Escrow: #12059**

**TRANSMITTAL TO:**

| | | | | | |
|---|---|---|---|---|---|
| O | Camden County Planning | ✓ | Tax Assessor | O | MUA |
| O | Steven Borasky, 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 – Residential (1) lot into 3 lots**

- ☑ 1 Copy – Application/Checklist
- ☐ 1 Copy – County Review
- ☐ 1 Copy - Recycling Report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Analysis
- ☑ 1 Copy – Minor Subdivision /Variance

Looks like main house on lot 17 stays. Where is driveway? House to face wrong direction? Block wall to be removed? Poor design to have small lot (prop. 17.01) on corner with side of house facing high traffic Garwood Rd. Other Garwood Rd lots bigger.

Lot 17.01 – #1 Dundalk Lane
Lot 17 – was 2408 Garwood – Now will be #5 Dundalk
Lot 17.02 – #9 Dundalk Lane

**Signature**

assessor

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

**Application #181008CM** **Block: 15202 Lot: 17**

☑ **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

Reviewed By: ☑ Lt. John Swack #135 Signature: Lt Swack #135 Date: 3/15/18

*Welcome to*
# GLOUCESTER TOWNSHIP, NJ
*A GREAT PLACE to LIVE, WORK and PLAY*

| | | | |
|---|---|---|---|
| Block/Lot/Qual: | 15202. 17. | Tax Account Id: | 14145 |
| Property Location: | 2408 GARWOOD ROAD | Property Class: | 2 - Residential |
| Owner Name/Address: | 16 REM LLC | Land Value: | 70,900 |
| | 6 E MIAMI AVENUE | Improvement Value: | 71,800 |
| | CHERRY HILL NJ 08034 | Exempt Value: | 0 |
| | | Total Assessed Value: | 142,700 |
| | | Additional Lots: | None |
| Special Taxing Districts: | FIRE DISTRICT=F06 | Deductions: | |

Taxes

Make a Payment | View Tax Rates | View Current Bill | Project Interest

| Year | Due Date | Type | Billed | Balance | Interest | Total Due | Status |
|---|---|---|---|---|---|---|---|
| 2018 | 02/01/2018 | Tax | 1,358.15 | 1,358.15 | 10.56 | 1,368.71 | OPEN |
| 2018 | 05/01/2018 | Tax | 1,358.15 | 1,358.15 | 0.00 | 1,358.15 | OPEN |
| | Total 2018 | | 2,716.30 | 2,716.30 | 10.56 | 2,726.86 | |
| 2017 | 02/01/2017 | Tax | 1,328.90 | 0.00 | 0.00 | 0.00 | PAID |
| 2017 | 05/01/2017 | Tax | 1,328.89 | 0.00 | 0.00 | 0.00 | PAID |
| 2017 | 08/01/2017 | Tax | 1,387.40 | 0.00 | 0.00 | 0.00 | PAID |
| 2017 | 11/01/2017 | Tax | 1,387.40 | 0.00 | 0.00 | 0.00 | PAID |
| | Total 2017 | | 5,432.59 | 0.00 | 0.00 | 0.00 | |
| 2016 | 02/01/2016 | Tax | 1,234.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2016 | 05/01/2016 | Tax | 1,234.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2016 | 08/01/2016 | Tax | 1,423.79 | 0.00 | 0.00 | 0.00 | PAID |
| 2016 | 11/01/2016 | Tax | 1,423.78 | 0.00 | 0.00 | 0.00 | PAID |
| | Total 2016 | | 5,315.57 | 0.00 | 0.00 | 0.00 | |

Last Payment: 11/08/17

**Return to Home**

**From:** John Pettit [mailto:jpettit@pettitgroup.com]
**Sent:** Tuesday, March 6, 2018 4:41 PM
**To:** Kevin Wallace <kwallace@northernreo.com>
**Subject:** FW: Minor Subdivision 2408 Garwood Road, Sicklerville

Can you get me another check for $360 made out to Gloucester Township. Can you also get a verification of current taxes paid?

