Township of Gloucester
Planning Board Agenda
June 12, 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 – May 8, 2018

RESOLUTIONS FOR MEMORIALIZATION

#181008M
16 REM, LLC

Block: 15202 Lot: 17
Minor Subdivision

#161060MSPW
Administrative
Admendment Proposal
To Site Plan PBR, N.J. Inc.

Block: 5001 Lot: 5
Minor Subdivision/Site Plan
Waiver

APPLICATIONS FOR REVIEW

#181013CM
Henry & Janet Alfano
Zoning: R1

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

#181015M Michael Palcko R4	Minor Subdivision Block: 1805 Lots: 19 & 20 Location: 300 & 306 E. Front St., Glendora
#181022E Crossroads Village, LLC c/o Land Dimensions Zoned: MRD	(1) yr. Extension Request Block: 10801 Lot: 10 Block: 10899, Lots: 1,2 & 3 Location: 100 Erial Rd. Blackwood Request for Extension of Approvals Under Permit Ext. Act for Crossroads Village, LLC Application #051024RACPPSP (Southwinds)

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday May 8, 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	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Present
Chairman Reagan	Present
Mr. Boraske	Present
Mr. Bach/Dirosa	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.
Mr. Pat Thomas was sworn in as a new member of the Board.

Minutes for Memorialization

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

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

Resolutions for Memorialization

#171029CM
Gina Patel

Minor Subdivision/Extension
Block: 17502 Lot: 43

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

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

0-03-03
Land Ordinance
0-18-03

Fair Share Plan & Housing Element as an Amendment to the Twps. Master Plan to create the (1A – APT) Inclusionary Affordable Apartment Overlay District for
1495 ChewsLanding Rd.
Bock: 8401 Lot: 12.02

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

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

Applications for Review

#181005MPFS
Lidl US Operations, LLC

Minor Subdivision/Preliminary & Final Site Plan
Block: 20305 Lot: 2
Location: 1279-1337 Blkwd-Clem. Rd.

NOTES:

CANCELLED

Reschedule Pending

#181008CM
16 REM, LLC
Zoned: R3

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

NOTES:

John Penberthy, Esq. approached the podium stating he is representing REM, LLC. owned by Kevin & Rebecca Wallace. They are here seeking a Minor Sub-Division with a Varience overlooked in the original application submission. The Varience is due to an Encroachment issue of the existing frontage of the dwelling by twenty-two inches of the property.

Mr. Bach stated they are seeking an existing non-conforming in which No Public Notice is needed and if dwelling ever destroyed can be rebuilt within the proper set-backs.

Mr. Penberthy stated that the comments from the Board letter concerns were acceptable.

Mr. Wallace took to the podium sworn in and answered questions as to the comments from the Board Letter he received. He stated that he was interested in remodeling the existing home and building homes compatible to the existing homes in the area.

He would provide sidewalks that connect the new Dundalk homes to Garwood where children would have to walk to catch the bus. Mr. Wallace stated he would provide paved driveways, curbs and underground utilities.

Mr. Bach stated there is an indication of a well that had to be sealed if not used but had to be inspected and certified in either case.

Mr. Lechner wants professional certification that there is No wetlands applicable to the property.

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 Minor Sub-Division application.
Mr. Dintino made a motion seconded by Mrs. Washington.

Roll Call:

Mr. Dintino	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Chairman Reagan	Yes

#181013CM
Henry & Janet Alfano
Zoned: R1

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

Postponed
June 12, 2018

#161060MSPW
Administrative Amendment
Proposal to Site Plan
PBR, N.J. Inc.
Zoned: GI

Minor Subdivision/Site Plan Waiver
Block: 5001 Lot: 5
Location: 548 Almonesson Road
Blackwood

NOTES:

Mr. Lechner states Richard Crean is President PBR Inc. in which the Board approved a minor sub division not too long ago the divided a back property off the Timber Creek area. Mr. Lechner did site inspection because of the improvements made to the property. Mr. Crean approached the podium and was sworn in. He described the six (6) administrative revisions which included:

1. Existing columns to be moved back still outside the sight triangle.
2. The existing berm will remain that runs down the side of the driveway,
3. The existing street berm is cleaned up and will remain but a twelve (12) foot wide driveway will be constructed to provide access to the back property.
4. The addition of six (6) inch down spout piping to be used to connect to underground drainage pipe preventing soil erosion.
5. The addition of concrete head wall to stabilize scour hole which take the drainage away from the site.
6. No existing driveway to remain.