John M. Pettit, PE, PP, CME
**THE PETTIT GROUP, LLC**
**Engineering•Architecture•Planning**
497 Center Street
Sewell, NJ 08080
(856) 464-9600

SDVOSB

***A Service Disabled Veteran Owned Small Business (SDVOSB)***

# LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

## CAMDEN COUNTY PLANNING BOARD

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

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

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

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

APR - 5 2018

Submission Date[1]: _____ Application №: 181013CM

☒ Planning Board ☐ Zoning Board of Adjustment

Taxes Paid Yes No (Initial)

Fees $465.00 Project # 18088

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

Escr. 1,250.00 Escr.# 181278

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Henry P. and Janet Alfano
Address: 53 Kelly Drivers Lane
Gloucester Twp.
City: Laurel Springs
State, Zip: N.J. 08021
Phone: (856) 228-4848 Fax: (856) 228-8507
Email: _____

**2. Owner(s) (List all Owners)**

Name(s): Henry P. and Janet Alfano
Address: Same
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
- ☐ _____

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

**4. Zoning Districts (Circle all Zones that apply)**

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

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

Name of Attorney: N/A
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: (___)___-_____ Fax: (___)___-_____
Email: _____

**6. Name of Persons Preparing Plans and Reports:**

| | |
|---|---|
| Name: John Donovan | Name: Addison G. Bradley |
| Address: 19 Hillcrest Road | Address: 1585 Hider Lane |
| Profession: Land Surveyor, Planner | Profession: Planner, Landscape Arch. |
| City: Stratford | City: Gloucester Twp. |
| State, Zip: N.J. 08084 | State, Zip: N.J. 08021 |
| Phone: (856) 627-3551 Fax: (856) 627-0330 | Phone: (856) 228-4848 Fax: (856) 228-8507 |
| Email: | Email: |

**7. Location of Property:**

Street Address: 45 Kelly Driver Rd. Block(s): 20601

Tract Area: 1.93 ac Lot(s): 11

**8. Land Use:**

Existing Land Use: Residential one lot one house

Proposed Land Use (Describe Application): Residential two lots, two houses Lot B - three variancies - Lot B. - rear yd. setback, Lot area, Lot coverage.

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 2

**Proposed Form of Ownership:**

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

**10. Utilities:** (Check those that apply.)

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

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:** None

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| ~~Front setback~~ 1 A Lot Area | 43,560 |
| ~~Front setback~~ 2 B Lot Area | * 40,510.8 |
| Rear setback A - B | not less 75 - 44.81 |
| Side setback 1 A | not less 25 |
| Side setback 2 B | 32.39 |
| Lot frontage | 150' - 150' |
| Lot depth A B. | 282.21 - 255.42 |
| Lot ~~area~~ setback A-B | not less 50 - 154 |
| Building height | Not more 35 |

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

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

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

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

| Garage Application | |
|---|---|
| Garage Area | |
| 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: N/A Number of parking spaces provided: _____

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

## 15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

## 16. Signature of Applicant

Signature of Applicant — Date: 4/6/18

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).**

4/5/18
Date

Signature

Print Name

Sworn and Subscribed to before me this 5th day of April, 2018 (Year).

Signature

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

Print Name

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

Complete each of the following sections:

| | | |
|---|---|---|
| A. | Is this application to subdivide a parcel of land into six or more lots? | ☒ No ☐ Yes |
| B. | Is this application for a variance to construct a multiple dwelling of 25 or more family units? | ☒ No ☐ Yes |
| C. | Is this application for approval on a site or sites for commercial purposes? | ☒ No ☐ Yes |
| D. | Is the applicant a corporation? | ☒ No ☐ Yes |
| E. | Is the applicant a limited liability corporation? | ☒ No ☐ Yes |
| F. | Is the applicant a partnership? | ☒ No ☐ Yes |

**IF YES TO ANY OF THE ABOVE:**

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

**IF YES:**

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

☒ No ☐ Yes

Signature of Applicant

Eddie Alfano
Print Name

4/5/18
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 20601 Lot 11; 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:**

Henry P. Hamm 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 5th day of April
20 18 before the following authority.