Mr. Bach states the above items Mr. Crean is requesting for approval. Mr. Bach approves of the request due to Mr. Lechners' observations and ask that the Board vote.

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 Application.
Mr. Dintino made a motion seconded by Mr. Costa

Roll Call:

Mr. Dintino	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Chairman Reagan	Yes

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL FOR 16REM, LLC APPLICATION NO.: 181008CM

WHEREAS, on May 8, 2018, consideration was given to the application of 16Rem, LLC (hereinafter "Applicant") for the property located at 2408 Garwood Rd, identified on the Tax Map for the Township of Gloucester as Block 15202, Lot 17 (hereinafter "Property"), for Minor Subdivision approval; and

WHEREAS, the Applicant is seeking approval to subdivide the Property, which contains approximately 1.04 acres (45,164 sf) of land, into three lots, Lot 17, Lot 17.01, and Lot 17.02, in the R-3 Zoning District; and

WHEREAS, John C. Penberthy, Esq., appeared on behalf of the Applicant, and Mr. Jeffrey Wallace was sworn in and testified on behalf of the Applicant; and

WHEREAS, Mr. Penberthy introduced the Application and summarized the proposed subdivision plan, and indicated that the subdivision may also require the grant of variance relief due to an existing non-conformity at the Property, as well as a waiver for providing sidewalk; and

WHEREAS, Mr. Wallace testified that he intends to completely rehab the existing dwelling on the Property; described the orientation of the existing dwelling on the Property; that he intends to ultimately build nice, new homes on Lots 17.01 and 17.02, which will increase tax revenue for the Township; and

WHEREAS, the Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, and the Board Planner, Kenneth D. Lechner, PP, AICP, clarified with Mr. Penberthy that the Board was treating the Property's front yard setback of 28.2 ft whereas 30 ft is required by ordinance as an existing non-conformity that does not require the grant of bulk variance relief and therefore notice of this application was not required under the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1 et seq.; and

WHEREAS, the Board, Board professionals, and the Applicant discussed the Applicant's request for a waiver from installing sidewalk; and the Board Engineer explained it is the Township's requirement to install sidewalks along the frontage of the Property; and Mr. Wallace testified the Applicant is requesting a waiver because no other properties nearby have sidewalk; and the Board Planner and Board Engineer recommended sidewalks for safety; and ultimately the Applicant agreed to install the sidewalk as directed by the Board Engineer and Board Planner, negating the need for a waiver; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's April 19, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner's April 12, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Board imposed a condition of approval, noting that the Applicant must provide the following notes on the final plans: (1) certification from a licensed, recognized professional as to the absence of wetlands on the Property; (2) the required driveway; (3) underground wiring; and (4) the disposition of the existing well; and the Applicant will also obtain the necessary demolition permits; and

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

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings and conclusions of law in approving the subject application for minor subdivision approval:

1. Existing Zoning: R-3 (Residential).

2. Intended Use: subdivide existing residential lot 17 into 3 new residential lots: Lot 17, Lot 17.01, and Lot 17.02. There is an existing residential dwelling on Lot 17 and the Applicant intends to build new residential homes on Lot 17.01 and Lot 17.02 in the future, although no new construction plans have been submitted in connection with the minor subdivision application.

3. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated April 12, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

4. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated April 19, 2018, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

5. With regard to the requested minor subdivision approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the proposed minor subdivision complies with all minor subdivision and other standards, specifications, and requirements established by

the Township's zoning ordinance not addressed by variances and waivers as detailed herein, and that the Subject Property is suitable for the proposed subdivision given the sufficient size of the Subject Property and permitted residential uses in the R-3 Zone. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

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

WHEREAS, a motion was duly made by Mr. Dintino and duly seconded by Ms. Washington 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. Costa	X	
Mr. Dintino	X	
Chairman Reagan	X	
Mr. Thomas	X	
Ms. Bradley	X	
Ms. Washington	X	
Ms. Rossi	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 12th day of June 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 8th day of May 2018.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING APPROVAL OF ADMINISTRATIVE AMENDMENTS TO SITE PLAN AND MINOR SUBDIVISION FOR PBR NJ, INC. APPLICATION NO.: 161060MSPW

WHEREAS, on October 11, 2016 consideration was given to the application of PBR NJ, Inc. (hereinafter "Applicant") for the property located at 548 Almonesson Road, identified on the Tax Map for the Township of Gloucester as Block 5001, Lot 5 (hereinafter "the Property"), for Minor Subdivision, Site Plan Waivers, and Bulk Variance approval; and

WHEREAS, the Applicant was granted minor subdivision approval and site plan waivers with bulk variance relief on October 22, 2016, memorialized by Board resolution on November 22, 2016; and