Notary public

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

April 27, 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: Alfano Minor Subdivision
45 Kelly Driver Road
Block 20601, Lot 11
Review No. 1
Bach Project No. GTPB-2018-4
GTPB Application No. 181013CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated April 5, 2018.
- Township of Gloucester Land Development Submission Checklist, dated April 5, 2018.
- Drawing entitled "Plan of Minor Subdivision For, Lot 11, Block 20601, Gloucester Township, NJ", prepared by Donovan Surveyors, dated 3-23-18, no revision.

**SITE INFORMATION:**

Owner / Applicant: Henry P. and Janet Alfano
53 Kelly Drivers Lane
Laurel Springs, NJ 08021
856-228-4848
856-228-8507

**PROJECT SUMMARY:**

This application is for the subdivision of an existing residential lot into two (2) new residential lots. Existing Lot 11 is a 1.9 acre (83,898 sf) parcel of land located on the northeasterly side of Kelly Driver Road, southeast of Downs Avenue in the Township's R-1 Residential Zoning District. It shall be noted that there is an existing 2 story frame dwelling to remain as part of proposed Lot B and no construction is proposed at this time for proposed Lot A. It shall be further noted that proposed Lot B will be a land locked lot and an access and utility easement is proposed as part of Lot A. The applicant is seeking a Minor Subdivision approval with variances.

**COMPLETENESS:**

The applicant has not requested any waivers from the Land Development Ordinance Submission Checklist. However, the following items have not been provided:

1. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. ***Waiver recommended for completeness only. A note shall be shown on the plan.***

2. Checklist Item #19 – Plats shall be presented on sheets of one of the following dimensions: 30"x48", 30"x42", 24"x36", 15"x21" or 81/2" x 13". ***Waiver recommended for completeness only.***

3. Checklist Item #24 – Name and address of the applicant and the owner, signed consent of latter, if different from applicant. ***Waiver recommended for completeness only. The plan shall be signed by the applicant/owner,***

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

5. Checklist Item #57 – Contours shall be shown oat not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. *Our office has no objection to a waiver being granted for this item.*

6. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. *Our office has no objection to a waiver being granted for this item.*

7. Checklist Item #59 – Location and dimensions of manmade and/or natural features such as railroad, rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. *Our office has no objection to a waiver being granted for this item.*

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

9. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Our office has no objection to a waiver being granted for this item.*

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

## VARIANCES/WAIVERS:

The applicant is requesting the following variances and waivers:

1. Minimum Lot Area– § 403 (F). The applicant is proposing a lot area of 0.928 Acres (40,338 sf) for proposed Lot B where 1 acre (43,560 sf) minimum is required.

2. Minimum Rear Yard Setback– § 403 (F). The applicant is proposing a rear yard setback of 44.81 feet where 75 feet minimum is required. It shall be noted that this is an existing condition that will not be worsened by the proposed subdivision.

3. Maximum Lot Cover– § 403 (F). The applicant is proposing a lot coverage of 38% for proposed Lot B where 30% is the maximum allowed.

4. The notes shown on the plan indicate a waiver is requested for checklist item #29. However, this is not a checklist requirement for Minor Subdivision.

The applicant has not requested a variance for the following non-compliance:

1. Min. Lot Frontage– § 403 (F). The applicant has not requested a variance for Lot Frontage for the submitted subdivision application. However, it shall be noted proposed Lot B will be land locked and therefore have no street frontage. Per Article II, Section 202 of the Gloucester Township Ordinance, Frontage is "The horizontal distance between the side lot lines measured along the street". The lot frontage of proposed Lot B will be 0' and a variance will be required.

**REVIEW COMMENTS:**

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

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

2. The zoning chart shown on the Subdivision Plan shall be revised to indicate the frontage of Lot B as '0' feet as indicated in Variances / Waivers section above.

3. The Plan shall list a point of beginning for each legal description submitted.

4. 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.

5. A certification that the new lot numbers have been assigned by the tax assessor must be provided and these numbers shall be shown on the plan.

6. Per NJAC 46:26B-2.b(7) "All permanent easements, including sight right easements and utility easements, shall be shown and dimensioned". The plan shall be revised to clearly show the bearings and distances for each course of the proposed easements.

7. The plan indicates the right of way of Kelly Driver Road as 33.00 feet wide while the tax map indicates a total right of way width of 76.00 feet for Kelly Driver Road. The surveyor shall show an additional 13.50 feet for a right of way dedication.

8. The plan shall indicate the location of all existing utilities servicing proposed Lot B. Any utilities not located within the proposed access and utility easement will have to be relocated or additional easements provided.

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

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

When plans are resubmitted for review they shall be accompanied by a point by point response letter keyed to the comments contained in this letter.

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F[redacted], PE, PLS
Associate

Cc: Steven Boraski, Esq. PB Solicitor
Lydia Pendino, Gloucester Township
Henry P. and Janet Alfano, Applicant/Owners
John Donovan, PLS, PP, Applicant's Professional

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# TOWNSHIP OF GLOUCESTER
## Inter-office Correspondence

**TO:** Planning Board

**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner
Alisa Ortiz, Zoning Officer
Dept. of Community Development

***RE:*** ***APPLICATION #181013CM*** ***Escrow #12128***
***Henry P. and Janet Alfano***
***BLOCK 20601, LOT 11***

**DATE:** April 16, 2018

The Applicant requests minor subdivision approval to create one (1) lot within the R-1 Residential district. The property is located on the northeast side of Kelly Driver Road southeast of Laurel Wood Court.

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

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

- Applicant/Owner: Henry P. and Janet Alfano, 53 Kelly Driver Road, Laurel Springs, NJ 08021 (telephone #856-228-4848).
- Surveyor: John Donovan, PLS, Donovan Surveyors, 19 Hillcrest Road, Stratford, NJ 08084 (telephone #856-627-3550).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).

## I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 4/05/18.
2. Minor subdivision plan, as prepared by Donovan Surveyors, comprising One (1) sheet dated 3/23/18.

## II. ZONING INFORMATION

**R-1 Zone Requirements (§403.F):**

| Standard | Required | Proposed (Lot A) | Proposed (Lot B) | Complies |
|---|---|---|---|---|
| **Lot size (min.)** | **1 ac.** | **±0.953 ac.[1]** | | **no*** |
| **Lot size (min.)** | **1 ac.** | | **0.926 ac.** | **no*** |
| Lot frontage (min.) | 125 ft. | 150.88 ft. | | yes |
| **Lot frontage (min.)** | **125 ft.** | | **0 ft.** | **no*** |
| Lot depth (min.) | 200 ft. | 295.71 ft. | 252.42 ft. | yes /yes |
| Building coverage | 15% | ≤ 15% | 12% | yes /yes |
| Lot coverage | 30% | ≤ 30% | | yes |
| **Lot coverage** | **30%** | | **38%** | **no*** |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) | 50 ft. | ≥ 50 ft. | 460.07 ft. | yes / yes |
| Side yard (min.) | 25 ft. | ≥ 25 ft. | 37.35 ft. / 32.39 ft. | yes / yes |
| Rear yard (min.) | 75 ft. | ≥ 75 ft. | 44.81 ft. | yes / enc |
| Useable Yard Area (min.) | 25% | ≥ 25% | ≥ 25% | yes / yes |
| Height (max.) | 35 ft. | n/a | n/a | n/a / n/a |

[1] = Approximate acreage of proposed Lot A following dedication of additional right-of-way as per §515.G, Street Design.

enc = existing nonconformance.

n/a = not applicable.