WHEREAS, on May 8, 2018, Mr. Richard A. Cream appeared on behalf of the Applicant to request an administrative amendment to the Applicant's prior approvals; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, introduced the application and explained the proposed amendments to the plan; and

WHEREAS, Mr. Cream testified that he is the President of PBR NJ, Inc.; and seeks six administrative amendments as indicated in the "Administrative Amendment Plan" submitted to the Board Planner and Board Engineer, Steven M. Bach, PE, RA, PP, CME; and

WHEREAS, the Board Engineer and Board Planner indicated that they have no objections to the proposed administrative amendments requested on the record by the Applicant; and

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

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. The Applicant has requested approval of the six administrative items set forth in the "Administrative Amendment Plan" and as stated on the record

2. The Board discussed the proposed administrative amendments, and the Board professionals offered recommendations and comments, and the Board professionals did not object to the granting of approval of the requested administrative amendments.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the application for approval of the requested administrative amendments will not have a deleterious effect upon the neighborhood, and the Applicant has satisfied the standards necessary for approval and should therefore be approved subject to the conditions above; and

WHEREAS, a motion was duly made by Mr. Dintino and duly seconded by Ms. Washington 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. Costa	X	
Mr. Dintino	X	
Chairman Reagan	X	
Mr. Thomas	X	
Ms. Bradley	X	
Ms. Washington	X	
Ms. Rossi	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 12th day of June 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 8th day of May 2018.

KENNETH LECHNER, SECRETARY

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

May 9, 2018

TO: All Planning Board Members
Solicitor
Engineer

FROM: Lydia Pendino, Planning Clerk

Re: Henry & Janet Alfano/Subdivision/Variances
#181013CM
Minor Subdivision/Variances
Block: 20601 Lot: 11
Location: 53 Kelly Drivers Lane
Laurel Springs, NJ 08021

This is to advise you that the Henry & Janet Alfano Subdivision/Variances application has been tabled to the Planning Board Meeting scheduled, **Tuesday, June 12, 2018** at **7:00** PM. No further notices are required by the applicant at this time.

Thank you

Lydia Pendino

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 # 12128

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

Escr. 1,250.00 Escr.# 12128

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) 627-3550 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 variances - 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	32.29
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: 4/5/18

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? ☒ No ☐ Yes

IF YES:

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

Signature of Applicant

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. Hill 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:

I. 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

S:\GTPB2018 Gloucester Twp PB\-04 Alfano Minor Sub\GTPB2018-4 Alfano Minor Sub Review No 1.doc

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

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. <u>The plans shall be revised to provide notations that the lots are to be provided with public water and sewer</u>.

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

Printed on recycled paper

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: Lt 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

Assessor 4/19/18

Bin#62

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
- O 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

OK 4-9-18 JKG 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

RECEIVED
APR 26 2018
BY:

LAND DEVELOPMENT APPLICATION CHECKLIST

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

X Taxes Paid Certification.

X Land Development Application Form – completed, signed, and notarized.

X Filing Fees.

- **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)

X Escrow Fees.

- **ESCROW FEE = Engineer + Planner + Legal**

X Signed Escrow Agreement.

X Signed W-9 Form.

N/A Disclosure Statement (Corporations, LLC, and Partnerships).

- Corporations, LLC, and Partnerships must be represented by an attorney.

X Twelve (12) copies of the development plan (signed and sealed).

X Seven (7) copies of the Ordinance Checklist (§817).

N/A Other reports (4 copies) – if applicable.

- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED APR 26 2018 BY:

For Office Use Only

Submission Date[1]: _____ Application №: 181015M

☒ Planning Board ☐ Zoning Board of Adjustment

Taxes Paid Yes/No (Yes) (Initial) MP

Fees 450.00 Project # 18209

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

Escr. 1,350.00 Escr.# 18209

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: MICHAEL PALCKO	Name(s): MICHAEL PALCKO / JAMIE KENNEDY / JENNIFER PALCKO
Address: 300 E FRONT ST	Address: SAME AS APPLICANT
City: GLENDORA	City:
State, Zip: NJ 08029	State, Zip:
Phone: (856) 341-3115 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: mike@s2frestorations.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney:	Firm:
Address:	State, Zip:
City:	Phone: ( ) - Fax: ( ) -
	Email:

6. Name of Persons Preparing Plans and Reports:

SCOTT D. BROWN PE, PLS Name: DANTE GUZZI ENGINEERING	Name:
Address: 418 STOKES ROAD	Address:
Profession: ENGINEER/SURVEYOR	Profession:
City: MEDFORD	City:
State, Zip: NJ 08055	State, Zip:
Phone: (609) 654-4440 Fax: (609) 654-7792	Phone: ( ) - Fax: ( ) -
Email: sbrown@guzzieengineering.com	Email:

7. Location of Property:

Street Address: 300 & 306 E FRONT ST Block(s): 1805

Tract Area: 0.52 ACRES Lot(s): 19 & 20

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): RESIDENTIAL. TWO EXISTING SINGLE FAMILY HOMES TO REMAIN. PROPOSED LOT LINE ADJUSTMENT TO EXPAND LOT 20 & ELIMINATE DEED OVERLAP WITH LOT 19.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	0*
Front setback 2	—
Rear setback	53.5'
Side setback 1	10.7'
Side setback 2	—
Lot frontage	68.5'
Lot depth	116 +/-
Lot area	8015
Building height	29 +/-

* EXISTING NON-CONFORMITY LOT 19

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: N/A

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. FRONT YARD PRINCIPLE BLDG & SIDE YARD ACCESSORY BLDG. (EXISTING)

☐ 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: 4/20/18

Signature of Co-applicant — Date: 4/20/18

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).**

April 26, 2018
Date

Signature

MICHAEL PALCKO
Print Name

Sworn and Subscribed to before me this

26 day of April,

2018 (Year).

Signature

Concetta Keebler
Print Name

CONCETTA V KEEBLER
MY COMMISSION EXPIRES
DEC 7 2020
ID # 50028326
NOTARY PUBLIC, STATE OF NEW JERSEY

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

Signature of Applicant

4/26/18
Date

MICHAEL PALCKO
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 9/25/2017, shows and discloses the premises in its entirety, described as Block 1805 Lot 19 & 20; 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:
Michael Palcko of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Michael Palcko
Name of property owner or applicant

Sworn and subscribed to
On this 26 day of April,
2018 before the following authority.

Notary public

CONCETTA V KEEBLER
MY COMMISSION EXPIRES
DEC 7 2020
ID # 50028326
NOTARY PUBLIC, STATE OF NEW JERSEY

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #181015CM*** ***Escrow #12209***
Michael Palcko
BLOCK 1805, LOT 19 and 20

DATE: May 22, 2018

The Applicant requests minor subdivision (re-subdivision) approval of Block 1805, Lots 19 and 20 in the R-4 Residential district. The property is located on the south side of Front Street west of Huntington Avenue.

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: Michael Placko, 300 Front Street, Glendora, NJ 08029 (telephone #856-341-3115).
- Owner (Lot 19): Michael Palcko and Jamie Kennedy, 306 Front Street, Glendora, NJ 08029.
- Owner (Lot 20): Jennifer Weitzman 300 N. Front Street, Glendora, NJ 08029.
- Surveyor: Scott D. Brown, PE, PLS, Dante Guzzi Engineering Associates (telephone #609-654-4440).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist, dated 4/26/18.
2. Minor Subdivision Plat, as prepared by Dante Guzzi Engineering Associates, comprising one (1) sheet dated 10/19/17.

II. ZONING INFORMATION

R-4 Zone Requirements – Single Family Detached (§406.F):

Standard	Required	Proposed (Lot 19)	Proposed (Lot 20)	Complies
Minimum lot size	6,250 sf	8,015 sf	13,016 sf	yes / yes
Minimum lot frontage	50 ft.	68.50 ft.	79.48 ft.	yes / yes
Minimum lot depth	100 ft.	116 ft.	118 ft.	yes / yes
Maximum building coverage	35%	12.1 %	11.6 %	yes / yes
Maximum lot coverage	65%	12.7 %	33.1 %	yes / yes

Standard	Required	Proposed (Lot 19)	Proposed (Lot 20)	Complies
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS[4]				
Front yard	20 ft.	0.00	33.5 ft.	enc / yes
Side yard	10 ft.	12.7 ft. / 39.5 ft.		yes / yes
			10.7 ft. / 6.7 ft.	yes / enc
Rear yard	20 ft.	±75 ft.	±48 ft.	yes / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	n/a	n/a	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. 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].
2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

IV. WAIVER COMMENTS

The Application as submitted requires a waiver from the following checklist requirements.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
2. 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 does not require any variances.

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to provide the bearings and dimensions of all courses of the proposed "15.0' wide Storm Sewer Easement" as per §503.D, Easements/Restricted Covenants.
2. The Applicant must provide Deeds of Dedication and legal descriptions for the proposed "15.0' wide Storm Sewer Easement" and lots as per §503.D, Easements/Restricted Covenants.
3. The Applicant must address an existing "wood Wall" that is within the proposed "15.0' wide Storm Sewer Easement" as per §503.D, Easements/Restricted Covenants.

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, I reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Michael Palcko
Scott D. Brown, PE, PLS
Stephen M. Bach, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

May 5, 2018

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

RECEIVED
JUN - 4 2018

Attn: Ken Lechner, Community Development Director

Re: Palco Minor Subdivision
300 & 306 East Front Street
Block 1805, Lot s 19 & 20
Review No. 1
Bach Project No. GTPB-2018-5
GTPB Application No. 181015CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated April 26, 2018.
- Township of Gloucester Land Development Submission Checklist, dated April 26, 2018.
- Legal Description for Proposed Lot 19, Block 1805, Township of Gloucester, County of Camden, New Jersey, prepared by Dante Guzzi Engineering Associates, LLC, dated October 23, 2017, no revision.
- Legal Description for Proposed Lot 20, Block 1805, Township of Gloucester, County of Camden, New Jersey, prepared by Dante Guzzi Engineering Associates, LLC, dated October 23, 2017, no revision.
- Drawing entitled "Minor Subdivision Plat for 300-306 E Front Street, Block 1805, Lots 19 & 20, Gloucester Township, Camden County, New Jersey", prepared by Dante Guzzi Engineering Associates, LLC, dated October 19, 2017, no revision.

SITE INFORMATION:

Applicant: Michael Palcko
300 E. Front Street
Glendora, NJ 08029
856-341-3115
mike@szfrestorations.com

Owner(s): Michael Palcko, Jamie Kennedy, Jennifer Palcko
300 E. Front Street
Glendora, NJ 08029
856-341-3115
mike@szfrestorations.com

PROJECT SUMMARY:

This application is for a lot line adjustment to two (2) existing single family homes on the southerly side of Front Street, west of Black Horse Pike (NJSH Route 168) in the Township's R-4 Residential Zoning District. It shall be noted that there is an existing single family home on each lot that are to remain and no construction is proposed at this time for either lot. The applicant is seeking a Minor Subdivision approval with variance(s).

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 requested by Applicant.***

2. 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.*

3. 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.*

4. 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. ***Waiver requested by Applicant.***

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

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
Michael Palcko, Applicant
Scott D. Brown, PE, PLS, Applicant's Professional

S:\GTPB2018 Gloucester Twp PB\-05 Paicko Minor Sub\GTPB2018-5 Paico Minor Sub Review No 1.doc

Dante Guzzi Engineering Associates, L.L.C.

CIVIL SURVEY MUNICIPAL ENVIRONMENTAL

☐ 418 Stokes Road • Medford, New Jersey 08055 • (609) 654-4440 • Fax: (609) 654-7792
☐ 203 South Main Street • Cape May Court House, NJ 08210 • (609) 465-3333 • Fax: (609) 465-3357

RECEIVED
APR 26 2018
BY: 181015CM

LEGAL DESCRIPTION
PROPOSED LOT 19, BLOCK 1805
TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, County of Camden, State of New Jersey, more particularly bounded and described as follows:

BEGINNING at a concrete monument set on the southerly line of Front Street (40 feet wide), said monument being corner to proposed Lots 19 and 20, Block 1805 and being North 75 degrees 17 minutes 00 seconds West, a distant 30.92 feet from an angle point in said road and continuing; thence

1. Along division line between proposed Lots 19 and 20, Block 1805, South 14 degrees 43 minutes 00 seconds West, a distance of 118 feet more or less (118.00 feet to closing course) to the high water line of the North Branch of Big Timber Creek; thence

2. Along the various courses of the high water line of the North Branch of Big Timber Creek, a distance of 69 feet more or less to a point (closing course: North 73 degrees 36 minutes 39 seconds West, a distance of 68.53 feet); thence

3. Along the division line between Lots 18 and 19, Block 1805, North 14 degrees 43 minutes 00 seconds East, a distance of 116 feet more or less (116.00 feet from closing course) to a found iron pin; thence

4. Along the southerly line of Front Street, South 75 degrees 17 minutes 00 seconds East, a distance of 68.50 feet to the point and place of beginning.

CONTAINING 8,015 square feet or 0.18400 acres more or less.

BEING SUBJECT TO half of a 15 feet wide storm sewer easement, to the benefit of Gloucester Township, centered over course number one above.

BEING SUBJECT TO any other easements, restrictions, covenants or conditions of record.

FOR INFORMATION PURPOSES ONLY: The above described parcel is known as part of Lot 19, Block 1805, Sheet 24 of the Tax Maps of Gloucester Township. The above description is referenced to a "Minor Subdivision Plat For, 300-306 E Front Street..." by Dante Guzzi Engineering Associates, dated 10/19/2017.

Scott D. Brown
Professional Engineer & Land Surveyor
NJ License No. 38250
October 23, 2017
DGEA #P-17-103

Dante Guzzi Engineering Associates, L.L.C.

CIVIL SURVEY MUNICIPAL ENVIRONMENTAL

☐ 418 Stokes Road • Medford, New Jersey 08055 • (609) 654-4440 • Fax: (609) 654-7792
☐ 203 South Main Street • Cape May Court House, NJ 08210 • (609) 465-3333 • Fax: (609) 465-3357

RECEIVED
APR 26 2018
181015CM

LEGAL DESCRIPTION
PROPOSED LOT 20, BLOCK 1805
TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, County of Camden, State of New Jersey, more particularly bounded and described as follows:

BEGINNING at a concrete monument set on the southerly line of Front Street (40 feet wide), said monument being corner to proposed Lots 19 and 20, Block 1805 and being North 75 degrees 17 minutes 00 seconds West, a distant 30.92 feet from an angle point in said road and continuing; thence

1. Along the southerly line of Front Street, South 75 degrees 17 minutes 00 seconds East, a distance of 30.92 feet to aforementioned angle point in said road; thence

2. Along same, North 81 degrees 16 minutes 00 seconds East, a distance of 48.56 feet to a set iron pin; thence

3. Along the division line between Lots 20 and 21, Block 1805, South 02 degrees 58 minutes 00 seconds East, a distance of 156 feet more or less (156.00 feet to closing course) to a point on the high water line of the North Branch of Big Timber Creek; thence

4. Along the various courses of the high water line of the North Branch of Big Timber Creek, a distance of 124 feet more or less to a point (closing course: North 70 degrees 01 minutes 34 seconds West, a distance of 123.37 feet); thence

5. Along the division line between proposed Lots 19 and 20, Block 1805, North 14 degrees 43 minutes 00 seconds East, a distance of 118 feet more or less (118.00 feet from closing course) to the point and place of beginning.

CONTAINING 13,016 square feet or 0.29881 acres more or less.

BEING SUBJECT TO half of a 15 feet wide storm sewer easement, to the benefit of Gloucester Township, centered over course number five above.

BEING SUBJECT TO any other easements, restrictions, covenants or conditions of record.

FOR INFORMATION PURPOSES ONLY: The above described parcel is known as all of Lot 20 and part of Lot 19, Block 1805, Sheet 24 of the Tax Maps of Gloucester Township. The above description is referenced to a "Minor Subdivision Plat For, 300-306 E Front Street..." by Dante Guzzi Engineering Associates, dated 10/19/2017.

Scott D. Brown
Professional Engineer & Land Surveyor
NJ License No. 38250
October 23, 2017
DGEA #P-17-103

RECEIVED
MAY 14 2018
BY:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: April 30, 2018
Application: #181015CM

APPLICANT: Michael Palcko

Block: 1805 Lots: 19 & 20

LOCATION: 300 & 306 E. Front Street
Glendora, NJ. 08029

Zoned: R4
Escrow: #12209

TRANSMITTAL TO:

O Camden County	O Tax Assessor	O MUA
O Steven Boraske, 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 4 . two existing SFDwellings to remain proposed lot line adjustment to expand Lot: 20 & eliminate deed overlap with Lot:19. Variance required.

- ☑ 1 Copy – Minor Subdivision Plan, checklist
- ☐ 1 Copy – Architectural Renderings for Townhouse
- ☐ 1 Copy - Closure Report/Freshwater Wetland Letter
- ☐ 1 Copy - Environmental Impact Statement/Traffic Impact Study
- ☐ 1 Copy - Stormwater Management Analysis/Soil Erosion
- ☐ 1 Copy – Floor Plans

Signature

Reviewed
☑ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 5/14/18

Bin# 64

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: April 30, 2018
Application: #181015CM

APPLICANT: Michael Palcko

Block: 1805 Lots: 19 & 20

LOCATION: 300 & 306 E. Front Street
Glendora, NJ. 08029

Zoned: R4
Escrow: #12209

TRANSMITTAL TO:

O	Camden County	O	Tax Assessor	O	MUA
O	Steven Boraske, 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 4 . two existing SFDwellings to remain proposed lot line adjustment to expand Lot: 20 & eliminate deed overlap with Lot:19. Variance required.

- ☑ 1 Copy – Minor Subdivision Plan, checklist
- ☐ 1 Copy – Architectural Renderings for Townhouse
- ☐ 1 Copy - Closure Report/Freshwater Wetland Letter
- ☐ 1 Copy - Environmental Impact Statement/Traffic Impact Study
- ☐ 1 Copy - Stormwater Management Analysis/Soil Erosion
- ☐ 1 Copy – Floor Plans

OK 5-9-18 JLG Bldg

Signature

_____

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #181015CM **Block: 1805** **Lot: 19&20**

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

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

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

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

☐ Other

RECEIVED
MAY 01 2018

Reviewed By: ■ Lt. John Swack #135 Signature: Lt Swack #135 Date: 5/7/18

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

May 7, 2018

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

RECEIVED
APR 30 2018

Re: Application #181015CM
Michael Palcko
300 & 306 E. Front Street, Glendora, NJ 08029
Block 1805, Lots 19 & 20

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

MAY 0 2 2018

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: April 30, 2018
Application: #181015CM

APPLICANT: Michael Palcko

Block: 1805 Lots: 19 & 20

LOCATION: 300 & 306 E. Front Street
Glendora, NJ. 08029

Zoned: R4
Escrow: #12209

TRANSMITTAL TO:

- O Camden County
- O Steven Boraske, Esq.
- O Steven Bach, Esq.
- O Planner
- O 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 4 . two existing SFDwellings to remain proposed lot line adjustment to expand Lot: 20 & eliminate deed overlap with Lot:19. Variance required.

- ☑ 1 Copy – Minor Subdivision Plan, checklist
- ☐ 1 Copy – Architectural Renderings for Townhouse
- ☐ 1 Copy - Closure Report/Freshwater Wetland Letter
- ☐ 1 Copy - Environmental Impact Statement/Traffic Impact Study
- ☐ 1 Copy - Stormwater Management Analysis/Soil Erosion
- ☐ 1 Copy – Floor Plans

ALL OK No new lot numbers or addresses needed.

JUST MOVING LOT LINE Between 1805 19 + 20.

Signature

5/1/18

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: PALCKO Michael + Kennedy Jamie

Address: 306 N. Front STreet

Block: 1805 Lot: 19

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
APR 26 2018
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

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

RECEIVED MAY 31 2018 BY:

For Office Use Only

Submission Date: _____ Application №: #19022E

Taxes Paid Yes/No _____ (Initial) JP

Fees $50.00 Project # 12324

☒ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 850.00 Escr.# 12324

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Southwinds at Gloucester LLC	Name(s): Crossroads Village LLC (per equitable * c/o Land Dimensions Engineering
Address: 15 Engle Street (Suite 104)	Address: 3 East High Street
	*Contract right attached from owner.
City: Englewood	City: Glassboro
State, Zip: New Jersey 07631	State, Zip: New Jersey 08028
Phone: (201) 408 - 5546 Fax: (201) 308 - 5525	Phone: (201) 307 - 7800 Fax: (201) 307 - 7805
Email: jeremy@buildwithinreach.com	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- Final Major Subdivision
- ☐ Minor Site Plan
- ☒ Preliminary Major Site Plan [2]
- ☒ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☒ Redevelopment Agreement
- ☒ Preliminary subdivision & site plan extension NJSA 40:55D-49(g) and/or 49(f), (d) and/or (C), and/or renewal thereof, w/consideration of Blackwood West-Mingus Run Redevelopment Plan & Zone, together w/final subdivision & site plan

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	(M-RD)	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
Mingus Run Redevelopment Zone						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: Robert D. Mintz, Esq.	Firm: Freeman & Mintz, P.A.
Address: 34 Tanner Street	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 795 - 1234 Fax: (856) 795 - 4620
	Email: bob@freemanandmintzpa.com

6. Name of Persons Preparing Plans and Reports:

Name: Larry DiVietro & Andrew Hogg Land Dimensions Engineering	Name:
Address: 5 East High Street	Address:
Profession: Engineer and Planner	Profession:
City: Glassboro	City:
State, Zip: New Jersey 08028	State, Zip:
Phone: 856 307 - 7800 Fax: 856 307 - 7805	Phone: 856 - Fax: 856 -
Email: larry@landdimensions.com	Email:

7. Location of Property:

Street Address: Black Horse Pike south of Intersection with Erial-New Brooklyn Road

Block(s): 10801, Lot 10

Tract Area: 56 +/- acres

Lot(s): Block 10899, Lots 1, 2, and 3

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): 478 residential unit development plus Lot 10, of which 220 are multi-family and 158 townhomes; Lot 10 containing 100 additional apartment units

9. Property:

Number of Existing Lots: 4

Number of Proposed Lots: 160 +

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? To be provided ☐ No ■ Yes To be determined, such as flood zone

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.

SEE ATTACHED SITE DATA SHEET AND PLAN

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: WAIVER PENDING FINAL SITE PLAN

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

SOUTHWINDS AT GLOUCESTER LLC

Jeremy Teicher
Signature of Applicant

5/30/18
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

Crossroads Village LLC

By: Larry DiVietro

Signature

5-30-18
Date

Larry DiVietro
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

2018 (Year).

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).
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).

SOUTHWINDS AT GLOUCESTER LLC

Signature of Applicant

5/30/18
Date

Jeremy Teicher
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 10801 Lot 10 & * ; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

SOUTHWINDS AT GLOUCESTER LLC

Name of property owner or applicant Jeremy Teicher

Sworn and subscribed to *Bl 10899, Lots 1, 2, 3
On this _____ day of _____,
20 18 before the following authority.

Notary public

LAW OFFICES

FREEMAN & MINTZ, P.A.

ROBERT D. MINTZ
LAURA A. COCHET

34 TANNER STREET
HADDONFIELD, N.J. 08033-2482
856-795-1237
FAX: 856-795-4620
E-mail: bob@freemanandmintzpa.com

STANTON D. FREEMAN
(Retired)

#181033E

FILE NO. L22764M

May 22, 2018

RECEIVED
MAY 31 2018
BY:

Mr. Kenneth Lechner
Director of Community Development
P. O. Box 8
1261 Chews Landing Road
Blackwood, New Jersey 08012

RE: CROSSROADS VILLAGE LLC
#051024RACPPSP (Southwind)

Dear Mr. Lechner:

Please recall my representation of Crossroads Village LLC which, under Resolution 171031E (attached), received an extension through June 30, 2018.

Within the minutes of that presentation (attached), the basis for the extension was the necessity to deal with different Federal and State agencies, whose regulations mandated changes respecting the wetlands, Letter of Interpretation, buffer averaging, stream encroachment, and similar circumstances, which forced delay of the project.

Such regulatory delay provides under NJSA 40:55D-49(f) a one-year extension, applied for prior to what otherwise would be the expiration of preliminary approval. That was the factual circumstance of the June 27, 2017 application and hearing, which granted the extension to June 30, 2018.

The project is now in a position to submit for amended preliminary approval and final request for major subdivision and subdivision, which is expected to be submitted on or about June 1, 2018.

As such, in order to assure the continuation of the prior approvals pending a hearing on the final plan, we ask the Board consider an extension under 40:55D-49(C), which would then constitute the second discretionary Board extension, since the sub-section (f) governmental review extension, noted above, is in addition to the discretionary extensions.

We ask your consideration of this matter and would appreciate your advice, should you have a formal application and/or fee that is required for submission. It is not my understanding that such an application or fee is required and, thus, I submit this letter as the application, subject to your advice to the contrary.

Thank you for your consideration in this matter. Please feel free to call at your convenience to discuss this request. I await your advice as to a hearing date, and remain,

Very truly yours,

Robert D. Mintz
For the Firm
RDM:ra
via e-mail and regular mail
cc: Mr. Larry DiVietro - via e-mail
Mr. Jeremy Teicher - via e-mail

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD:

SCOTT OWENS, CHAIRMAN

CERTIFICATION

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

KENNETH LECHNER, SECRETARY

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Councilman Hutchinson	Yes

Applications for Review

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

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

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

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

Roll Call:

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

#171029CM **Minor Subdivision/Bulk Variances**

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
: SS.
COUNTY OF :

Jeremy Teicher, of full age, being duly sworn on his oath according to law deposes and says that:

1. I am a Member of Southwinds at Gloucester, LLC, a New Jersey Limited Liability Company, and have access to the names and addresses of all Members.

2. Upon review of Southwinds at Gloucester, LLC's books and records I have ascertained that the following members hold a share of 10% or greater in Southwinds at Gloucester, LLC.

3. The complete list of members holding a 10% or greater share is:

NAME	Ownership	ADDRESS
Howard Moher	60%	464 Elkwood Terrace Englewood, New Jersey 07631
Jeremy Teicher	40%	10 Pilgrim Court Tenafly, New Jersey 07670

DATED: 5/30/18

Sworn to and subscribed
before me this day
of May, 2018.

_____