* = **Variance required.**

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

## III. APPLICATION SUBMISSION CHECKLIST

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

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

1. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].

## IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].

   a. The applicant must provide testimony and/or certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.

2. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].

3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

   a. The plans shall be revised to provide the following note:

      i. "A grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance."

4. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

7. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].

   a. The Applicant's planner indicated the proposed lots would be provided with public water and sewer.

      i. The plans shall be revised to provide notations that the lots are to be provided with public water and sewer.

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

## V. VARIANCE REVIEW COMMENTS

The application as submitted requires the following variances.

**LOT A**

1. Lot Area: (±0.953 ac. v 1 ac. minimum required).

**LOT B**

2. Lot Area: (±0.926 ac. v 1 ac. minimum required).
3. Lot frontage: (0 ft. provided v. 125 ft. minimum required).
4. Lot coverage: (38% provided v. 30% maximum allowed).

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

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

3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

4. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

## VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for "Proposed Access Easement" as per §424.A, Driveways (Residential).
2. The Applicant must provide Deeds of Dedication and legal descriptions for the right-of-way dedication, access easement, and lots as per §503.D, Easements/Restricted Covenants.
3. The Applicant must provide a deed narrative addressing administration and maintenance of the proposed access easement as per §503.D, Easements/Restricted Covenants.
4. The plan shall be revised to provide additional right-of-way as per §515.G, street Design.
    a. Based on tax map information it appears Kelley Driver Road has a proposed right-of-way of 76.50 feet; therefore, an additional thirteen and fifty hundredths (13.50) feet would be required.
5. Should the Board approve a waiver for proposed grading as per §506, Grading the plan must be revised to add a general note indicating compliance with §814, Grading Approval.
6. The plan must be revised to provide concrete curb as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways.

## VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## VIII. RECOMMENDATIONS

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

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

cc: Henry P. and Janet Alfano
John Donovan, PLS
Addison G. Bradley, PP
Stephen Boraske, Esq.
Steven M. Bach, PE

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

# GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Henry & Janet Alfano

Address: 45 Kelly Dover Rd

Block: 20601 Lot: 11

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

Sandra L. Ferguson
Gloucester Township Tax Collector

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

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# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

**Application #181013CZM** **Block: 20601** **Lot: 11**

✓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

APR 26

Reviewed By: ■ Lt. John Swack #135 Signature: J Swack #135 Date: 4/24/18

# TOWNSHIP OF GLOUCESTER
# PLANNING BOARD TRANSMITTAL

**DATE: April 5, 2018**

**Application: #181013CM**
**Block: 20601 Lot: 11**

**APPLICANT:** Henry & Janet Alfano
**LOCATION:** 53 Kelly Drivers Lane
Laurel Springs, NJ 08021

**Zoned: R1**
**Escrow: #12128**

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION – Residential (1) lot into (2) lots Minor Subdivision With Various Variances Lot: B Rear Setback, Lot Area & Lot Coverage**

- ☐ 1 Copy – Application/Checklist
- ☐ 1 Copy – County Review
- ☐ 1 Copy - Recycling Report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Analysis
- ☐ 1 Copy – Minor Subdivision /Variance Plat

* EXISTING LOT WITH HOUSE STAYS LOT 11
ADDRESS #45 Kelly Dr Rd
—needs specific access easement

* NEW LOT
(proposed "A") IS LOT 11.01
address #49 Kelly Dr. Rd.

Signature _____ Assent 4/19/18

Bin#62

# TOWNSHIP OF GLOUCESTER
# PLANNING BOARD TRANSMITTAL

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- O Steven Boraske, Esq.
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OK 4-9-18 JKW Bldg

**Signature**

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
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

April 16, 2018

RECEIVED
APR 17 2018

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

Re: Application #181013CM
Henry & Janet Alfano
53 Kelly Drivers Lane, Laurel Springs, NJ 08021
Block 20601, Lot 11

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh