**Township of Gloucester**
**Zoning Board of Adjustment**
**Wednesday, June 27, 2018**
**7:00 P.M.**

## Agenda

**Salute to the Flag**
**Commencement Statement**
**General Rules**

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

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## MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, June 13, 2018***

## RESOLUTIONS FOR MEMORIALIZATION

#182014C
Anthony Piccone

Bulk C Variance
Block: 8701 Lot: 2.02

#182016C
John Barrett

Bulk C Variance
Block: 12807 Lot: 12

#182017C
Soby Itty

Bulk C Variance
Block: 171208 Lot: 1.01

## APPLICATIONS FOR REVIEW

#182020C
Beverly Bauers
Zoned: R3

Bulk C Variance
Block: 8105 Lot: 1
Location: 1592 Ellis Ave., Laurel Springs

10'x16'x10' shed with setbacks

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#182019C
Frank Koch
Zoned: R3

Bulk C Variance
Block: 16501 Lot: 6
Location: 1083 Jarvis Rd., Sicklerville

12'x20'x10' wood shed with setbacks

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#182021C
John Hesington
Zoned: R3

Bulk C Variance
Block: 4704 Lot: 5 & 4
Location: 1654 Charter Oak Ave., Blackwood

6' vinyl fence with setbacks

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#172045DPMSFMS
Lance's Tavern, LLC
Zoned: NC

Use D Variance, Prelim & Final Major Site
Block: 8301 Lot: 7
Location: 7 Coles Rd., Blackwood

Overlay of existing parking lot & expansion of non-conforming use parking lot to provide 177 parking spots & curbing for restaurant, liquor store, tavern w/outside raised patio; replacement of 6' fence.

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Meeting Adjourned

# GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
## WEDNESDAY, JUNE 13, 2018

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Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

**Roll Call:**

| | |
|---|---|
| **Vice Chairman Simiriglia** | **Present** |
| **Mr. Bucceroni** | **Present** |
| **Mr. Scarduzio** | **Present** |
| **Mrs. Chiumento** | **Present** |
| **Mr. Rosati** | **Present** |
| **Mr. Acevedo** | **Present** |
| **Mr. Treger** | **Present** |
| **Ms. Scully** | **Absent** |
| **Mr. Rosetti** | **Absent** |
| **Mrs. Kelly** | **Present** |
| **Chairman McMullin** | **Present** |

**Chairman McMullin had the professionals sworn in:**
**Also, Present: Mr. Anthony Costa, Zoning Board Solicitor**
**Mr. Ken Lechner, Township Planner**

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## MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday May 9, 2018

Motion to approve the above-mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Rosati.

***Roll Call:***

| | |
|---|---|
| **Vice Chairman Simiriglia** | **Yes** |
| **Mr. Bucceroni** | **Yes** |
| **Mrs. Chiumento** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Mr. Treger** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Minutes Approved.**

## RESOLUTIONS FOR MEMORIALIZATION

#182011C
Kate & Brad Holden
Bulk C Variance
Block: 14901 Lot: 33

#182012C
Roland Bordi
Bulk C Variance
Block: 2001 Lot: 13

A motion to approve the above-mentioned resolutions was made by Mrs. Chiumento and seconded by Mr. Rosati.

*Roll Call:*

| | |
|---|---|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosati | Yes |
| Mr. Acevedo | Yes |
| Mr. Treger | Yes |
| Chairman McMullin | Yes |

Resolutions Approved.

## APPLICATIONS FOR REVIEW

#172045DPMSFMS
Lance's Tavern, LLC
Zoned: NC
Use D Variance, Prelim & Final Major Site
Block: 8301 Lot: 7
Location: 7 Coles Rd., Blackwood
Overlay of existing parking lot & expansion of non-conforming use parking lot to provide 177 parking spots & curbing for restaurant, liquor store, tavern w/outside raised patio; replacement of 6' fence.

The above-mentioned application will be postponed to June 27, 2018, this is the notice; no re-advertisement necessary.

#182014C
Anthony Piccone
Zoned: R3
Bulk C Variance
Block: 8701 Lot: 2.02
Location: 18 Stonegate Ct., Blackwood

**2nd Shed with setbacks**

Mr. Costa swears in Mr. Piccone.
Mr. Piccone states he is a disabled vet and is gong to use the 2nd shed for wood working. He will conform with all the setbacks.
Mr. Lechner asks the space between the 2 sheds.
Mr. Piccone states 1'.
Mr. Lechner states there would be a 2nd variance for less than 10' between the sheds. Mr. Lechner asks about the 15' drainage easement on the property.
Mr. Piccone states the easement is on the other side.
Mr. Mellett states the way it was drawn, both sheds are on the easement. Vice Chairman Simiriglia suggests it could be swale.
Mr. Piccone states "you could swim in my yard" when it rains.
Mr. Bucceroni states easements are overflowing all over town when buildings are on top of pipes. Can you move it forward?
Mr. Piccone states he can move both sheds 15' closer to the house.
Mr. Mellett states put the new shed 5' in front of the current shed.

Open to the Public:
No Comments:

**A motion to approve the above-mentioned application with the following: variance for less than 10' between the 2 sheds & put the 2nd shed 5' closer; was made by Mr. Scarduzio and seconded by Mrs. Chiumento.**

***Roll Call:***

| | |
|---|---|
| **Vice Chairman Simiriglia** | **Yes** |
| **Mr. Bucceroni** | **Yes** |
| **Mr. Scarduzio** | **Yes** |
| **Mrs. Chiumento** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Application Approved.**

**#182016C**
**John Barrett**
**Zoned: R3**
**Bulk C Variance**
**Block: 12807 Lot: 12**
**Location: 13 Glamis Rd., Blackwood**
**12' x 43' roof covering patio with setbacks.**

Mr. Costa swears in Mr. Barrett.
Mr. Barrett states they are covering an existing patio and it is located 20' off property line. They are also covering a 10' section of the house next to the patio.

Open to the Professionals:
No Comments.

Open to the Public:
No Comments.

**A motion to approve the above-mentioned application was made by Mr. Rosati and seconded by Mr. Scarduzio.**

***Roll Call:***

| | |
|---|---|
| **Vice Chairman Simiriglia** | **Yes** |
| **Mr. Bucceroni** | **Yes** |
| **Mr. Scarduzio** | **Yes** |
| **Mrs. Chiumento** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Application Approved.**

**#182017C**
**Soby Itty**
**Zoned: R3**
**Bulk C Variance**
**Block: 171208 Lot: 1.01**
**Location: 2 Dittess Ln. Sicklerville**
**12' x 16' deck with setbacks.**

Mr. Costa swears in Mr. Soby Itty.
Mr. Itty states his lot isn't real deep. He is not putting up a roof and the steps will be on the side.
Mr. Mellett states there is adequate separation between the drainage and easement.

Open to the Professionals:
No Additional Comments.

Open to the Public:
No Comments.

A motion to approve the above-mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

*Roll Call:*

| | |
|---|---|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Scarduzio | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosati | Yes |
| Mr. Acevedo | Yes |
| Chairman McMullin | Yes |

Application Approved.

**A motion to Adjourn was made by Mr. Rosati and seconded by Mrs. Chiumento.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 182014C**
**Anthony Piccone**
**Block 8701, Lot 2.02**

**WHEREAS**, Anthony Piccone is the owner of the land and premises located at 18 Stonegate Court in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a second shed 10'x10' , only one permitted and a 1' variance between sheds instead of the required 10 feet for the property located upon Block 8701, Lot 2.02, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 13, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Anthony Piccone is the owner of the land and premises located at 18 Stonegate Court Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8701, Lot 2.02, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is a disabled veteran and will use the 10x10 shed for his woodworking hobby and this is the only location for the shed because of the size of his lot. He agreed as a condition of approval to remove the sheds from the easement.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage with the aforesaid variances, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

**WHEREAS**, the statutory purposes will be advanced by the granting of the relief requested;

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June, 2018, the applicant Anthony Piccone is hereby granted the aforesaid variances for the property located upon Block 8701, Lot 2.02 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Andy Rosati | Yes |
| Mike Acevedo | Yes |
| Arlene Chiumento | Yes |
| Kevin Bucceroni | Yes |
| Carmen Scarduzzio | Yes |
| Frank Simiriglia | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of June, 2018.

_____

Ken Lechner, Secretary

Prepared by:
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 182016C**
**John Barrett**
**Block 12807, Lot 12**

**WHEREAS**, John Barrett is the owner of the land and premises located at 13 Glamis Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12'x43' roof covering patio with building coverage of 20.8% instead of the required 20% and a front property line setback private of 20 feet instead of the required 30 feet for the property located upon Block 12807, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 13, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, John Barrett is the owner of the land and premises located at 13 Glamis Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12807, Lot 12, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a corner lot and he is conforming to the existing setback. The roof is over the existing patio and the grass area.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage with the aforesaid variances, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

**WHEREAS**, the statutory purposes will be advanced by the granting of the relief requested;

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June, 2018, the applicant John Barrett is hereby granted the aforesaid variances for the property located upon Block 12807, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Andy Rosati | Yes |
| Mike Acevedo | Yes |
| Arlene Chiumento | Yes |
| Kevin Bucceroni | Yes |
| Carmen Scarduzzio | Yes |
| Frank Simiriglia | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of June, 2018.

_____

Ken Lechner, Secretary

Prepared by:
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 182017C**
**Soby Itty**
**Block 17208, Lot 1.01**

**WHEREAS**, Soby Itty is the owner of the land and premises located at 2 Dittess Lane in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12'x16' deck with a rear yard setback of 24' instead of the required 30' for the property located upon Block 17208, Lot 1.01, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 13, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Soby Itty is the owner of the land and premises located at 2 Dittess Lane in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17208, Lot 1.01, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a small back yard and this is the only location for the 12'x16' deck.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage with the aforesaid variances, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

**WHEREAS**, the statutory purposes will be advanced by the granting of the relief requested;

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June, 2018, the applicant Soby Itty is hereby granted the aforesaid variance for the property located upon Block 17208, Lot 1.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Andy Rosati | Yes |
| Mike Acevedo | Yes |
| Arlene Chiumento | Yes |
| Kevin Bucceroni | Yes |
| Carmen Scarduzzio | Yes |
| Frank Simiriglia | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of June, 2018.

_____

Ken Lechner, Secretary

Prepared by:
**ANTHONY P. COSTA, Esquire**

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**TO:** Zoning Board of Adjustment

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

**RE:** ***APPLICATION #182020C***
***Beverly Bauers***
***1592 Ellis Avenue***
***BLOCK* 8105, *LOT* 1**

**DATE:** May 31, 2018

The Applicant requests approval for a 10' x 16' residential tool shed within the R-3 Residential District as indicated on the sketch.

## I. ZONING INFORMATION

**R-3 ZONE REQUIREMENTS:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Lot size (min.) | 9,375 sf | ±12,994 sf | yes |
| Lot frontage (min.) | 75 ft. | 81 ft. | yes |
| Lot depth (min.) | 125 ft. | 152 ft. | yes |
| Building coverage (max.) | 20% | ±15.6%[1] | yes |
| Lot coverage (max.) | 40% | ±18.6%[1] | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (min.) | 30 ft. | n/a | n/a |
| Side yard (min.) | 10 ft. | n/a | n/a |
| Rear yard (min.) | 30 ft. | n/a | n/a |
| Useable Yard Area (min.) | 25% | ≥ 25% | yes |
| Height (max.) | 35 ft. | n/a | n/a |

[1] = Scaled data.

| Description | Required | Proposed | Complies |
|---|---|---|---|
| §422.L, RESIDENTIAL TOOL SHED | | | |
| Shed area (max.) | 168 sf | 160 sf | yes |
| **Number (max.)** | **1** | **n/p** | **---** |
| Shed height (max.) | 12 ft. | ±10 ft. | yes |
| Wall height (max.) | 9 ft. | 6 ft. 3 in. | yes |
| Distance between adjacent buildings | 10 ft. | ±58 ft. | yes |
| Front yard (min.) | N.P. | ±140 ft. | yes |
| Side yard (min.) | 5 ft. | 30 ft. / 10 ft. | yes / yes |
| **Rear yard (min.)** | **5 ft.** | **17 in.** | **no*** |

N.P. = Not Permitted.
* = 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.

## II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

**§422.L, Residential Tool Shed**

1. Rear yard setback: (17 in. provided v. 5 ft. minimum required).

The Applicant shall provide the following information to determine if additional variances are required:

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

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
   a. 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)).
   b. 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 40:55D-70).

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 422.L, Residential Tool Shed to permit a shed seventeen (17) inches from the rear property line (5 ft. minimum required).**

## IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Beverly Bauers
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

# 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**

Submission Date[1]: _____ Application №: #182020C

Taxes Paid Yes/No DMB (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment

Fees 160.00 Project # 12320

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

Escr. 150.00 Escr.# 12320

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Beverly Bauers
Address: 1592 Ellis Ave
City: Laurel Springs
State, Zip: NJ 08021
Phone: (609) 932-7338 Fax: (__)___-____
Email: mia856@comcast.net

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

Name(s): Beverly Bauers
Address: 1592 Ellis Ave
City: Laurel Springs
State, Zip: NJ, 08021
Phone: (609) 932-7338 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
- ☐ _____

RECEIVED MAY 31 2018 BY:

[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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: (__)___-____ Fax: (__)___-____
Email: _____

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

| | |
|---|---|
| Name: American Sheds | Name: |
| Address: 1401 N. Blk Horse Pk | Address: |
| Profession: Sales | Profession: |
| City: Williamstown | City: |
| State, Zip: NJ 08096 | State, Zip: |
| Phone: (856) 728-5561 Fax: (856) 728-5565 | Phone: (__)__-__ Fax: (__)__-__ |
| Email: | Email: |

**7. Location of Property:**

Street Address: 1592 Ellis Ave Laurel Springs, NJ 08021 Block(s): 8105

Tract Area: Lot(s): 1

**8. Land Use:**

Existing Land Use: Yard RESIDENTIAL

Proposed Land Use (Describe Application): Shed for storage - no utilities (SIZE & Setbacks from Resident & prop lines)

10'x16'x10' 17" from rear

**9. Property:**

Number of Existing Lots:

Number of Proposed Lots:

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

**10. Utilities:** (Check those that apply.) N/A

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

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | |
| Front setback 2 | |
| Rear setback | 17" |
| 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 | 10' x ~~10'~~ 16' x 10' |
| Shed height | ~~(side)~~ 10' (front/back) |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 (Rear) | 17" |
| Setback from property line 2 | |

## 14. Parking and Loading Requirements:

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

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

## 15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

## 16. Signature of Applicant

B Bauer
Signature of Applicant

5-20-78
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).**

5-23-18
Date

Sworn and Subscribed to before me this 30 day of May, 2018 (Year)

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

B Bauers
Signature

Beverly Bauers
Print Name

N/A
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).

B Bauers
Signature of Applicant

Beverly Bauers
Print Name

5-2018
Date

**19. Survey waiver certification:**

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

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

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

B Bauers
Name of property owner or applicant

Sworn and subscribed to
On this 30 day of MAY, 20 18 before the following authority.

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Michele Lyn Treger
Notary public

# Wood Pricing

*Building shown with optional features

## ESTATE

| 6' Sidewall | | 6' Sidewall | |
|---|---|---|---|
| 6x6x8 | $1,229 | 10x20x8 | $2,629 |
| 6x8x8 | $1,329 | 12x8x9 | $2,229 |
| 6x10x8 | $1,429 | 12x10x9 | $2,429 |
| 6x12x8 | $1,529 | 12x12x9 | $2,629 |
| 8x8x8 | $1,429 | 12x16x9 | $2,929 |
| 8x10x8 | $1,529 | 12x20x9 | $3,229 |
| 8x12x8 | $1,629 | 12x24x9 | $3,529 |
| 8x16x8 | $1,929 | 8' Sidewall | |
| 10x8x8 | $1,629 | 16x12x12 | $3,729 |
| 10x10x8 | $1,829 | 16x16x12 | $4,329 |
| 10x12x8 | $1,929 | 16x20x12 | $4,629 |
| 10x14x8 | $2,029 | 16x24x12 | $5,129 |
| 10x16x8 | $2,229 | | |

*Building shown with optional features

## DUTCH BARN

| 4' Sidewall | | 6' Sidewall | |
|---|---|---|---|
| 8x8x8 | $1,429 | 10x16x10 | $2,529 |
| 8x10x8 | $1,529 | ~~10x18x10~~ | ~~$2,729~~ |
| 8x12x8 | $1,629 | ~~10x20~~x10 | $3,029 |
| 8x16x8 | $2,029 | 12x12x12 | $2,929 |
| 6' Sidewall | | 12x16x12 | $3,329 |
| 8x8x10 | $1,629 | 12x20x12 | $3,729 |
| 8x10x10 | $1,729 | 12x24x12 | $4,229 |
| 8x12x10 | $1,829 | 8'Sidewall | |
| 8x16x10 | $2,329 | 16x16x16 | $4,929 |
| 10x10x10 | $1,929 | 16x20x16 | $5,629 |
| 10x12x10 | $2,029 | 16x24x16 | $6,629 |
| 10x14x10 | $2,329 | | |

*Building shown with optional features

## TACKROOM

| 6' Sidewall | | 6' Sidewall | |
|---|---|---|---|
| 8x8x8 | $1,529 | 12x12x10 | $2,929 |
| 10x8x8 | $1,629 | 16x12x10 | $3,129 |
| 12x8x8 | $1,729 | 20x12x10 | $3,429 |
| 16x8x8 | $2,129 | 24x12x10 | $3,929 |
| 10x10x8 | $2,029 | | |
| 12x10x8 | $2,129 | | |
| 14x10x8 | $2,229 | | |
| 16x10x8 | $2,329 | | |
| 20x10x8 | $2,729 | | |

**Shingle colors available**

Black White Dark Brown Light Brown Weathered Gray

** Note Color swatches may vary from actual shingle colors **

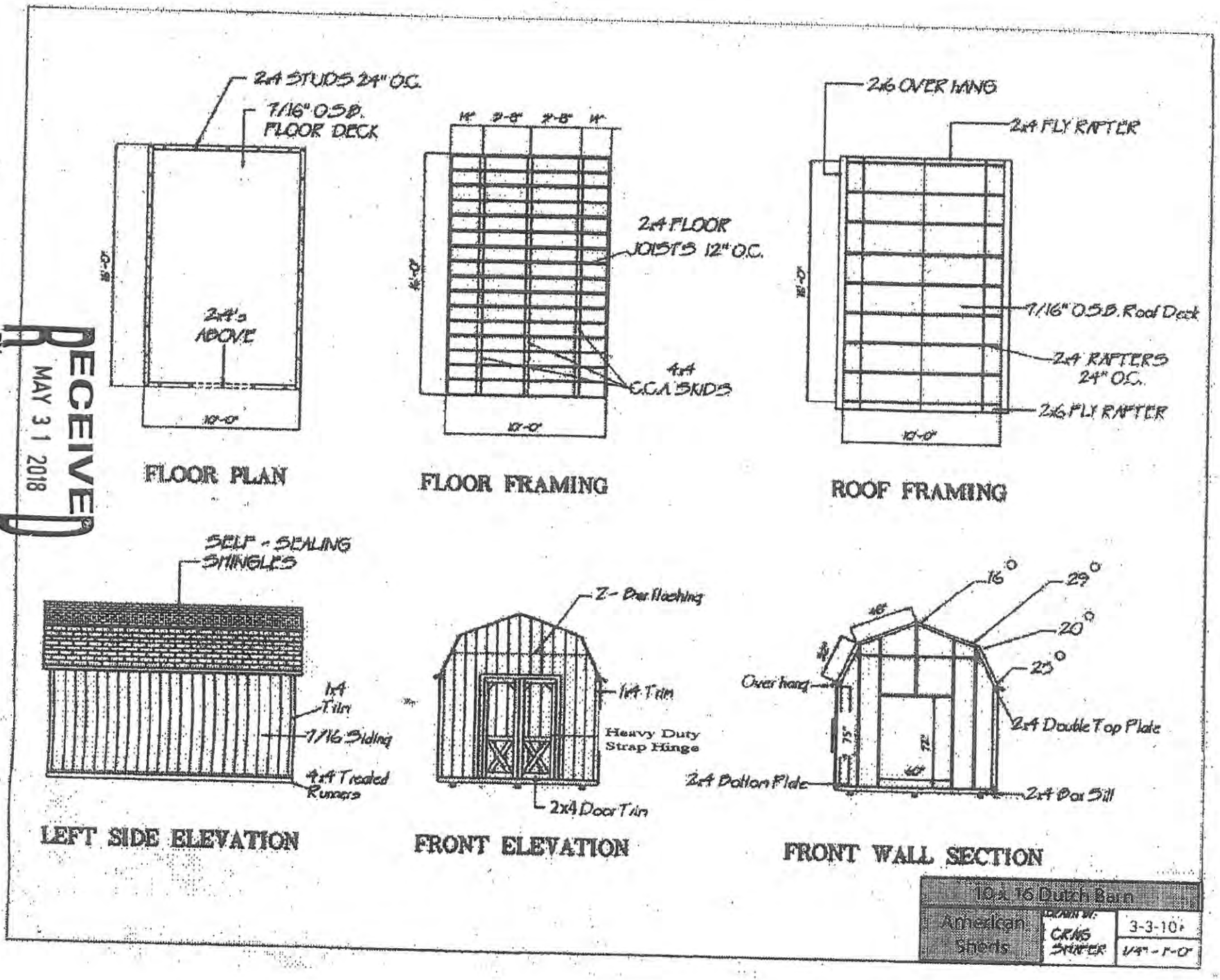
Standard building ready to paint

**Quality features included in every American Shed:**

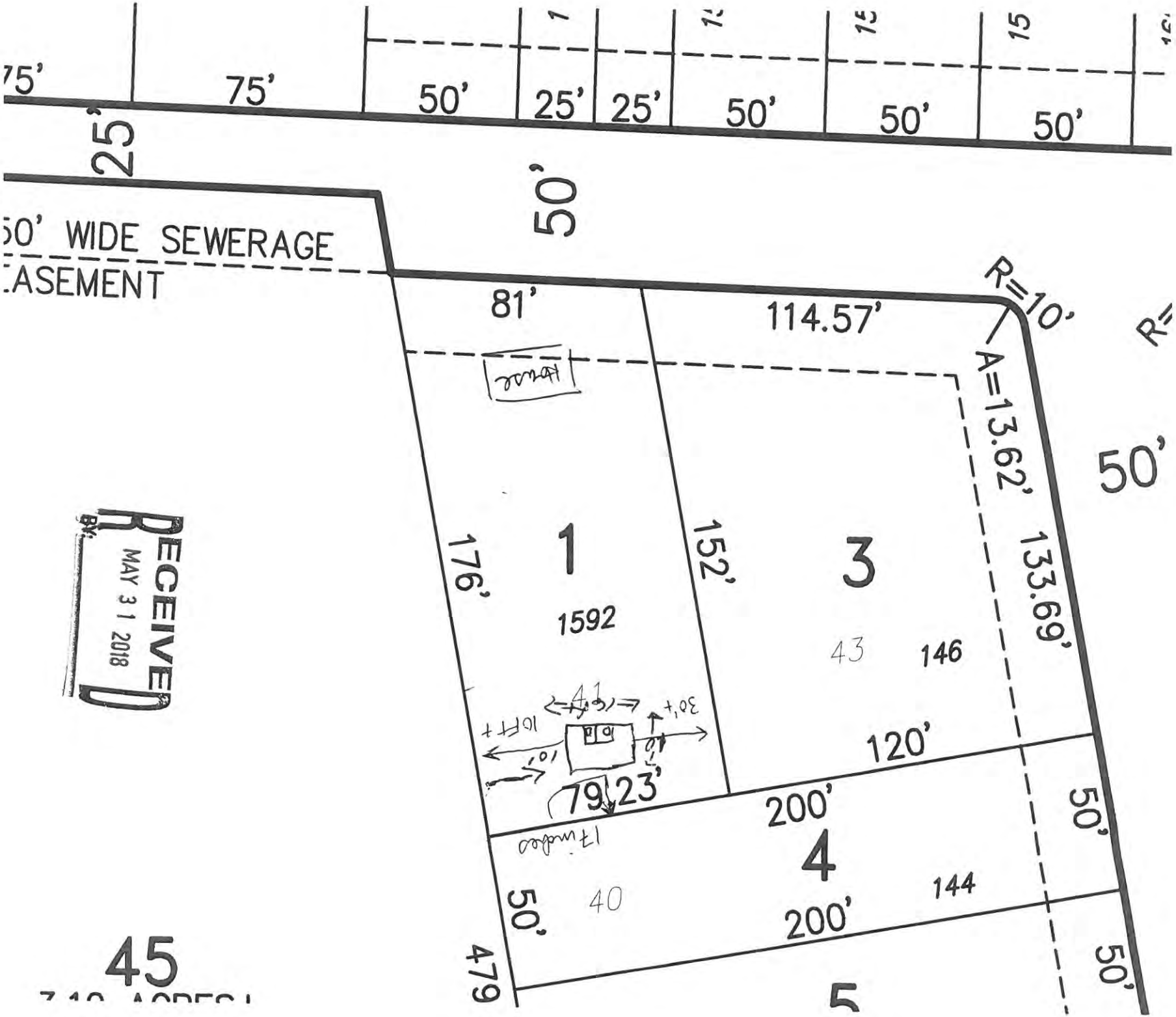
- Professional On-site Construction
- Heavy duty 2x4 construction
- 25 year pre-primed siding
- Treated runners and floor joists 12" on center
- Heavy duty floor deck
- Keyed locking handle
- 1 year warranty

**For more information call us at (856)823-1345**

RECEIVED
MAY 31 2018
BY:




RECEIVED
MAY 31 2018
BY:

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MAY 31 2018
BY:

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: Bavers Bererly

Address: 1592 Ellis Avenue

Block: 8105 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

INCORPORATED 1695

Tax Collector
Gloucester Township
Camden County

RECEIVED
MAY 31 2018
BY:

Printed on recycled paper

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

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: May 31, 2018** **APPLICATION No. #182020C**

**APPLICANT: Beverly Bauers** **PROJECT No. 12320**

**BLOCK(S): 8105 Lot(S): 1**

**LOCATION: 1592 Eliis Ave., Laurel Springs, NJ 08021**

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

☒ **New Application - Bulk C** ☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

☒ For Your Review. ***Please Forward Report by June 11, 2018***

☐ For Your Files.

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED MAY 31 2018 BY:

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

No Issues.

Signature

absent 5/31/18

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

June 4, 2018

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

RECEIVED
JUN - 4 2018

Re: Application #182020C
Beverly Bauers
1592 Ellis Avenue, Laurel Springs, NJ 08021
Block 8105, Lot 1

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

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: May 31, 2018** | **APPLICATION No. #182020C**

**APPLICANT: Beverly Bauers** | **PROJECT No. 12320**

**BLOCK(S): 8105** **Lot(S): 1**

**LOCATION: 1592 Eliis Ave., Laurel Springs, NJ 08021**

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

☒ **New Application - Bulk C** ☐ Revision to Prior Application

RECEIVED JUN 1 2018

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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT
FIRE OFFICIAL
DATE 6-6-18

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

W/o comment

Signature

Bur #70

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: May 31, 2018** **APPLICATION No. #182020C**

**APPLICANT: Beverly Bauers** **PROJECT No. 12320**

**BLOCK(S): 8105 Lot(S): 1**

**LOCATION: 1592 Eliis Ave., Laurel Springs, NJ 08021**

**TRANSMITTAL TO:**

- ☐ Township Engineer
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- ☐ N.J. American Water Co.
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- ☐ Zoning Board Planner
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- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

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- ☐ Recycling Report

RECEIVED JUN 12 2018 BY:

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 6-12-18 JTG Bldg

Signature

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**TO:** Zoning Board of Adjustment

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

**RE:** ***APPLICATION #182019C***
***Frank Koch***
***1083 Jarvis Road***
***BLOCK* 16501, *LOT 6***

**DATE:** May 31, 2018

The Applicant requests approval for a 12' x 20' shed within the R-3 Residential District as indicated on the sketch.

## I. ZONING INFORMATION

**R-1 ZONE REQUIREMENTS:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Lot size (min.) | 1 ac. | 42,350.4 sf | enc |
| Lot frontage (min.) | 125 ft. | 155.07 ft. | enc |
| Lot depth (min.) | 200 ft. | 205 ft. | yes |
| Building coverage (max.) | 15% | ±4.2%[1] | yes |
| Lot coverage (max.) | 30% | ±4.7%[1] | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (min.) - dwelling | 50 ft. | 50.79 ft. | yes |
| Side yard (min.) - dwelling | 25 ft. | 51.87 ft. / 52 ft. | yes / yes |
| Rear yard (min.) - dwelling | 75 ft. | ±121 ft.[1] | yes |
| Useable Yard Area (min.) | 25% | ≥ 25% | yes |
| Height (max.) | 35 ft. | n/a | n/a |

[1] = Scaled data.
enc = Existing nonconformance.

| Description | Required | Proposed | Complies |
|---|---|---|---|
| §422.L, RESIDENTIAL TOOL SHED | | | |
| **Shed area (max.)** | **168 sf** | **240 sf** | **no*** |
| Number (max.) | 1 | 1 | yes |
| Shed height (max.) | 12 ft. | 12 ft. | yes |
| **Wall height (max.)** | **9 ft.** | **n/p** | **---** |
| Distance between adjacent buildings | 10 ft. | ±81 ft. | yes |
| Front yard (min.) | N.P. | ±125 ft. | yes |
| Side yard (min.) | 5 ft. | 25 ft. / 80 ft. | yes / yes |
| Rear yard (min.) | 5 ft. | 62 ft. ft. | yes |

n/p = Not Provided.
* = 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.

## II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

**§422.L, Residential Tool Shed**

1. Area: (240 sf provided v. 168 maximum allowed).

The Applicant shall provide the following information to determine if additional variances are required:

2. Wall Height:9 ft. maximum allowed.

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
   a. 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)).
   b. 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 40:55D-70).

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 422.L, Residential Tool Shed to permit a shed two hundred forty (240) square feet (168 sf maximum allowed).**

## IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Frank Koch
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 12301

# 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**

Submission Date[1]: _____ Application №: #182019C

Taxes Paid ~~Yes~~/No DMB (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment

Fees 160.00 Project # 12319

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

Escr. 150.00 Escr.# 12319

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Frank Koch
Address: 1083 Jarvis rd
City: Sicklerville
State, Zip: NJ. 08081
Phone: (609) 330-9156 Fax: (___)___-___
Email: _____

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

Name(s): Frank Koch
Cynthia Koch
Address: 1083 Jarvis rd
City: Sicklerville
State, Zip: NJ. 08081
Phone: (609) 330-9156 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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: (___)___-___ Fax: (___)___-___
Email: _____

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

| | |
|---|---|
| Name: Frank Koch | Name: |
| Address: 1083 Jarvis Rd | Address: |
| Profession: Homeowner | Profession: |
| City: Sicklerville | City: |
| State, Zip: NJ 08081 | State, Zip: |
| Phone: (609) 330-9156 Fax: (__)__-__ | Phone: (__)__-__ Fax: (__)__-__ |
| Email: | Email: |

**7. Location of Property:**

Street Address: 1083 Jarvis Rd Sicklerville NJ Block(s): 16501

Tract Area: Lot(s): 6

**8. Land Use:**

Existing Land Use: ~~Home~~ RESIDENTIAL

Proposed Land Use (Describe Application): Wood Shed 12'x20' x 10"

Setbacks 5'25 5' 80

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 1

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

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

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

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

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

| 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 | 240 sqft |
| Shed height | 12ft |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | 80 ft |
| Setback from property line 2 | 25 ft |

## 14. Parking and Loading Requirements:

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

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

## 15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

## 16. Signature of Applicant

Frank Kral
Signature of Applicant

5/21/18
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).**

5-24-18
Date

Signature

Frank Koch
Print Name

Sworn and Subscribed to before me this

24 day of MAY,

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).

Signature of Applicant

Frank Koch
Print Name

5/21/18
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 5/21/18, shows and discloses the premises in its entirety, described as Block 16501 Lot 6; 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:**

Frank Koch 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 24 day of MAY
2018 before the following authority.

Notary public

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

# ZONING PERMIT DENIED

1083 JARVIS RD
Block/Lot 16501/6

Applicant
KOCH, FRANK
1083 JARVIS ROAD
SICKLERVILLE NJ 08081

Real Estate Owner
KOCH, FRANK
1083 JARVIS ROAD
SICKLERVILLE NJ 08081

***This is to certify that the above-named applied for a permit to/authorization for.***
**a proposed 12'X20' shed.. This application for approval is hereby denied**

**Zone**
**R3**
Application is
**Denied**

***Comments on Decision:***
**Shed is oversized, 168sq.ft maximum allowed. A Variance approval is requried prior to issuance of permit.**

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
May 22, 2018

Applic No. 12301

Cut Here

**Deliver to...**

KOCH, FRANK
1083 JARVIS ROAD
SICKLERVILLE NJ 08081

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: Koch Frank + Cynthia

Address: 1083 Jarvis Rd

Block: 16501 Lot: 6

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

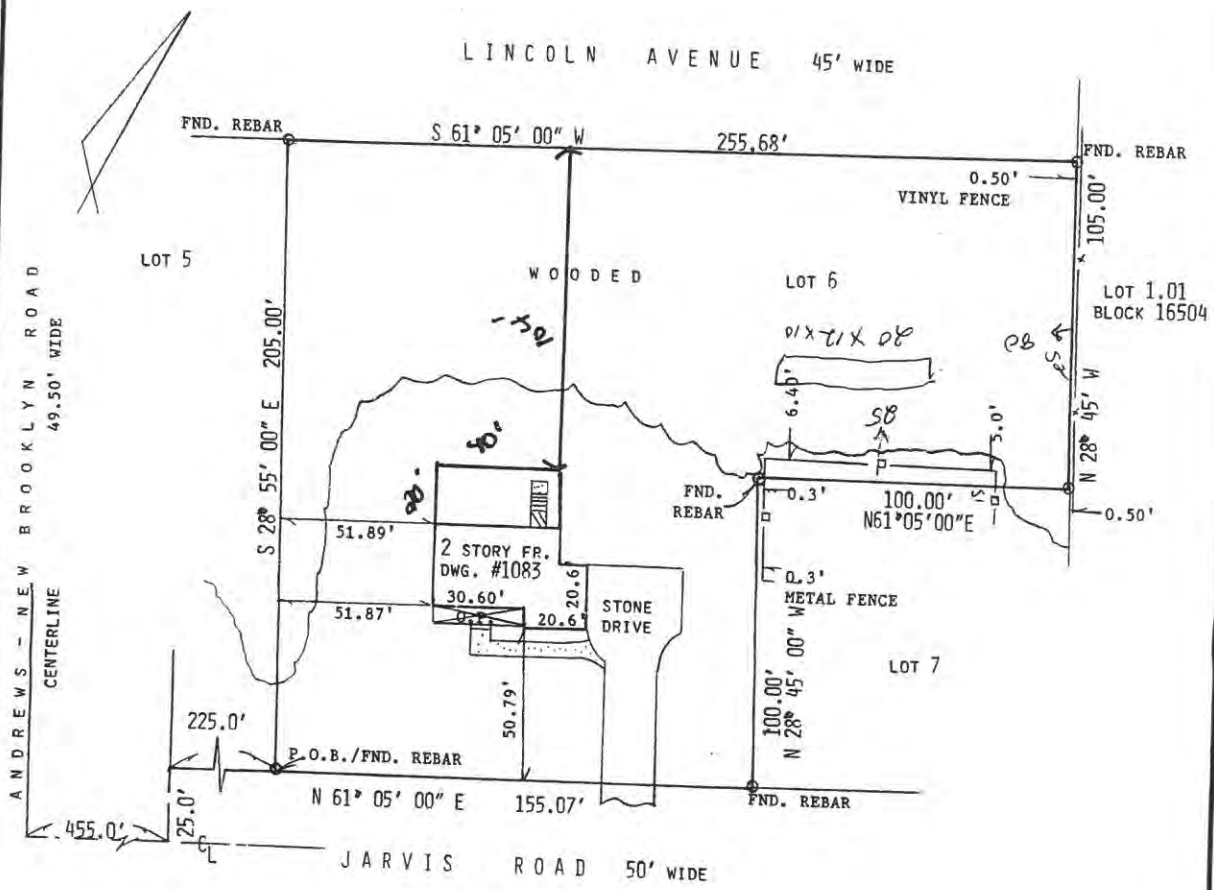
INCORPORATED 1695

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

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS OR EASEMENTS OF RECORD WHERE APPLICABLE.
DESCRIPTION: BEING KNOWN AS LOT 6, BLOCK 16501 ON THE OFFICIAL TAX MAP; AREA = 42,350.4± S.F.



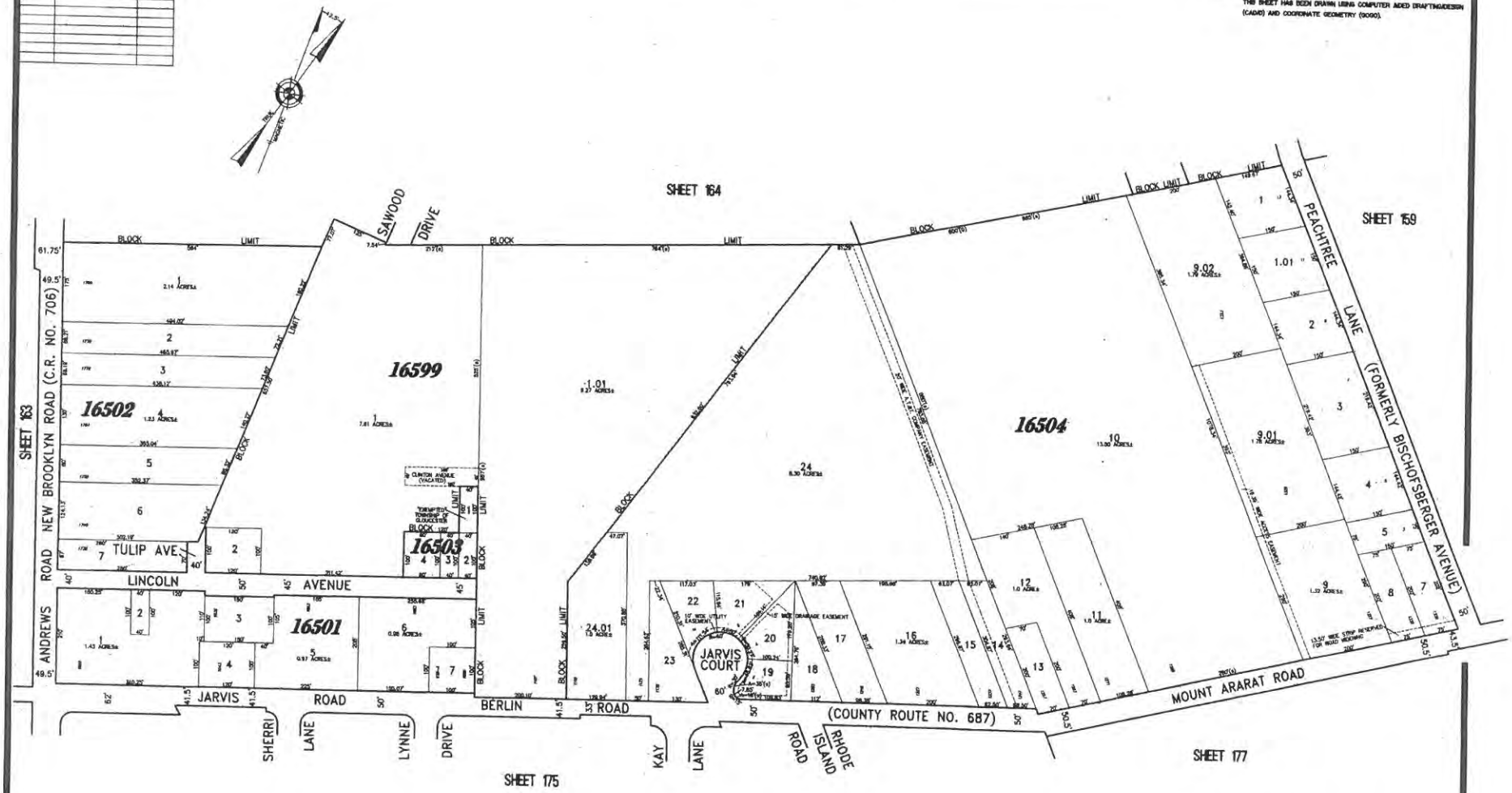

TO: WEICHERT TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

| | |
|---|---|
| TO THE OWNER: FRANK KOCH AND CYNTHIA KOCH | SURVEY OF PREMISES<br>NO. 1083 JARVIS ROAD |
| TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon. | SITUATE<br>TOWNSHIP OF GLOUCESTER<br>CAMDEN COUNTY, NEW JERSEY |
| New Jersey<br>Lic. No 21759<br>Albert N. Floyd<br>ALBERT N. FLOYD L.S. | ALBERT N. FLOYD & SON<br>LAND SURVEYORS<br>ALBERT N. FLOYD – N.J. LIC. NO. 21759<br>ALBERT N. FLOYD, JR. – N.J. LIC. NO. 36725<br>P.O. BOX 903, ELMER, NEW JERSEY 08318 |

| DATE: | SCALE: | DRAWN: | CHECKED: | NUMBER: |
|---|---|---|---|---|
| 3/7/17 | 1"= 40' | S.M.F. | A.N.F. | 17-0145 |

| REVISIONS | | |
|---|---|---|
| 12/21/2009 | CRAIG F. REMINGTON | 23924 |
| 4/1/2010 | CRAIG F. REMINGTON | 23924 |

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GOGO).




# TAX MAP
## TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-8562
WEB SITE ADDRESS: WWW.RVE.COM

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE:** May 24, 2018

**APPLICATION No.** #182019C

**APPLICANT:** Frank Koch

**PROJECT No.** 12319

**BLOCK(S):** 16501 **Lot(S):** 6

**LOCATION:** 1083 Jarvis Rd., SICKLERVILLE, NJ 08081

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- ☒ For Your Review.
- ☐ For Your Files.

***Please Forward Report by June 5, 2018***

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED MAY 31 2018

- ☐ Variance Plan
- ☒ Bulk (C) Variance
- ☐ Use (D) Variance

No Issues other than it should be very specific for RESIDENTIAL USE ONLY - no Commercial vehicles or operation.

Signature

5/30/18

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 29, 2018

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

RECEIVED
MAY 30 2018
BY:

Re: Application #182019C
Frank Koch
1083 Jarvis Road, Sicklerville, NJ 08081
Block 16501, Lot 6

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

Burr 62

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: May 24, 2018** | **APPLICATION No. #182019C**

**APPLICANT: Frank Koch** | **PROJECT No. 12319**

**BLOCK(S): 16501 Lot(S): 6**

**LOCATION: 1083 Jarvis Rd., SICKLERVILLE, NJ 08081**

RECEIVED MAY 30 2018 BY:

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- ☒ For Your Review.
- ☐ For Your Files.

***Please Forward Report by June 5, 2018***

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- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 5-24-18 JTG Bldg

Signature

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #182021C**
***John Hensington***
***1654 Charter Oak Avenue***
***BLOCK 4704, LOT 5***

**DATE:** May 31, 2018

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

## I. ZONING INFORMATION

**R-3 ZONE REQUIREMENTS:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Minimum lot size | 9,375 sf | 9,983.6 sf | yes |
| Minimum lot frontage<br>Charter Oak Avenue<br>Athens Avenue<br>Cedar Avenue | <br>75 ft.<br>75 ft.<br>75 ft. | <br>100 ft.<br>96.70 ft.<br>10.77 ft. | <br>yes<br>yes<br>enc |
| Minimum lot depth | 125 ft. | 100 ft. | enc |
| Maximum building coverage | 20% | n/a | n/a |
| Maximum lot coverage | 40% | n/a | n/a |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard<br>Charter Oak Avenue<br>Athens Avenue<br>Cedar Avenue | <br>30 ft.<br>30 ft.<br>30 ft. | <br>13.90 ft.<br>±41 ft.<br>±55 ft. | <br>yes<br>yes<br>yes |
| Side yard | 10 ft. | 27.73 ft. | yes |
| Rear yard | 30 ft. | ±44 ft. | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |

[1] = Scaled data.
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.

## II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

**§425.C(3), Fences**

1. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Athens and Cedar Avenues (15 ft. minimum required).

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. 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)).
   b. 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 40:55D-70).

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 425.C(3) to construct six (6) foot high vinyl fence zero (0) feet from the property line along Athens and Cedar Avenues (15 ft. minimum required).**

## IV. RECOMMENDATIONS

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

cc: John Hensington
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

update permit # 12185

# 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**

Submission Date[1]: _____ Application No. # 18021C

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No (Initial)

Fees 160.00 Project # 12321

Escr. 150.00 Escr.# 12321

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: John Hesington
Address: 1654 Charter Oak Ave
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 294-8344 Fax: ( ) -
Email: jhesington@yahoo.com

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

Name(s): John Hesington
Michelle Koch
Address: 1654 Charter Oak Ave
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 294-8344 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
- ☐ _____

RECEIVED MAY 31 2018 BY: _____

[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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: ( ) - Fax: ( ) -
Email: _____

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

| | |
|---|---|
| Name: Fence USA | Name: |
| Address: 1624 Harding Highway | Address: |
| Profession: Fence Contractor | Profession: |
| City: Newfield | City: |
| State, Zip: NJ 08344 | State, Zip: |
| Phone: (609) 914-0004 Fax: ( ) - | Phone: ( ) - Fax: ( ) - |
| Email: fencemaxtomd@gmail.com | Email: |

**7. Location of Property:**

Street Address: 1654 Charter Oak Ave Blackwood Block(s): 4704

Tract Area: Lot(s): 5

**8. Land Use:**

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): 6' white vinyl (5300 SQFT) 308'

Fence will be 19.90' from the front property line and 30' from the front street.

Fence will be 0' from the side property line and 15' from the side street

**9. Property:**

Number of Existing Lots:

Number of Proposed Lots:

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

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

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

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | 19.90' |
| Front setback 2 | 0' |
| 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 | 30' |
| Setback from E.O.P.*2 | 15' |
| Fence type | Vinyl |
| Fence height | 6' |

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

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

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

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

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

## 14. Parking and Loading Requirements:

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

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

## 15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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## 16. Signature of Applicant

Signature of Applicant — Date: 5/30/18

Signature of Co-applicant — Date

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5/30/18
Date

Signature

John Hesington
Print Name

Sworn and Subscribed to before me this
30 day of MAY
2018 (Year)

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

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).
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Signature of Applicant

John Hesington
Print Name

5/30/18
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 4704 Lot 5; 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:**

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

John Hesington
Name of property owner or applicant

Sworn and subscribed to
On this 30 day of MAY, 2018 before the following authority.

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Notary public

395

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE_TAX MAP BASE _ PLAN BASE_FORMER SURVEY BASE_

● =REBAR/IRON PIPE SET
■ =CONCRETE MONUMENT SET

description: BEING KNOWN AS LOT 4 AND LOT 5, BLOCK BLOCK 4704 ON THE OFFICIAL TAX MAP; A/K/A LOT 1, 2, 3 AND 4, SECTION "D", PLAN OF ECHO PARK;
AREA = 9983.6± S.F.

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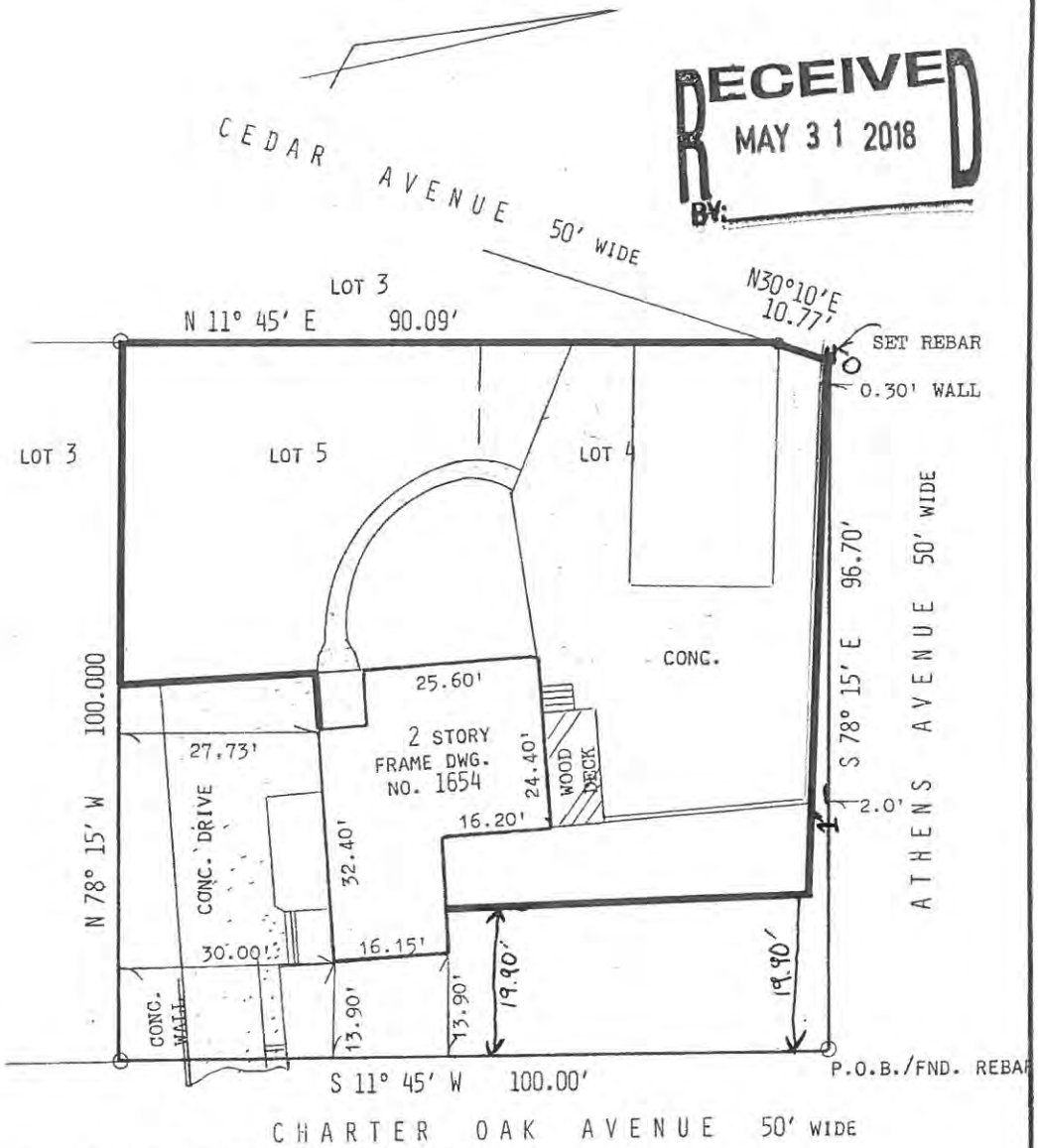
MAY 31 2018
BY:




TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
ANNIEMAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

| TO THE OWNER: | SURVEY OF PREMISES |
|---|---|
| JOHN HESINGTON AND MICHELLE KOCH | NO. 1654 CHARTER OAK AVENUE |
| TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy ( except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon. | SITUATE<br>TOWNSHIP OF GLOUCESTER<br>CAMDEN COUNTY, NEW JERSEY |
| New Jersey Lic. No 21759 — ALBERT N. FLOYD L.S. | ALBERT N. FLOYD & SON<br>LAND SURVEYORS<br>ALBERT N. FLOYD ... N.J. LIC. NO. 21759<br>ALBERT N. FLOYD JR. N.J. LIC. NO. 36725<br>P.O. BOX 903, ELMER, NEW JERSEY 08318 |

| DATE | SCALE | DRAWN | CHECKED | NUMBER |
|---|---|---|---|---|
| 6/12/15 | 1"= 20' | S.M.F. | A.N.F. | 15-383 |

395

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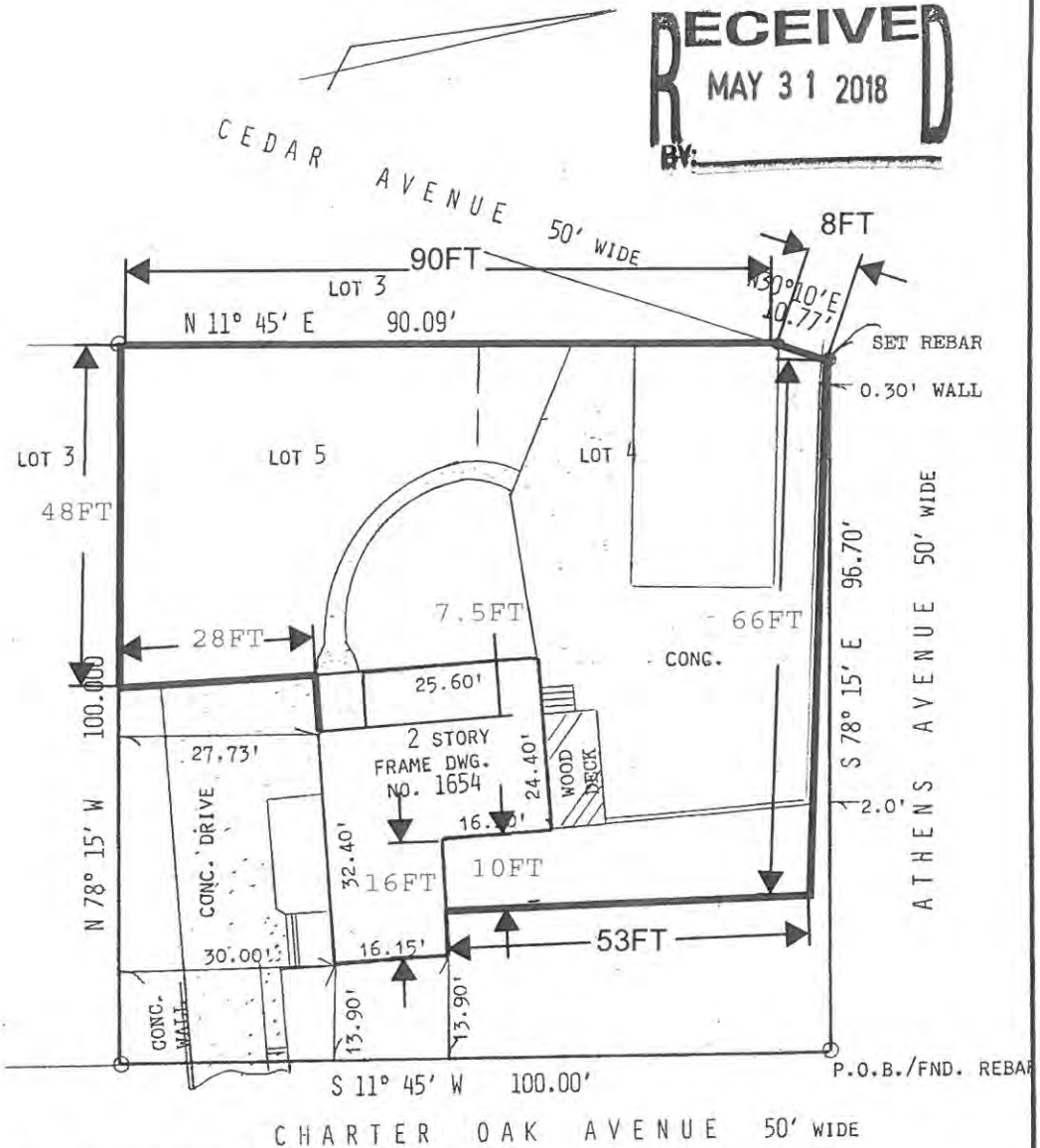


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| | |
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| New Jersey<br>Lic. No 21759 — ALBERT N. FLOYD /L.S. | DATE 6/12/15 · SCALE 1"= 20' · DRAWN S.M.F. · CHECKED A.N.F. · NUMBER 15-383 |

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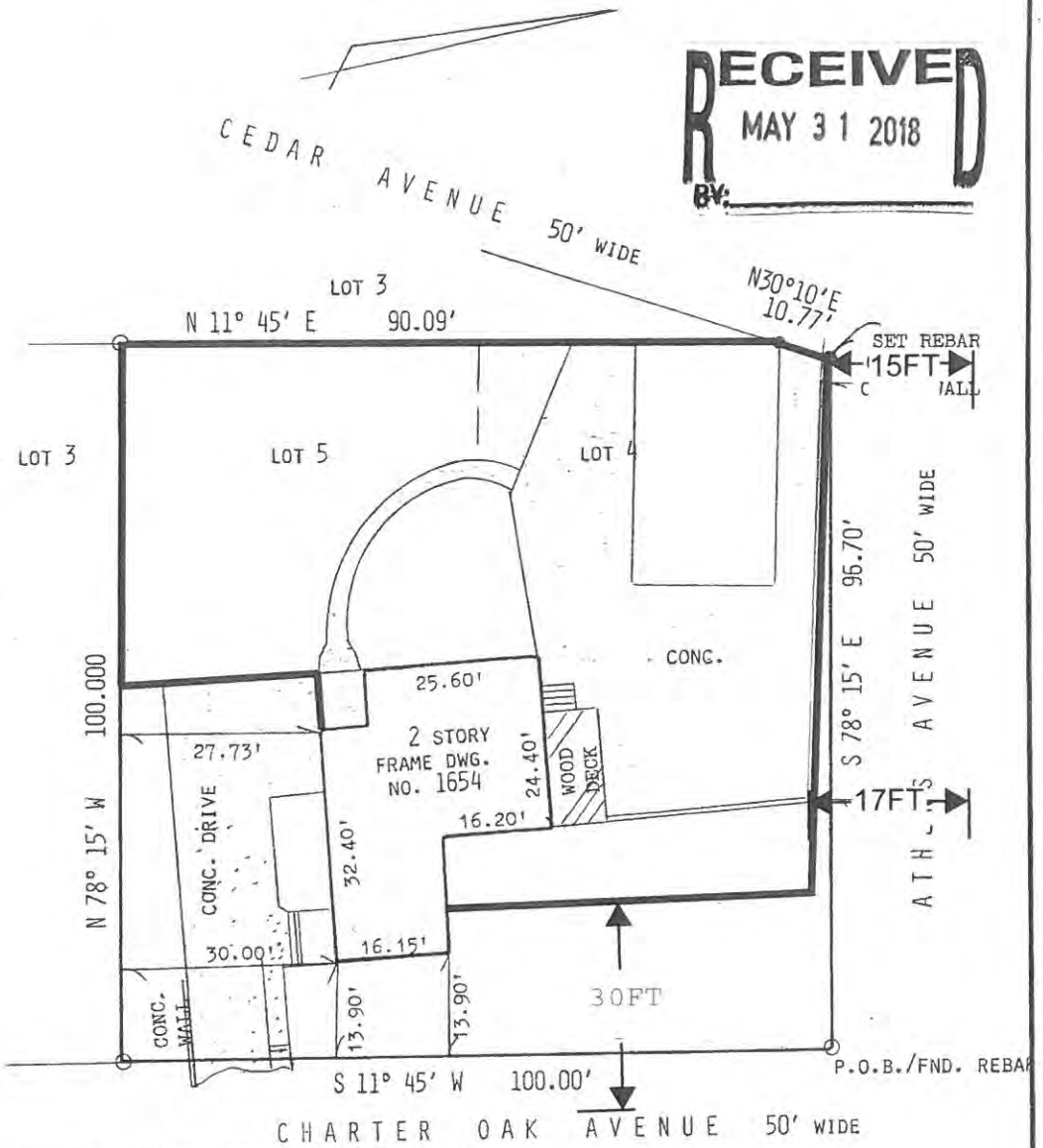


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ANNIEMAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

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| DATE | SCALE | DRAWN | CHECKED | NUMBER |
|---|---|---|---|---|
| 6/12/15 | 1"= 20' | S.M.F. | A.N.F. | 15-383 |

# ZONING PERMIT DENIED

1654 CHARTER OAK AVE
Block/Lot 4704/5

Applicant
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

Real Estate Owner
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

***This is to certify that the above-named applied for a permit to/authorization for.***
**a proposed rear yard 6' vinyl fence.. This application for approval is hereby denied**

**Zone**
**R3**
Application is
**Denied**

***Comments on Decision:***
**On the street side parallel with the front door to the building the fence shall be setback at least 15' from the front property line or the distance of the front of the building, whichever is greater. On the secondary street parallel with the side of the building the fence shall be setback at least fifteen feet from the front property line. A Variance is required prior to issuance of permit.**

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

Alisa Ortiz
Zoning Officer
April 25, 2018

Applic No. 12185

Cut Here

RECEIVED
MAY 31 2018
BY:

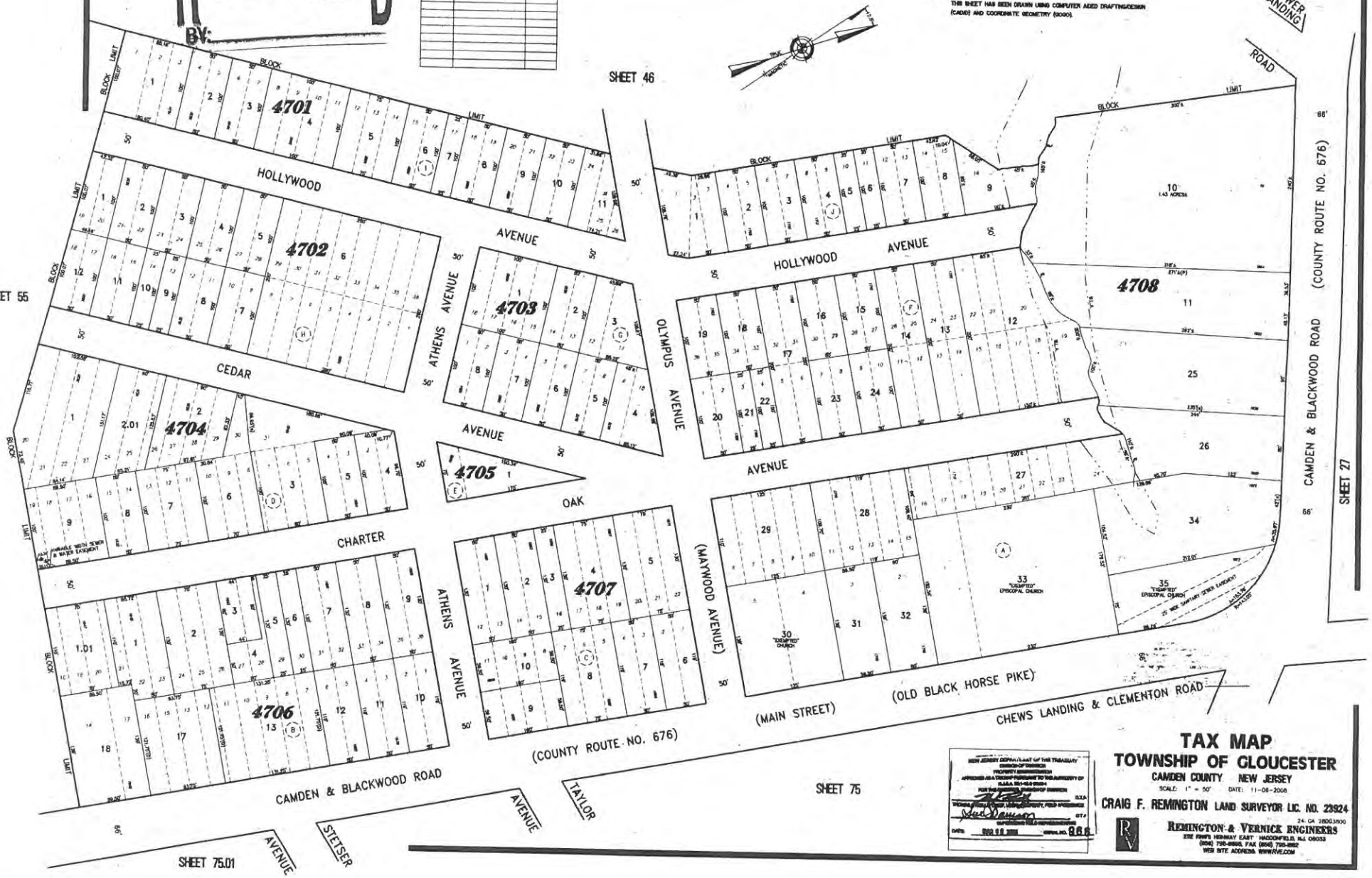
**Deliver to...**

HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

RECEIVED
MAY 31 2018
BY:

| REVISIONS | | |
|---|---|---|
| 4/1/2018 | CRAIG F. REMINGTON | 23924 |

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).




# TAX MAP
## TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 50' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
216 RHODES HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-0555, FAX (856) 795-0952
WEB SITE ADDRESS: WWW.RVE.COM

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: Hesington John & Koch Michelle

Address: 1654 Charter Oak Ave

Block: 4704 Lot: 5

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

INCORPORATED 1695

Tax Collector
Gloucester Township
Camden County

RECEIVED
MAY 31 2018
BY:

Printed on recycled paper

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

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: May 31, 2018** | **APPLICATION No. #182021C**

**APPLICANT: John Hesington** | **PROJECT No. 12321**

**BLOCK(S): 4704** **Lot(S): 5**

**LOCATION: 1654 Charter Oak Ave., Blackwood, NJ 08012**

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

☒ **New Application - Bulk C** ☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

☒ For Your Review. ***Please Forward Report by June 11, 2018***

☐ For Your Files.

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

No Issues.

Signature

Assessor 6/4/18

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

June 4, 2018

RECEIVED
JUN - 4 2018

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

Re: Application #182021C
John Hesington
1654 Charter Oak Avenue, Blackwood, NJ 08012
Block 4704, Lot 5

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

Bu #70

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

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- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 6-12-18 JW Bldg

Signature

# Inter-office Correspondence

**TO:** Zoning Board of Adjustment

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

***RE:*** ***APPLICATION #172045DPMSFMS*** ***Escrow #11615***
***Lance's Tavern, LLC***
***7 Coles Road***
***BLOCK 8301 LOT 7***

**DATE:** June 20, 2018

The Applicant request use variance and preliminary and major site plan approval for a parking lot expansion of an existing "Restaurant, liquor store tavern with outside raised patio" within the NC – Neighborhood Commercial District.

| | |
|---|---|
| Applicant/Owner: | Lance's Tavern, LLC, 7 Coles Road, Blenheim, NJ 08012 (telephone #856-227-2314). |
| Engineer: | Steven M. Bach, PE, RA, PP, CME, Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (856-546-8611). |
| Attorney: | Dennis Riley, Esq., The Law Office of Dennis L. Riley, Esquire, 200 Golfview Drive, Blackwood, NJ 08021 (telephone #856-232-3800). |

## I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/16/18.
2. Drainage calculations, as prepared by Bach Associates, PC dated 5/29/18.
3. Topographic Survey, as prepared by Bach Associates, PC comprising one (1) sheet dated 5/23/18.
4. Site plan, as prepared by Bach Associates, PC comprising consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| C-1 | Cover Sheet and index of Drawings | 5-29-18 |
| EC-1 | Existing Conditions plan 'A' | 5-29-18 |
| EC-2 | Existing Conditions plan 'B' | 5-29-18 |
| SP-1 | Demolition Plan | 5-29-18 |
| SP-2 | Site Plan | 5-29-18 |
| SP-3 | Grading Plan | 5-29-18 |
| SP-4 | Landscape & Lighting Plan | 5-29-18 |
| SP-5 | Detail Sheet | 8-31-17 |
| SP-6 | Vehicle Access Plan | 5-29-18 |

## II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial [§415].
USE: A liquor store is listed as a permitted use [§415.B(6)] and a restaurant is listed as a permitted use [§415.B(14)]; however, a tavern and an outdoor patio area are not listed permitted uses.

| Description | Required (Other Use) | Proposed | Conforms |
|---|---|---|---|
| Lot size (min.) | 1 acre | 2.887 | yes |
| Lot frontage (min.)<br>Black Horse Pike<br>Coles Road | <br>100 ft.<br>100 ft. | <br>±282.50 ft.[1]<br>±440.00 ft.[1] | <br>yes<br>yes |
| Lot depth (min.) | 300 ft. | 300 ft. | yes |
| Building coverage (max.) | 15% | 6% | yes |
| **Lot coverage (max.)** | **50%** | **72%** | **no*** |

1 = Scaled data.
* = 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.

| Principal Building Minimum Yards, Depths and Height Limitations | | | |
|---|---|---|---|
| Front yard (min.)<br>Black Horse Pike<br>Coles Road | <br>20 ft.<br>20 ft. | <br>124.9 ft.<br>22.2 ft. | <br>yes<br>yes |
| Side yard (min.) | 10 ft. | 188.5 ft. | yes |
| Rear yard (min.) | 25 ft. | 192.6 ft. | yes |
| Building Height (max.) | 35 ft. | n/a | n/a |
| Parking | 93 spaces[2] | 170 spaces | yes |

1 = Based on 280 legal occupancy from Certificate of Occupancy issued in 2007.
n/a = Not applicable.

| Parking Area Setback | | | |
|---|---|---|---|
| **From any Right of Way (min.)**<br>**Black Horse Pike** | <br>**25 ft.** | <br>**8 ft.** | <br>**no*** |
| Coles Road | 25 ft. | ±56 FT.[1] | yes |
| From side property line (min.) | 15 ft. | 32 ft. | yes |
| **From rear property line (min.)** | **15 ft.** | **10.2 ft.** | **no*** |

1 = Scaled data.
enc = existing nonconformance.
* = 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 Variance, Preliminary, and Major Site Plan requirements.

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

1. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
   a. Defer to the Board engineer.
2. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
   a. Defer to the Board engineer.
3. Acceleration/deceleration lanes. [Checklist #75].
4. Sidewalks and bike routes [Checklist #83].
   a. <u>The plans must be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.</u>
5. Location of street names and signs. [Checklist #88].
6. Streetlights. [Checklist#90].
   a. <u>The plans must be revised to provide the location of street lights as per §508, Lighting</u>.
7. Cross Sections. [Checklist #94].
   a. Defer to Board Engineer.
8. Slope [Checklist #99].
9. Fire hydrants. [Checklist #101].
10. Standard details [Checklist #102].
11. Trench repair details for street crossings [Checklist#103].
12. Environmental Constraints Map (See §519). [Checklist #108].
13. Landscaping, recreation and areas of public use. [Checklist #109].

## IV. WAIVER COMMENTS

The Applicant requests a waiver from the requirement of Site Plan Review as per §801.A(3) subject to revisions to the submitted plan as required by the Board professionals and conditions of approval.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
4. Four (4) copies of the Recycling Report. [Checklist #8].
5. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
6. Four (4) copies of any additional reports. [Checklist #10].
7. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
   a. The plans indicate the building coverage.

8. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
    a. The plans indicate the lot coverage.
9. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
10. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
11. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
12. 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].
13. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
14. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
15. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
16. Slope of line [Checklist #68].
    a. Defer to the Board engineer.
17. Pipe material type [Checklist #69].
    a. Defer to the Board engineer.
18. Strength, class or thickness [Checklist #70].
    a. Defer to the Board engineer.
19. Erosion control and soil stabilization method [Checklist #71].
    a. Defer to the Board engineer.
20. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
21. 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].
22. Fire lanes [Checklist #77].
    a. Defer to the Fire Marshal.
23. Loading areas and number thereof [Checklist #80].
24. Directional signs with scaled drawings [Checklist #85].
25. Radii at curbline [Checklist #87].
26. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
    a. The plans indicate sight lighting.
27. Proposed grades [Checklist #95].
    a. Defer to the Board engineer.
28. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
    a. Defer to the Board engineer.
29. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

30. Size and types of pipes and mains [Checklist #98].
    a. Defer to the Board engineer.
31. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
    a. Defer to the Board engineer.
32. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
33. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
34. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

## V. VARIANCE COMMENTS

The instant application requires the following variances:

**§415.B, Permitted Uses**

1. Use: Expansion of parking area for existing nonconforming use (tavern and an outdoor patio area).

**§415.F, Area, yard, Height and Building Coverage**

2. Lot Coverage: (72% provided v. 50% maximum allowed).
3. Parking setback: (8 ft. provided v. 25 ft. minimum required).
4. Parking setback: (10.2 ft. provided v. 25 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

5. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
6. 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).

POSITIVE CRITERIA ("D2" use variance – Expansion of a nonconforming use)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D2" variance:

7. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2).
    a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

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 40:55D-70).

Balancing Test *(basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).*

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

## VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Use
   a. The Applicant should provide testimony addressing consistency of the proposed use with the Small Scale Business (B-2) Land Use Classification of the Master Plan and the NC – Neighborhood Commercial Zoning District.
   b. The Applicant should provide testimony regarding the parking lot expansion, namely, landscaping, lighting, stormwater management, etc.
   c. The Applicant should provide testimony addressing the impact of the expanded parking area use to nearby residential uses.
2. Traffic
   a. The Applicant should address parking spaces, loading areas, traffic circulation and proposed measures to mitigate adverse impacts, if any.
3. Site Improvements
   a. Should the Board approve the instant application consideration should be given to providing a schedule for installation of site improvements as a condition of approval.

## VII. SITE PLAN COMMENTS

1. The plans shall be revised to provide Landscape & Lighting Notes #23 to indicate underground irrigation for landscaped and lawn areas as per §507.A(4)(b), General Landscaping Provisions.
2. The plans shall be revised to provide half of the landscaped islands with shade trees as per §507.C(2), Off-Street Parking and Loading Areas.
3. Consideration should be given to expanding the three landscaped islands that contain the pole mounted lights so they are equally sized and symmetrically aligned with each other as per §507.C(2), Off-Street Parking and Loading Areas.
4. The plans shall be revised to provide a concrete curbed landscaped island in lieu of the cross-hatched island at easterly end of the first parking row as per as per §507.C(3), Off-Street Parking and Loading Areas.
5. The plans shall be revised to provide a mixture of shrubs within the planting islands as per §507.D(3), Recommended Plantings.
6. The plans shall be revised to provide street one additional shade tree in proximity pot the intersection of the Black Horse Pike and Coles Road as per §507D(4).
7. The plans shall be revised to provide notations to address the average illumination of the parking areas, which shall not exceed two (2) footcandles as per §508.F(2), Lighting.
8. The Applicant shall provide testimony and the plan revised accordingly to address providing a timer on the lights to reduce or turn off the illumination on when the business is not open as per §508.F(9), Lighting.

9. The plans shall be revised to provide all existing lights within one hundred (100) feet of the site as per §508.G(1), Lighting.
10. The plans shall be revised to provide one (1) off-street loading space as per §509.B(1), Required Number.
11. The plans shall be revised to provide concrete or Belgian block curbing along the perimeter of the parking and traffic circulation areas as per §510.J, Curbing.
12. The plans shall be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian ways.
    a. It appears existing grades may prevent sidewalks along the building line; however, consideration should be given to providing sidewalks at the following locations to accommodate pedestrian movements:
        i. Between the existing sidewalk on the Black Horse Pike and the westerly entrance.
        ii. Between the easterly entrance drive and the end of the property.

## VIII. RECOMMENDATIONS

1. The Applicant should address the underlined comments.

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: Lance's Tavern, LLC
Dennis Riley, Esq.
Steven M. Bach, PE, RA, PP, CME
Anthony Costa, Esq.
James Mellett, PE

# CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-809-4250 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

March 27, 2018

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Lance's Tavern, LLC, Skeeter's Pub
Preliminary/Final Major Site Plan
7 Coles Road
T.M. 83, Block 8301, Lot 7
Gloucester Township, Camden County, NJ
Application No. 172045DPMSFMS
Our File No. GX18003-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated January 16, 2018;

B. Copy of Township of Gloucester Land Development Application;

C. Copy of the Township of Gloucester Land Development Ordinance §817 Submission Checklist;

D. Copy of Skeeter's Pub Comprehensive Stormwater Report, prepared by HCE & S, LLC, dated August 2017;

E. A copy of plans entitled "Skeeter's Pub," prepared by HCE & S, LLC including;

Sheet 1 of 5, Plan of Existing Conditions and Demolition, dated July 14, 2014;

Sheet 2 of 5, Minor Site Plan, dated June 22, 2017;

Sheet 3 of 5, Landscape and Lighting Plan, dated June 22, 2017;

Sheet 4 of 5, Detail Sheet, dated July 23, 2014;

Sheet 5 of 5, Detail Sheet, dated July 23, 2014;

We offer the following comments with regard to the referenced application:

## I. Project Description

1. The project parcel, Lot 7, (formerly lots 5, 6, 7 & 8) of Block 8301 is located on the northeast corner of Coles Road and the Black Horse Pike (N.J. State Route 168).

2. The project site is the currently occupied by Skeeter's Pub & Restaurant with liquor store and a raised outdoor patio.

3. The referenced Lot 7 has a total area of 2.887 acres.

4. The referenced site is located in the NC - Neighborhood Commercial district.

5. The applicant previously applied for a Use "D" Variance to construct a 45" x 71" Light Emitting Diode (LED) sign to be attached to an existing Identification Sign. The Variance was approved in March 2015.

6. The applicant has recently overlaid the entire asphalt parking area including an area that was previously stone along the easterly side of the site. The applicant is also proposing curbed landscaped islands and the restriping of the parking area.

7. The applicant is also proposing to remove an existing stone driveway, remove and replace an existing 6' high fence, and install some stormwater management improvements.

## II. Land Use / Zoning

1. The project site is located in the NC - Neighborhood Commercial district.

2. The purpose of the NC - Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.

3. Restaurants are listed as a permitted use in the NC – Neighborhood Commercial district; however, a Liquor Store is not specifically listed as a permitted use in the zone.

4. Our office defers review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

5. The applicant is requesting several submission waivers, design waivers & variances, as indicated on the submission checklist. Items that we believe should be submitted are included within the comments in our report below.

6. An updated survey plan should be submitted.

## III. Traffic and Parking

1. The property has two existing access driveways onto the Black Horse Pike and two existing access driveways onto Coles Road.

2. There is also a third stone driveway from Coles Road with no curb cut. The applicant is proposing to remove this driveway.

3. It appears that the applicant has recently repaved the entire site. Currently there is no traffic or parking striping.

4. The applicant is proposing new driveway and parking lot striping with concrete curbed landscaped islands.

5. The applicant indicates that 96 parking spaces are required and 177 parking spaces are proposed; however, the applicant has not provided a parking calculation in accordance with Ordinance Section 510. The applicant should discuss the need for 177 parking spaces.

6. The applicant has not provided a designated loading area in accordance with Ordinance Section 509. This should be addressed.

7. The applicant should address loading/truck movements associated with the business.

8. The site plan and paving details shown on sheet 4 of 5 do not meet the paving requirements of Ordinance Section 510.H. The on-site paving has been completed; therefore, the applicant should indicate how the existing paving compares to the ordinance requirements.

9. In accordance with Ordinance Section 510.K.4, all entrance driveways are to be designed to allow for movements of the AASHTO WB-50 design vehicle without encroaching onto opposing lanes of traffic. This should be addressed.

10. The applicant should provide dimensions of all driveway openings as well as additional dimensions of the landscape islands within the parking area.

11. The applicant should address refuse/recyclable storage areas in accordance with Ordinance Section 510.L.

12. In accordance with Ordinance Section 510.M.7, for parking lots having a capacity of more than 100 cars, a main access drive with a minimum length of 100 feet from the street curb or edge of pavement shall be provided from points of ingress and egress. No parking shall be permitted on the main access drive, nor shall it serve as an access aisle to adjacent parking spaces. This should be addressed.

13. In review of the site proposed parking area, circulation and layout, we have the following concerns:

    a) The "dead end" parking areas located along the easterly side of the site should be redesigned and the area reconfigured to create better traffic flow.

    b) A fire lane and loading area should be considered along the rear and easterly side of the building.

    c) The driveways along the Black Horse Pike should be reconfigured to provide better cuing for vehicles leaving the site and provide easier access into the site.

    d) The proposed parking layout has several conflicting movements and poor overall circulation.

    e) Based on our review, it appears that a revised parking layout could more adequately address the concerns listed above. This should be reviewed.

14. No fire lines are shown on the plans. We defer review of the plans as it relates to access for emergency vehicles to the Fire Marshall.

15. Additional detail and grades are required to determine ADA compliance.

16. The proposed handicap accessible parking spaces throughout the site should be reviewed for compliance with ADA requirements. We defer to the Township construction official regarding building accessibility.

17. The applicant should submit plans to the Township Fire Chief and the Township EMS Director for review and comment.

**IV. Grading and Drainage**

1. There are currently no existing stormwater management facilities on site. Existing runoff flows overland mainly onto the Black Horse Pike and Coles Road.

2. The applicant is proposing to maintain the existing grading on site and construct a stormwater management system along the easterly side of the site. The proposed system is intended to address the additional impervious constructed onsite as part of recent improvements.

3. The applicant is proposing a sub-surface infiltration system. A series of "R-TANK" subsurface modular storage located along the easterly edge of the parking area. The system is approximately 185' long, 2'-8" wide and 8' deep.

4. Based on review of the available aerial and land cover information, it appears that the proposed development may result in "new" impervious of more than one-quarter of an acre. The applicant should provide area and CN calculations for the existing and proposed conditions to determine the total "new" impervious area proposed.

    a. Existing conditions utilized for stormwater calculations should be based on the site conditions from 2004 (date of inception of the New Jersey Stormwater Management Rules).

5. Development which exceeds one-quarter acre of "new" impervious area is subject to the water quality requirements of the Stormwater Management Rules (SMR).

    a. If the project exceeds one quarter of an acre of new impervious, the proposed stormwater management system does not adequately address water quality in accordance with the NJ Stormwater Management BMP Manual.

    b. Regardless of whether the project exceeds one-quarter acre of new impervious area, sub-surface infiltration systems must be pretreated before runoff is conveyed sub-grade. This should be reviewed.

6. The detail provided for the underground system shows a "K4 sand" layer and a mound of stone placed on top of the infiltration system. It does not appear that stormwater runoff will be effectively conveyed into the infiltration system. This should be reviewed.

7. The applicant's Engineer submitted a Stormwater Management Report detailing the existing and proposed drainage conditions on site. We offer the following comments regarding the report:

    a. Section B. Existing Conditions of the report states "Type B which exhibit a slope infiltration rate when thoroughly wet." It appears that this is a

typo and should be reviewed. Based on the USDA Web Soil Survey, Type B soils typically exhibit moderate infiltration when wet.

b. Based on the grading shown on the Minor Site Plan, it appears that the site is broken up into 3 drainage areas. Section C. of the report states there is one overall drainage area for the site. This should be addressed.

c. The flows reported for the 10- and 100-yr storm in the Post Development Flow table do not appear to match with the calculations. This should be reviewed.

d. Section D-1 of the report states that the collected stormwater from the entire site will be directed to the proposed basin. It appears there are multiple drainage areas, and no conveyance system is proposed. Therefore, not all runoff is being directed to the proposed basin. This should be reviewed.

e. Section D-2 of the report states that an infiltration rate of 4 in/hr was utilized for the proposed basin, assuming a K-3 soil. The provided report/plans do not appear to include any soils testing data to back up this information. The applicant should provide justification for the K-3 assumption.

   If soil test pits were conducted on site, the information should be included in the report. If not, test pits should be conducted in the area of the proposed stormwater improvements, in accordance with the section 517-H-11 of the Ordinance.

f. Section D-3 of the report states that the basin bottom meets the required 2 feet of separation from the seasonal high water table (SHWT). The applicant should provide data for the determination of the SHWT based on field investigation.

   In addition, according to Section 517-K of the Ordinance, a three foot separation should be provided for underground systems. This should be addressed.

g. Based on the Sub-Surface Infiltration System detail in the provided plans, it appears that the system will consist of six foot deep R-Tank units. However, the calculations within the stormwater report show a total basin depth of four feet. This should be addressed.

h. The proposed basin calculations include an outlet weir which is ten feet wide at elevation 44.50'. Based on the proposed grading this elevation would be located at the southeast corner of the system, however the provided plans do not appear to show any spillway or outlet. This should be addressed.

In addition, the applicant should address any discharge into existing stormwater management systems along Coles Road.

i. The applicant should provide a stormwater management maintenance plan for the proposed system, in accordance with SMR.

j. The applicant should provide a groundwater mounding analysis, in accordance with the SMR.

k. Existing and proposed drainage area maps should be included within the report. In addition, the time of concentration paths should be shown and labeled.

l. Calculations should be provided showing the areas, curve numbers, and time of concentrations used for the existing and proposed conditions.

8. The applicant should provide geotextile as recommended by the manufacturer around the proposed stormwater infiltration system.

9. The applicant is proposing areas of sidewalk around the existing building. Additional details and grades should be provided.

## V. Buffering, Landscaping and Lighting

1. The applicant has provided a Landscaping Plan. The landscaping plan proposes shade trees, evergreen trees, ornamental trees and shrubbery.

2. A six foot high board on board fence is existing along the easterly side of the parking area and adjacent to the residential use along Coles Road.

3. In accordance with Ordinance Section 507.C.6, all off street loading areas shall be screened sufficiently to obscure the view of the loading vehicles and platforms from any public street, adjacent uses, or on-site parking areas throughout the year. The applicant should address how they meet this requirement.

4. Ordinance Section 507.5.a indicates that street trees shall be installed between the curb and sidewalk providing a grass area of at least six feet in width. Otherwise, street trees shall be installed five feet behind the sidewalk. There are no street trees proposed as part of this application. This should be addressed.

5. In accordance with Ordinance Section 507.4.b, an underground irrigation shall be provided. It does to appear that irrigation is proposed. This should be addressed.

6. The applicant has provided a Lighting Plan. Proposed lighting consists of typical 20' high pole mounted LED lights in the parking areas to supplement the existing parking lot lighting.

7. The applicant should indicate if the proposed lighting is consistent with the existing lighting at the site, i.e. type, height, lumens etc.

8. In accordance with Ordinance Section 508.F.6, the lighting plan should take into consideration the hours of operation of the proposed use. The applicant should address hours of operation and reduced lighting for after hours.

9. We defer further review of lighting and landscaping to your office.

## VI. Miscellaneous

1. There is a trash enclosure located in the northeast corner of the parking area. The applicant should provide details of the trash enclosure and the enclosure shall meet the requirements of Ordinance Section 509.L.

2. The applicant should submit a Recycling Report for the project.

3. All trash and recyclable materials will be disposed of by licensed waste haulers.

4. Since the applicant indicates that the existing "outside raised patio" is part of the application, the applicant should address associated noise levels.

5. It should be noted that out office did not review any aspect of the proposed water or sanitary sewer improvements. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.

6. It appears that the project will require approval from the Camden County Planning Board and Camden County Soil Conservation District. Copies of approvals should be provided to our office once received.

7. The applicant should discuss other approvals currently being sought and the status of those approvals.

8. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.

9. We defer all review of signage to your office.

10. Based upon the concerns noted in our letter, we reserve the right to provide further review of the Site Plans and calculations upon submission of revised documents.

Based on the concerns listed above, most notably those relating to the traffic circulation and stormwater management, the Board may wish to consider limiting their approval to Preliminary.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to New Jersey Department of Environmental Protection, Camden County Planning Board, Camden County Soil Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc., New Jersey American Water, etc.

If you have any questions or require additional information, please contact our office.

Very truly yours,

Churchill Consulting Engineers

James J. Mellett, P.E.
Associate

JJM:tb:gw:kd
Enclosure
cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Lance's Tavern, LLC, Applicant (via mail) 7 Coles Rd, Blackwood, NJ 08012
Ms. Carly K. Ferro, Esq. (via email) carlykferroesq@gmail.com
Mr. James A. Clancy, P.E., P.L.S. (via email) jclancy@comcast.net

# Inter-office Correspondence

**TO:** Zoning Board of Adjustment

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

***RE:*** ***APPLICATION #172045DPMSFMS*** ***Escrow #11615***
***Lance's Tavern, LLC***
***7 Coles Road***
***BLOCK 8301 LOT 7***

**DATE:** March 20, 2018

The Applicant request use variance and preliminary and major site plan approval for a parking lot expansion of an existing "Restaurant, liquor store tavern with outside raised patio" within the NC – Neighborhood Commercial District.

| | |
|---|---|
| Applicant/Owner: | Lance's Tavern, LLC, 7 Coles Road, Blenheim, NJ 08012 (telephone #856-227-2314). |
| Engineer: | James A. Clancy, PE, PLS, H. C. E. & S., LLC, 601 Asbury Avenue, National Park, NJ 08063 (856-853-7306). |
| Attorney: | Dennis Riley, Esq., The Law Office of Dennis L. Riley, Esquire, 200 Golfview Drive, Blackwood, NJ 08021 (telephone #856-232-3800). |

## I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/16/18.
2. Comprehensive Stormwater Report, as prepared by H. C. E. & S., LLC dated August 2017.
3. Site plan, as prepared by H. C. E. & S., LLC comprising consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| 1 | Plan of Existing Conditions | 7-14-14 |
| 2 | Minor Site Plan | 6-22-17 |
| 3 | Landscape & Lighting Plan | 6-22-17 |
| 4 | Detail Sheet | 7-23-14 |
| 5 | Detail Sheet | 7-23-14 |

## II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial [§415].
USE: A liquor store is listed as a permitted use [§415.B(6)] and a restaurant is listed as a permitted use [§415.B(14)]; however, a tavern and an outdoor patio area are not listed permitted uses.

| Description | Required (Other Use) | Proposed | Conforms |
|---|---|---|---|
| Lot size (min.) | 1 acre | 2.887 | yes |
| Lot frontage (min.)<br>Black Horse Pike<br>Coles Road | <br>100 ft.<br>100 ft. | <br>±282.50 ft.[1]<br>±440.00 ft.[1] | <br>yes<br>yes |
| Lot depth (min.) | 300 ft. | 300 ft. | yes |
| Building coverage (max.) | 15% | 6.11% | yes |
| **Lot coverage (max.)** | **50%** | **75.36%** | **no*** |

1 = Scaled data.
* = 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.

| Principal Building Minimum Yards, Depths and Height Limitations | | | |
|---|---|---|---|
| Front yard (min.)<br>Black Horse Pike<br>Coles Road | <br>20 ft.<br>20 ft. | <br>22.2 ft.<br>124.9 ft. | <br>yes<br>yes |
| Side yard (min.) - Restaurant | 10 ft. | 188.5 ft. | yes |
| Rear yard (min.) | 25 ft. | 192.6 ft. | yes |
| Building Height (max.) | 35 ft. | n/a | n/a |
| Parking | 177 spaces | 93 spaces[2] | yes |

1 = Based on 280 legal occupancy from Certificate of Occupancy issued in 2007.

| Parking Area Setback | | | |
|---|---|---|---|
| **From any Right of Way (min.)<br>Black Horse Pike** | **25 ft.** | **±3 ft.** | **no*** |
| Coles Road | 25 ft. | ±56 FT.[1] | yes |
| From side property line (min.) | 10 ft. | 34.2 ft. | yes |
| From rear property line (min.) | 10 ft. | 3,8 ft. | enc |

1 = Scaled data.
enc = existing nonconformance.
* = 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 Variance, Preliminary, and Major Site Plan requirements.

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

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
4. "Preliminary Site Plan for (*Name of Development)*" [Checklist #15(c)].
   a. The plans must be revised to indicate a preliminary major site plan.
      i. A disturbance of 5,000 sf or greater is a major site plan.
5. "Final Site Plan for (*Name of Development)*" [Checklist #17(e)].
   a. The plans must be revised to indicate a final major site plan.
      i. A disturbance of 5,000 sf or greater is a major site plan.
6. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
   a. The Applicant must provide a signed and sealed survey as per NJAC 13:40-7.2(a)(1).
7. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
8. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
   a. The plans must be revised to relocate the signature blocks to the cover sheet on an outside fold.
9. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
10. 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].
11. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
12. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
    a. Defer to the Board engineer.
13. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
    a. Defer to the Board engineer.
14. Acceleration/deceleration lanes. [Checklist #75].

15. Traffic channelization [Checklist #76].
    a. Consideration should be given to revising the parking lot traffic circulation to improve symmetry, pedestrian, and vehicular movements.
16. Sidewalks and bike routes [Checklist #83].
    a. The plans must be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
17. Sight triangle easements at intersections. [Checklist #86].
    a. The plans must be revised to provide sight triangles at the intersection of the Black Horse Pike and Coles Road and at all driveways as per §515.N, Street Design.
18. Location of street names and signs. [Checklist #88].
19. Streetlights. [Checklist#90].
    a. The plans must be revised to provide the location of street lights as per §508, Lighting.
20. Cross Sections. [Checklist #94].
    a. Defer to Board Engineer.
21. Slope [Checklist #99].
22. Fire hydrants. [Checklist #101].
23. Standard details [Checklist #102].
24. Trench repair details for street crossings [Checklist#103].
25. Environmental Constraints Map (See §519). [Checklist #108].
26. Landscaping, recreation and areas of public use. [Checklist #109].

## IV. WAIVER COMMENTS

The Applicant requests a waiver from the requirement of Site Plan Review as per §801.A(3) subject to revisions to the submitted plan as required by the Board professionals and conditions of approval.

1. Four (4) copies of the Recycling Report. [Checklist #8].
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
3. Four (4) copies of any additional reports. [Checklist #10].
4. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
    a. The plans indicate the building coverage.
5. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
    a. The plans indicate the lot coverage.
6. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
7. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
8. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

9. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
10. Slope of line [Checklist #68].
    a. Defer to the Board engineer.
11. Pipe material type [Checklist #69].
    a. Defer to the Board engineer.
12. Strength, class or thickness [Checklist #70].
    a. Defer to the Board engineer.
13. Erosion control and soil stabilization method [Checklist #71].
    a. Defer to the Board engineer.
14. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
15. 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].
16. Fire lanes [Checklist #77].
    a. Defer to the Fire Marshal.
17. Loading areas and number thereof [Checklist #80].
18. Directional signs with scaled drawings [Checklist #85].
19. Radii at curbline [Checklist #87].
20. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
    a. The plans indicate sight lighting.
21. Proposed grades [Checklist #95].
    a. Defer to the Board engineer.
22. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
    a. Defer to the Board engineer.
23. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
24. Size and types of pipes and mains [Checklist #98].
    a. Defer to the Board engineer.
25. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
    a. Defer to the Board engineer.
26. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
27. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
28. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

## V. VARIANCE COMMENTS

The instant application requires the following variances:

**§415.B, Permitted Uses**

1. Use: Expansion of parking area for existing nonconforming use (tavern and an outdoor patio area).

**§415.F, Area, yard, Height and Building Coverage**

2. Lot Coverage: (75.36% provided v. 50% maximum allowed).
3. Parking setback: (±3 ft. provided v. 25 ft. minimum required).
   a. It's recommended the plans be revised to remove the proposed two way driveway parallel with the Black Horse Pike to provide the required buffer and reduce conflict with pedestrian and vehicular traffic on the Black Horse Pike.

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

4. 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)).
5. 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).

POSITIVE CRITERIA ("D2" use variance – Expansion of a nonconforming use)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D2" variance:

6. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2).
   a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

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 40:55D-70).

Balancing Test *(basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992))*.

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

## VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Use
    a. The Applicant should provide testimony addressing consistency of the proposed use with the Small Scale Business (B-2) Land Use Classification of the Master Plan and the NC – Neighborhood Commercial Zoning District.
    b. The Applicant should provide testimony regarding the parking lot expansion, namely, landscaping, lighting, stormwater management, etc.
    c. The Applicant should provide testimony addressing the impact of the expanded parking area use to nearby residential uses.
2. Traffic
    a. The Applicant should address parking spaces, loading areas, traffic circulation and proposed measures to mitigate adverse impacts, if any.
3. Site Improvements
    a. Should the Board approve the instant application consideration should be given to providing a schedule for installation of site improvements.

## VII. SITE PLAN COMMENTS

1. The plans shall be revised to provide underground irrigation for landscaped and lawn areas as per §507.A(4)(b), General Landscaping Provisions.
2. The plans shall be revised to provide half of the landscaped islands with shade trees as per §507.C(2), Off-Street Parking and Loading Areas.
3. Consideration should be given to expanding the four landscaped islands that contain the pole mounted lights so they are equally sized and symmetrically aligned with each other as per §507.C(2), Off-Street Parking and Loading Areas.
4. The plans shall be revised to relocate the landscaped islands to the end of each row as per as per §507.C(3), Off-Street Parking and Loading Areas.
5. The plans shall be revised to provide two (2) landscaped islands for the new paved area: one central and one at the northerly end of the row as per as per §507.C(3), Off-Street Parking and Loading Areas.
6. The plans shall be revised to indicate "Concrete curb" to protect the landscaped islands as per §507.C(5), Off-Street Parking and Loading Areas.
7. The plans shall be revised to provide a mixture of shrubs within the planting islands as per §507.D(3), Recommended Plantings.
8. The plans shall be revised to provide street shade trees forty (40) feet on center as per §507D(4), as follows:
    a. Black Horse Pike – six (6) shade trees.
    b. Coles Road – ten (10) shade trees.
9. The plans shall be revised to provide increased illumination for the six (6) northeasterly parking spaces as per §508.F(1), Lighting.
10. The plans shall be revised to provide notations to address the average illumination of the parking areas, which shall not exceed two (2) footcandles as per §508.F(2), Lighting.
11. The Applicant shall provide testimony and the plan revised accordingly to address providing a timer on the lights to reduce or turn off the illumination on when the business is not open as per §508.F(9), Lighting.
12. The plans shall be revised to provide a pole mounted light for the easterly entrance on Coles Road to improve illumination as per §508.F(9), Lighting.
13. The plans shall be revised to provide all existing lights within one hundred (100) feet of the site as per §508.G(1), Lighting.

14. The plans shall be revised to provide one (1) off-street loading space as per §509.B(1), Required Number.
15. The plans shall be revised to provide concrete or Belgian block curbing along the perimeter of the parking and traffic circulation areas as per §510.J, Curbing.
16. The plans shall be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian ways.
    a. It appears existing grades may prevent sidewalks along the building line; however, consideration should be given to providing sidewalks at the following locations to accommodate pedestrian movements:
        i. Between the existing sidewalk on the Black Horse Pike and the westerly entrance.
        ii. Between the easterly entrance drive and the end of the property.

## VIII. RECOMMENDATIONS

1. The Applicant should address the underlined comments.

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: Lance's Tavern, LLC
Dennis Riley, Esq.
James A. Clancy, PE, PLS
Anthony Costa, Esq.
James Mellett, PE

REVISED 5/30/2018

# 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**

Submission Date[1]:_____ Application №: #172045 DPMS FMS

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees_____ Project #_____

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

Escr._____ Escr.#_____

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Lance's Tavern, LLC
Address: 7 Coles Road
City: Blackwood
State, Zip: NJ, 08012
Phone: ( ) 227 - 2314 Fax: ( ) - 
Email:

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

Name(s): same
Address:
City:
State, Zip:
Phone: ( ) - Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☑ ~~Minor Site Plan~~ (DLR)
- ☐ ~~Preliminary Major Site Plan~~ [2] (DLR)
- ☐ ~~Final Major Site Plan~~ (DLR)
- ☐ 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
- ☐ _____

RECEIVED JAN 16 2018

[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: Dennis L. Riley
Address: 200 Golfview Drive
City: Blackwood

Firm: The Law Office of Dennis L. Riley, Esquire
State, Zip: New Jersey 08012
Phone: ( ) 232 - 3800 Fax: ( ) 232 - 3800
Email: dennislrileyesq@gmail.com

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

| | |
|---|---|
| Name: James A. Clancy, P.E., P.L.S. | Name: Bach Associates, PC |
| Address: 601 Asbury Avenue | Address: 304 White Horse Pk. |
| Profession: Engineer, Planner, Surveyor | Profession: ENGINEERS, ARCHITECTS & PLANNERS |
| City: National Park | City: Haddon Heights, |
| State, Zip: New Jersey 08063 | State, Zip: NJ 08035 |
| Phone: ( ) 853 - 7306 Fax: ( ) 853 - 7381 | Phone: (856) 546 - 8611 Fax: (856) 546 - 8612 |
| Email: jclancy@clancyassoc@comast.net | Email: www.BachDesignGroup.com |

**7. Location of Property:**

Street Address: 7 Coles Road

Block(s): 8301

Tract Area: 2.887 A.C. +/-

Lot(s): 7 (formerly 5, 6, 7& 8)

**8. Land Use:**

Existing Land Use: Restaurant, Liquor Store Tavern with outside raised patio

Proposed Land Use (Describe Application): Overlay of existing parking lot and expansion of non-conforming use parking lot to provide 177 parking spots and curbing for Restaurant, Liquor Store, Tavern with outside raised patio. Replacement of existing 6 ft fence.

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 1

**Proposed Form of Ownership:**

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

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

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

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | 22.2' |
| Front setback 2 | 24.9' |
| Rear setback | 192.6' |
| Side setback 1 | 124.9' |
| Side setback 2 | 188.5' |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | |

| Fence Application | Proposed |
|---|---|
| Setback from E.O.P.*1 | N/A |
| Setback from E.O.P.*2 | |
| Fence type | |
| Fence height | 6' on East Border |

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

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

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

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

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

## 14. Parking and Loading Requirements:

Number of parking spaces required: 86 Number of parking spaces provided: 177

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

Lance Oberparleiter — 1-15-18

Signature of Applicant — Date

Lance Oberparleiter
Managing member

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).**

1-15-18
Date

Signature

Lance Oberparleiter
Print Name Managing Member

Sworn and Subscribed to before me this 15th day of January 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?

**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

1-15-18
Date

Lance Oberparleiter
Print Name
Managing Member

## 19. Survey waiver certification:

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

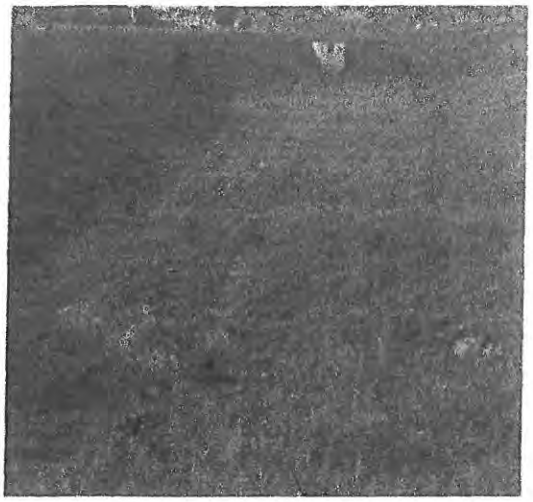
**State of New Jersey,**
**County of Camden:**

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

Name of property owner or applicant

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

Notary public



# SKEETERS PUB

# COMPREHENSIVE STORMWATER REPORT

**BLOCK 8301 LOTS 5, 6, 7 & 8**
**GLOUCESTER TOWNSHIP**
**CAMDEN COUNTY, NEW JERSEY**
**PROJECT NO. C-314**

**ISSUE DATE: AUGUST 2017**

RECEIVED
JAN 16 2018
BY:

Prepared By
HCE&S, LLC
601 Asbury Avenue
National Park, New Jersey 08063
(856) 853-7306

James A. Clancy, P.E., P.L.S.
New Jersey Professional Engineer
& Land Surveyor License No. 33998

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# Executive Summary

## A. Introduction

This report has been prepared for the proposed overlay of an existing stone parking area in the Township of Gloucester, Camden County, New Jersey. This report has been prepared as part of the requirements for Land Development within the Township of Gloucester and it addresses the Standards of the Residential Site Improvement Standards (RSIS).

The site is known as Block 8301, Lots 5,6,7 & 8 on the Township of Gloucester Tax Maps in Camden County, New Jersey.

The Calculations contained in this report used the Standards and Practice as outlined by the Soil Conservation Service ( SCS ) of the United States Department of Agriculture (USDA), the RSIS, the New Jersey Department of Environmental Protection Better Management Practice Manual (NJDEP BMP) and the local Land use Ordinance of the Township of Gloucester, Camden County, New Jersey. The report estimates and describes the following :

- The estimated stormwater runoff and peak discharge flow rates for the ***Existing Condition*** of the site.
- The estimated stormwater runoff and discharge flow rates for the ***Post Developed Conditions*** of the site.
- The proposed located, description and design calculations for the ***Stormwater Management System.***

The Technical Release 55 (TR-55) as developed by the SCS was utilized as the Standard for estimating the stormwater runoff and peak discharge rates for the existing and proposed site. The estimated stormwater runoff and peak flow rates were obtained for the existing and proposed conditions of the site for the NJDEP 1 year water quality storm, 2, 10 and 100 year frequency storm intervals.

## B. Existing Conditions

Hydrologist Soil Group Type 'B' which exhibit a slope infiltration rate when thoroughly wet.

Using the TR-55 method a Time of Concentration (Tc) was determined for each of the existing drainage areas using the longest drainage path through the drainage area. Using specific parameters for conditions of the drainage area was calculated. Using the characteristics or parameters, the estimated stormwater runoff and peak discharge flow rates can be calculated. The individual existing drainage areas are then combined and combined existing drainage total for the peak discharge flow rates for the 2, 10, and 100 year storm frequency interval is determined. A summary of the estimated peak discharge flow rates is provided below. Data and calculations are provided in Section VI.

## Pre – Development Flows

| Event (yr) | Total Pre-Development | Reduction Factor | Allowable Post |
|---|---|---|---|
| 2 | 0.33 CFS | 0.5 | 0.17 CFS |
| 10 | 0.61 CFS | 0.75 | 0.46 CFS |
| 100 | 1.16 CFS | 0.80 | 0.93 CFS |

## C. Proposed Conditions

Based upon the proposed development grading and drainage plans, one (1) overall drainage area for the site is delineated. This drainage area contributes flow to the proposed underground stone basin. Additional landscaping areas were added in the existing paved areas to reduce the overall impervious from 9890 sf to 7770 sf.

Post Development conditions were analyzed by the TR-55 Methodology with the Post Development 2, 10, 100 year storm event peak flows being controlled to 50%, 75%, and 80% of the Pre - Development flows respectively. Additionally, recharge and water quality volume is infiltrated through the basin bottom and the basin within a seventy-two (72) hour period.

The summary of the results are provided below.

## Post Development Flows

| Event (yr) | Post Development To Basin | Post Routed From Basin | Post Development Allowable | Discharge |
|---|---|---|---|---|
| 2 | 0.5 CFS | 0.0 CFS | 0.17 CFS | 0.1 |
| 10 | 0.61 CFS | 0.0 CFS | 0.46 CFS | 0.1 |
| 100 | 1.16 CFS | 0.0 CFS | 0.93 CFS | 0.82 |

## D. Proposed Stormwater Management System

### D-1 Proposed Stormwater Management Infiltration / Detention Requirements

As Part of the Stormwater Management Systems, the collected stormwater from the entire site will be directed to proposed stormwater infiltration basin located on the easterly position of the site. The proposed infiltration basin will retain stormwater runoff from the increased impervious coverage and allow for detention for the larger storms

Using Hydraflow 2004, a computer program, design and routing calculations were performed for each requirement design storm frequency.

The basin must be designed to recharge the different between the two (2) year Post Development volume and the two (2) Pre – Development volume.

2 year Pre = 1202 CF

2 year Post = 1998 CF

Difference of 2 year = 1998 CF – 1202 CF = 796 CF

Recharge Provided

Basin = 1998 CF

As seen above the basin is designed to recharged more than the 2 year difference therefore the 2 year stormwater requirement are met.

The 1 year water quality is 7770sf x 1.25/12 = 809.4 cf which is also met

### D-2 Basin Dewatering Calculation and Emergency Drain Time

Drainage rate - 4 in/hr assuming K3 soil

Applying a Factor of Safety of 2.0 (4 / 2 = 2 in/hr)

Average Percolation rate 2 inch/hr

time to dewater Basin

The depth required to infiltration basin is 1.5'

$$= 1.5\,ft \times \left(\frac{12\ in}{1\ ft}\right) \times \left(\frac{1\ hr}{2\ in}\right) = 9\ hours < 72\ hours\ \ O.K$$

## D-3 Miscellaneous Drainage Features

The ordinance NJDEP BMP manual requires a two - foot separation between the bottom of the basin and seasonal high water table. The basin meets or exceeds the conditions stated above by providing the require two feet of separation between the bottom of the basin and the seasonal high water table.

## D-4 Analysis and Calculations

The design of the site intended to reduce the impact of the stormwater runoff on the developed site. The proposed stormwater basin attenuates the increased runoff generated by the development to provide allowed discharges out of the basin for all storm events up to and including the 100 year storm. Also the basin stores and infiltrates the amount of stormwater required by the NJDEP.

Lastly, the impact of the proposed site development has been effectively reduced, thus minimizing the potential erosion and flooding around the area and total impact to neighboring sites.

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Skeeters.gpw

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM


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## 100 - Year

**Summary Report** ..... **10**
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# Hydrograph Summary Report

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Maximum storage (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.05 | 1 | 727 | 196 | ---- | ------ | ------ | Existing |
| 2 | SCS Runoff | 0.18 | 1 | 726 | 672 | ---- | ------ | ------ | Proposed |
| 3 | Reservoir | 0.00 | 1 | 1013 | 581 | 2 | 41.61 | 492 | basin |

# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

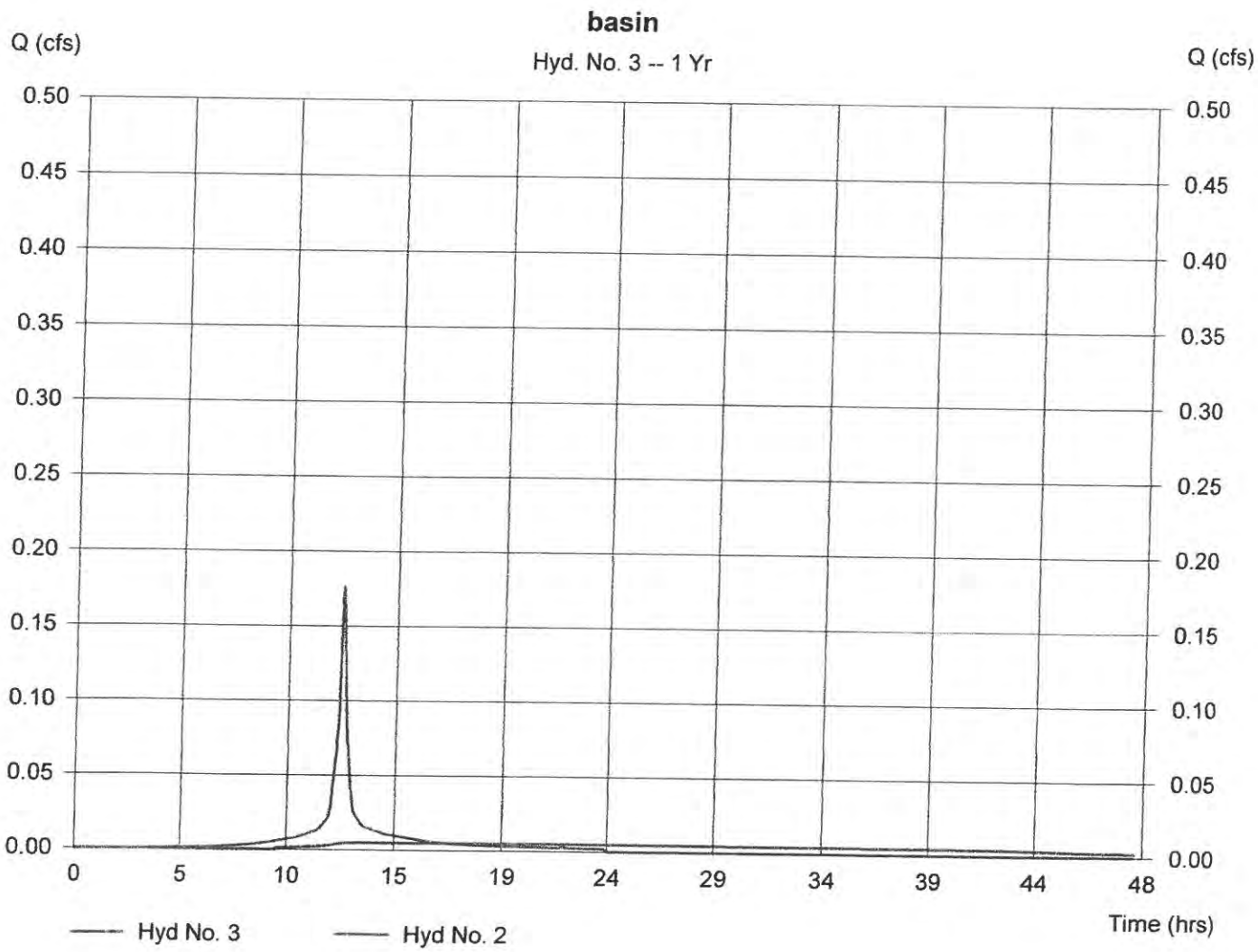
## Hyd. No. 3

basin

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.00 cfs |
| Storm frequency | = 1 yrs | Time interval | = 1 min |
| Inflow hyd. No. | = 2 | Max. Elevation | = 41.61 ft |
| Reservoir name | = Storage | Max. Storage | = 492 cuft |

Storage Indication method used.

Hydrograph Volume = 581 cuft



# Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

## Pond No. 1 - Storage

### Pond Data

Bottom LxW = 200.0 x 4.0 ft  Side slope = 0.0:1  Bottom elev. = 41.00 ft  Depth = 4.00 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 41.00 | 800 | 0 | 0 |
| 0.20 | 41.20 | 800 | 160 | 160 |
| 0.40 | 41.40 | 800 | 160 | 320 |
| 0.60 | 41.60 | 800 | 160 | 480 |
| 0.80 | 41.80 | 800 | 160 | 640 |
| 1.00 | 42.00 | 800 | 160 | 800 |
| 1.20 | 42.20 | 800 | 160 | 960 |
| 1.40 | 42.40 | 800 | 160 | 1,120 |
| 1.60 | 42.60 | 800 | 160 | 1,280 |
| 1.80 | 42.80 | 800 | 160 | 1,440 |
| 2.00 | 43.00 | 800 | 160 | 1,600 |
| 2.20 | 43.20 | 800 | 160 | 1,760 |
| 2.40 | 43.40 | 800 | 160 | 1,920 |
| 2.60 | 43.60 | 800 | 160 | 2,080 |
| 2.80 | 43.80 | 800 | 160 | 2,240 |
| 3.00 | 44.00 | 800 | 160 | 2,400 |
| 3.20 | 44.20 | 800 | 160 | 2,560 |
| 3.40 | 44.40 | 800 | 160 | 2,720 |
| 3.60 | 44.60 | 800 | 160 | 2,880 |
| 3.80 | 44.80 | 800 | 160 | 3,040 |
| 4.00 | 45.00 | 800 | 160 | 3,200 |

### Culvert / Orifice Structures

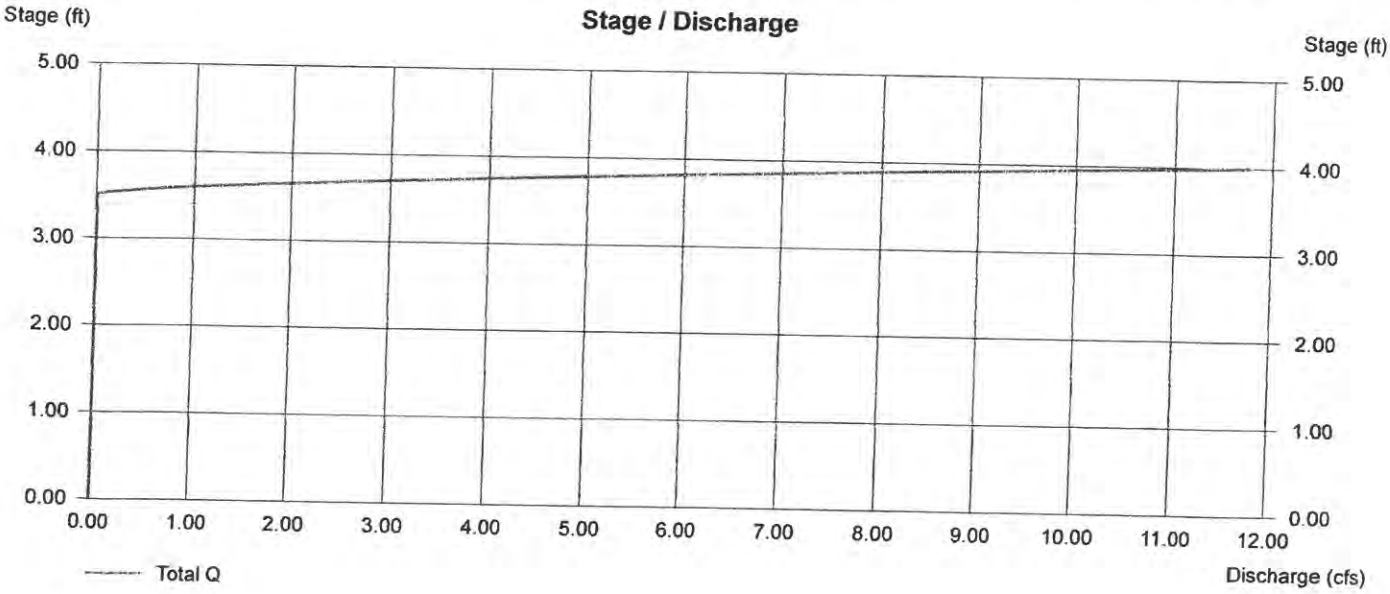
| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | 0.00 |
| N-Value | = .013 | .000 | .000 | .000 |
| Orif. Coeff. | = 0.60 | 0.00 | 0.00 | 0.00 |
| Multi-Stage | = n/a | No | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Crest Len (ft) | = 10.00 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 44.50 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 3.33 | 0.00 | 0.00 | 0.00 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control



# Hydrograph Summary Report

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Maximum storage (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.33 | 1 | 726 | 1,202 | ---- | ------ | ------ | Existing |
| 2 | SCS Runoff | 0.50 | 1 | 726 | 1,998 | ---- | ------ | ------ | Proposed |
| 3 | Reservoir | 0.01 | 1 | 1221 | 981 | 2 | 43.02 | 1,615 | basin |

# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

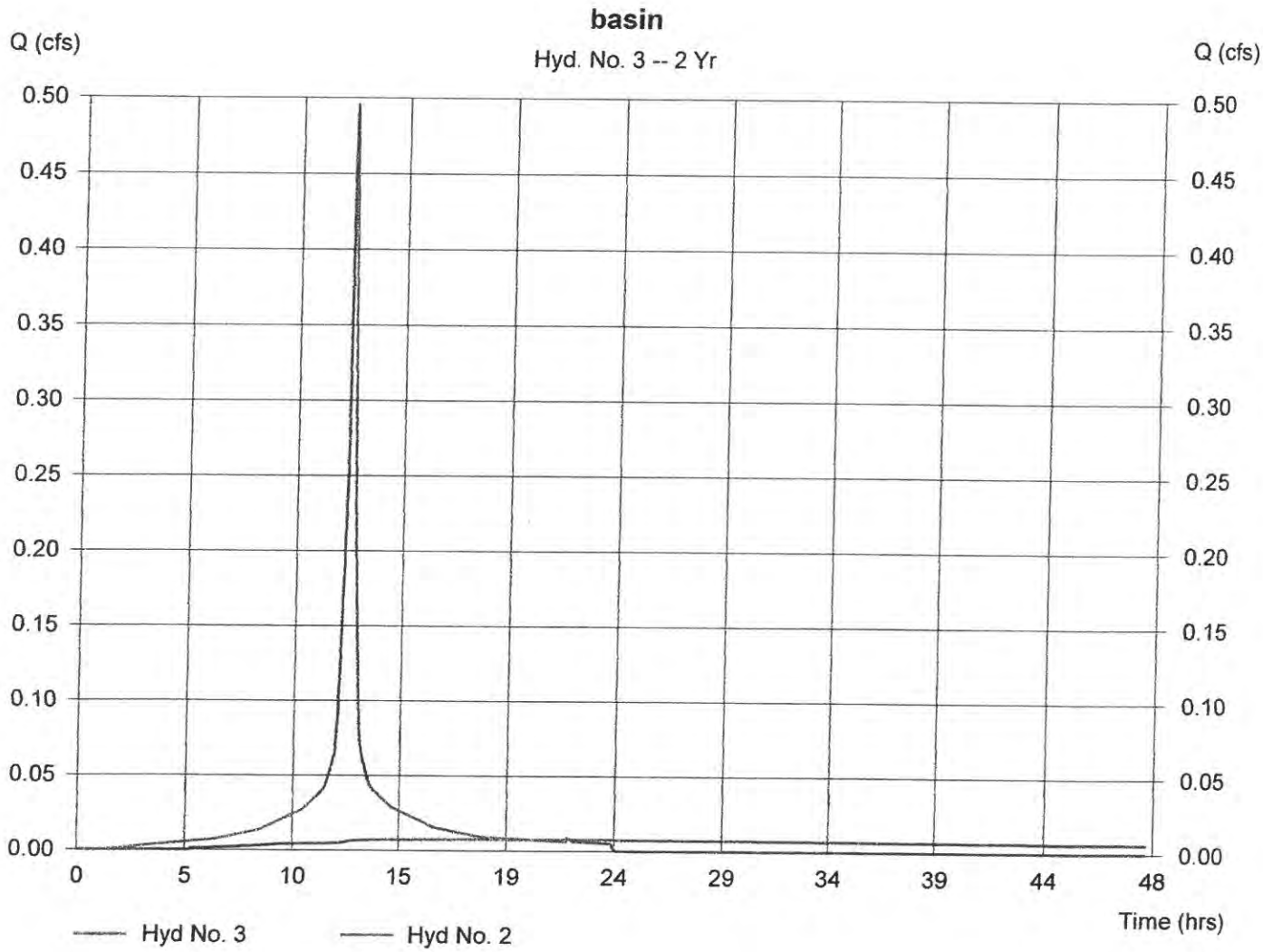
## Hyd. No. 3

basin

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.01 cfs |
| Storm frequency | = 2 yrs | Time interval | = 1 min |
| Inflow hyd. No. | = 2 | Max. Elevation | = 43.02 ft |
| Reservoir name | = Storage | Max. Storage | = 1,615 cuft |

Storage Indication method used.

Hydrograph Volume = 981 cuft



# Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

## Pond No. 1 - Storage

### Pond Data

Bottom LxW = 200.0 x 4.0 ft  Side slope = 0.0:1  Bottom elev. = 41.00 ft  Depth = 4.00 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 41.00 | 800 | 0 | 0 |
| 0.20 | 41.20 | 800 | 160 | 160 |
| 0.40 | 41.40 | 800 | 160 | 320 |
| 0.60 | 41.60 | 800 | 160 | 480 |
| 0.80 | 41.80 | 800 | 160 | 640 |
| 1.00 | 42.00 | 800 | 160 | 800 |
| 1.20 | 42.20 | 800 | 160 | 960 |
| 1.40 | 42.40 | 800 | 160 | 1,120 |
| 1.60 | 42.60 | 800 | 160 | 1,280 |
| 1.80 | 42.80 | 800 | 160 | 1,440 |
| 2.00 | 43.00 | 800 | 160 | 1,600 |
| 2.20 | 43.20 | 800 | 160 | 1,760 |
| 2.40 | 43.40 | 800 | 160 | 1,920 |
| 2.60 | 43.60 | 800 | 160 | 2,080 |
| 2.80 | 43.80 | 800 | 160 | 2,240 |
| 3.00 | 44.00 | 800 | 160 | 2,400 |
| 3.20 | 44.20 | 800 | 160 | 2,560 |
| 3.40 | 44.40 | 800 | 160 | 2,720 |
| 3.60 | 44.60 | 800 | 160 | 2,880 |
| 3.80 | 44.80 | 800 | 160 | 3,040 |
| 4.00 | 45.00 | 800 | 160 | 3,200 |

### Culvert / Orifice Structures

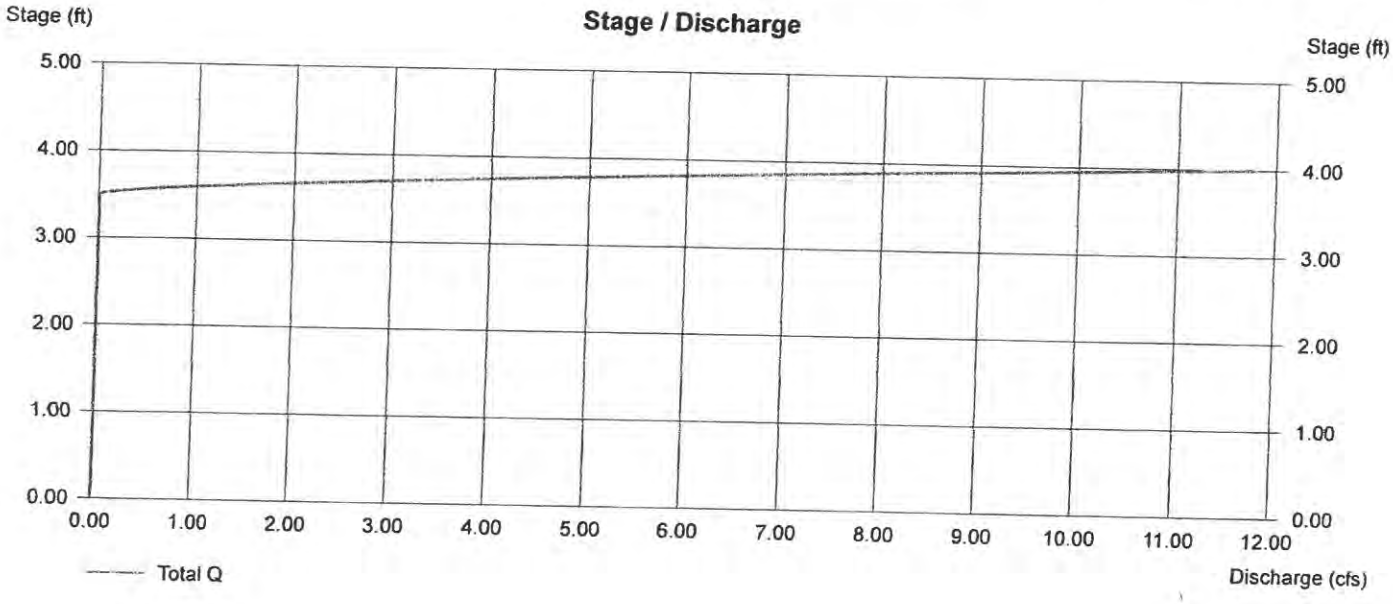
| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | 0.00 |
| N-Value | = .013 | .000 | .000 | .000 |
| Orif. Coeff. | = 0.60 | 0.00 | 0.00 | 0.00 |
| Multi-Stage | = n/a | No | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Crest Len (ft) | = 10.00 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 44.50 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 3.33 | 0.00 | 0.00 | 0.00 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



# Hydrograph Summary Report

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Maximum storage (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.61 | 1 | 726 | 2,223 | ---- | ------ | ------ | Existing |
| 2 | SCS Runoff | 0.76 | 1 | 726 | 3,131 | ---- | ------ | ------ | Proposed |
| 3 | Reservoir | 0.01 | 1 | 1337 | 1,294 | 2 | 44.27 | 2,613 | basin |

# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

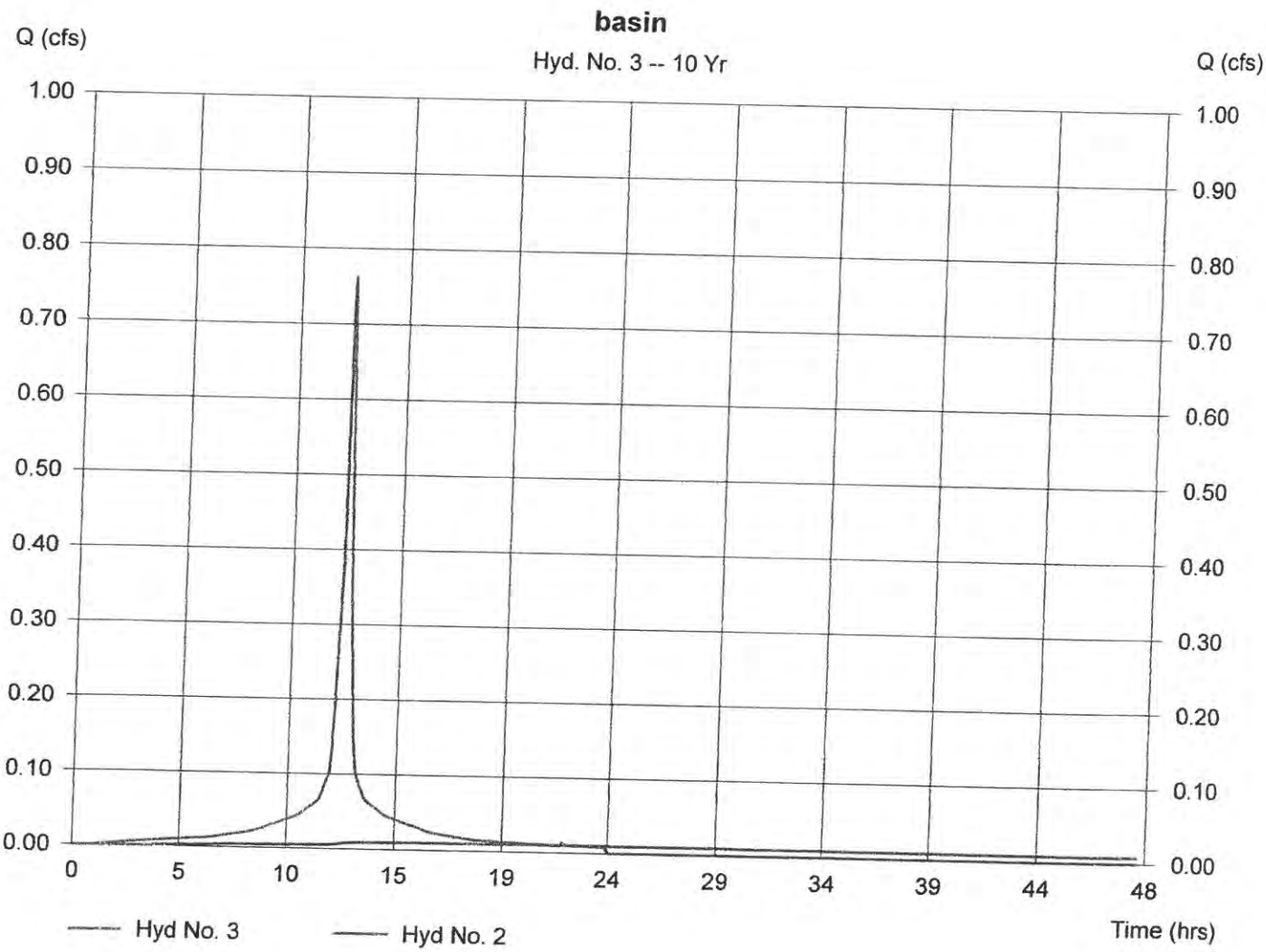
## Hyd. No. 3

basin

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.01 cfs |
| Storm frequency | = 10 yrs | Time interval | = 1 min |
| Inflow hyd. No. | = 2 | Max. Elevation | = 44.27 ft |
| Reservoir name | = Storage | Max. Storage | = 2,613 cuft |

Storage Indication method used.

Hydrograph Volume = 1,294 cuft



# Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

## Pond No. 1 - Storage

### Pond Data

Bottom LxW = 200.0 x 4.0 ft  Side slope = 0.0:1  Bottom elev. = 41.00 ft  Depth = 4.00 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 41.00 | 800 | 0 | 0 |
| 0.20 | 41.20 | 800 | 160 | 160 |
| 0.40 | 41.40 | 800 | 160 | 320 |
| 0.60 | 41.60 | 800 | 160 | 480 |
| 0.80 | 41.80 | 800 | 160 | 640 |
| 1.00 | 42.00 | 800 | 160 | 800 |
| 1.20 | 42.20 | 800 | 160 | 960 |
| 1.40 | 42.40 | 800 | 160 | 1,120 |
| 1.60 | 42.60 | 800 | 160 | 1,280 |
| 1.80 | 42.80 | 800 | 160 | 1,440 |
| 2.00 | 43.00 | 800 | 160 | 1,600 |
| 2.20 | 43.20 | 800 | 160 | 1,760 |
| 2.40 | 43.40 | 800 | 160 | 1,920 |
| 2.60 | 43.60 | 800 | 160 | 2,080 |
| 2.80 | 43.80 | 800 | 160 | 2,240 |
| 3.00 | 44.00 | 800 | 160 | 2,400 |
| 3.20 | 44.20 | 800 | 160 | 2,560 |
| 3.40 | 44.40 | 800 | 160 | 2,720 |
| 3.60 | 44.60 | 800 | 160 | 2,880 |
| 3.80 | 44.80 | 800 | 160 | 3,040 |
| 4.00 | 45.00 | 800 | 160 | 3,200 |

### Culvert / Orifice Structures

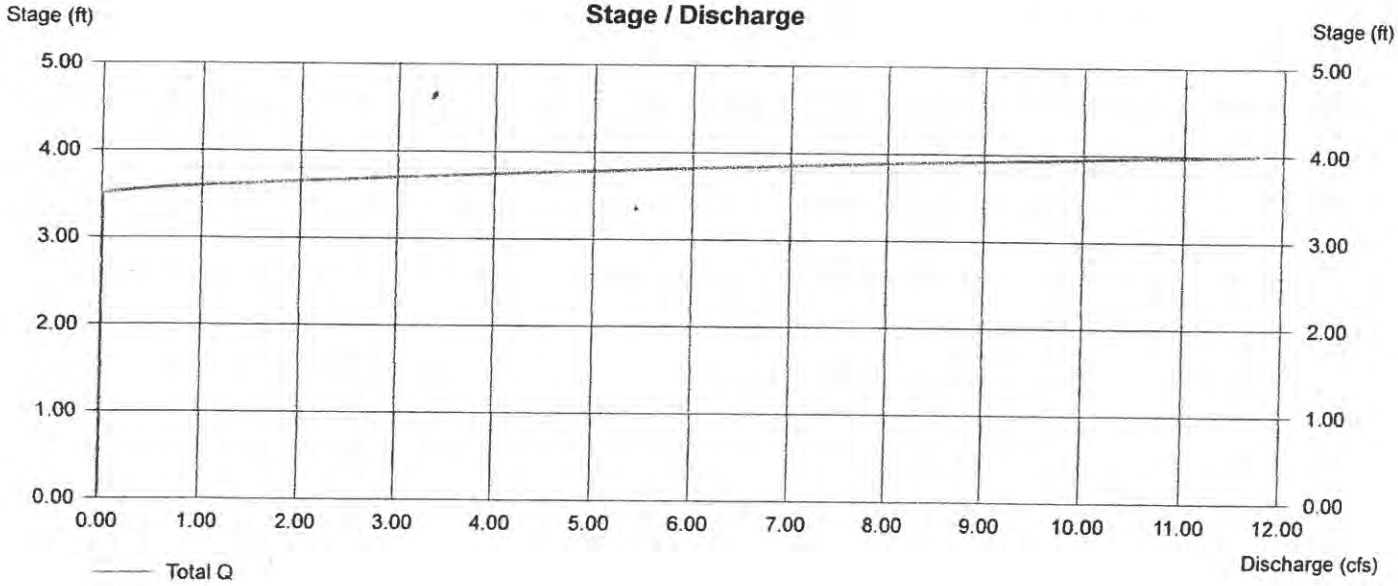
| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | 0.00 |
| N-Value | = .013 | .000 | .000 | .000 |
| Orif. Coeff. | = 0.60 | 0.00 | 0.00 | 0.00 |
| Multi-Stage | = n/a | No | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Crest Len (ft) | = 10.00 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 44.50 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 3.33 | 0.00 | 0.00 | 0.00 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



# Hydrograph Summary Report

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Maximum storage (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 1.16 | 1 | 726 | 4,360 | ---- | ------ | ------ | Existing |
| 2 | SCS Runoff | 1.29 | 1 | 726 | 5,376 | ---- | ------ | ------ | Proposed |
| 3 | Reservoir | 0.82 | 1 | 735 | 3,378 | 2 | 44.58 | 2,867 | basin |

# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

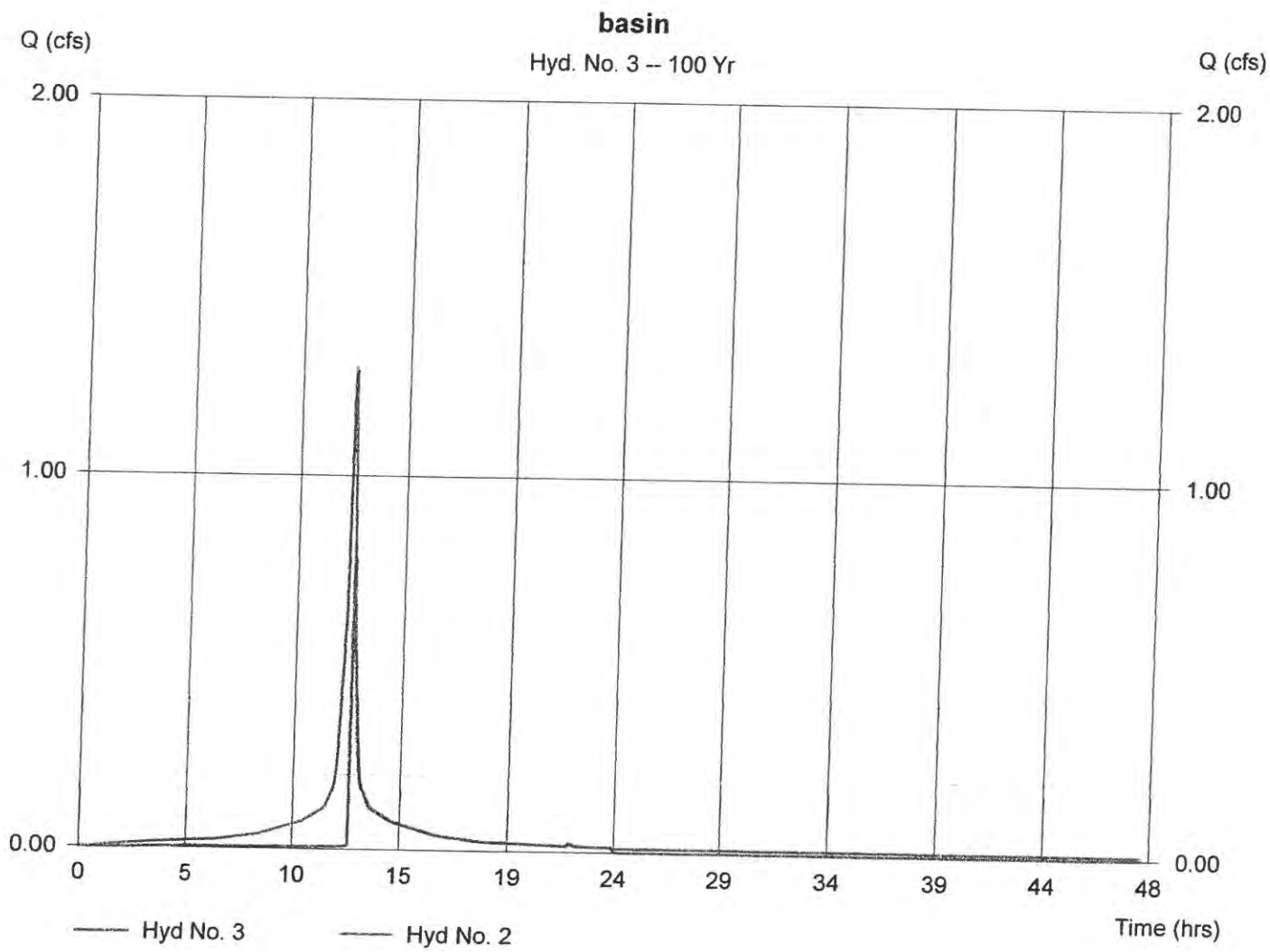
## Hyd. No. 3

basin

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.82 cfs |
| Storm frequency | = 100 yrs | Time interval | = 1 min |
| Inflow hyd. No. | = 2 | Max. Elevation | = 44.58 ft |
| Reservoir name | = Storage | Max. Storage | = 2,867 cuft |

Storage Indication method used.

Hydrograph Volume = 3,378 cuft



# Pond Report



Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

## Pond No. 1 - Storage

### Pond Data

Bottom LxW = 200.0 x 4.0 ft  Side slope = 0.0:1  Bottom elev. = 41.00 ft  Depth = 4.00 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 41.00 | 800 | 0 | 0 |
| 0.20 | 41.20 | 800 | 160 | 160 |
| 0.40 | 41.40 | 800 | 160 | 320 |
| 0.60 | 41.60 | 800 | 160 | 480 |
| 0.80 | 41.80 | 800 | 160 | 640 |
| 1.00 | 42.00 | 800 | 160 | 800 |
| 1.20 | 42.20 | 800 | 160 | 960 |
| 1.40 | 42.40 | 800 | 160 | 1,120 |
| 1.60 | 42.60 | 800 | 160 | 1,280 |
| 1.80 | 42.80 | 800 | 160 | 1,440 |
| 2.00 | 43.00 | 800 | 160 | 1,600 |
| 2.20 | 43.20 | 800 | 160 | 1,760 |
| 2.40 | 43.40 | 800 | 160 | 1,920 |
| 2.60 | 43.60 | 800 | 160 | 2,080 |
| 2.80 | 43.80 | 800 | 160 | 2,240 |
| 3.00 | 44.00 | 800 | 160 | 2,400 |
| 3.20 | 44.20 | 800 | 160 | 2,560 |
| 3.40 | 44.40 | 800 | 160 | 2,720 |
| 3.60 | 44.60 | 800 | 160 | 2,880 |
| 3.80 | 44.80 | 800 | 160 | 3,040 |
| 4.00 | 45.00 | 800 | 160 | 3,200 |

### Culvert / Orifice Structures

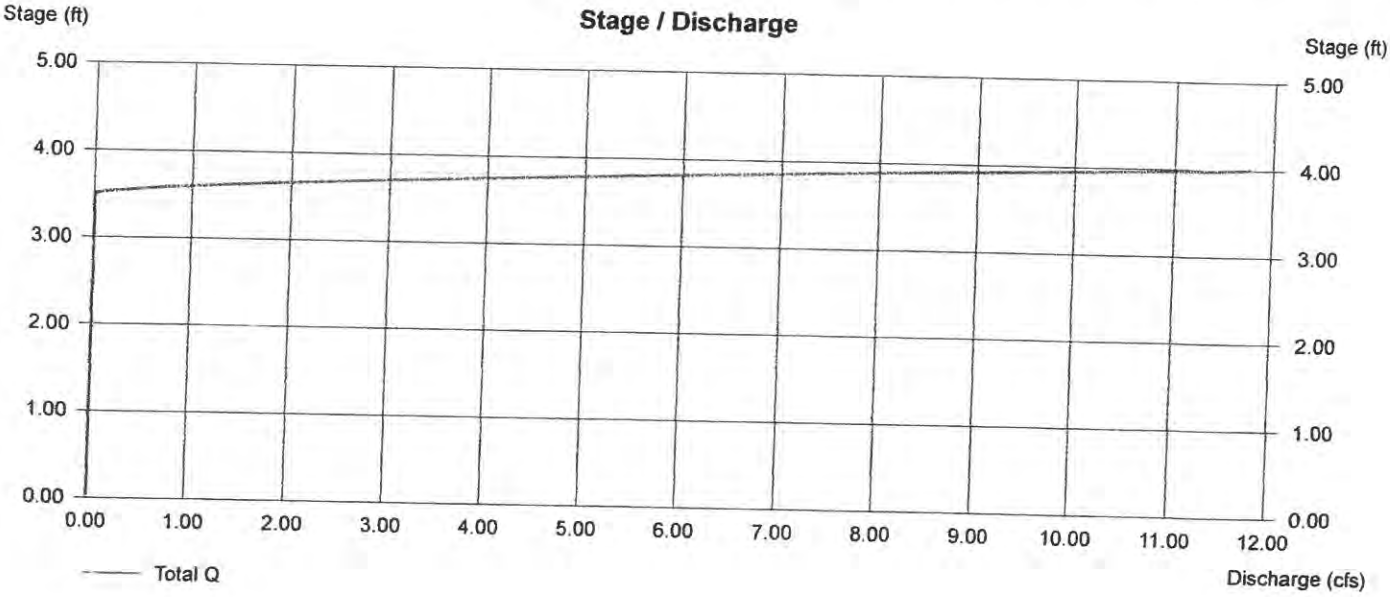
| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | 0.00 |
| N-Value | = .013 | .000 | .000 | .000 |
| Orif. Coeff. | = 0.60 | 0.00 | 0.00 | 0.00 |
| Multi-Stage | = n/a | No | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| Crest Len (ft) | = 10.00 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 44.50 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 3.33 | 0.00 | 0.00 | 0.00 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



# DRAINAGE CALCULATIONS

for

## SKEETER'S PUB

**Block 8301, Lots 5, 6, 7 & 8**
**Gloucester Township**
**Camden County, New Jersey**

**Date: May 29, 2018**

RECEIVED
MAY 30 2018
BY:

**Prepared by:**

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

304 WHITE HORSE PIKE • HADDON HEIGHTS NJ, 08035

(856) 546-8611 • FAX (856) 546-8612

Steven M. Bach , PE, RA, PP, CME
NJ PE No. 41507

**Introduction** ..... 3

**Design Criteria** ..... 3

**Summary** ..... 4

**Appendix A: Stormwater Calculations**

## Introduction

The subject site is known as Block 8301, Lots 5, 6, 7 & 8 in the Township of Gloucester, Camden County, New Jersey. The site is located on the East side of the Black Horse Pike (N.J. State Highway Route 168) at the intersection of Black Horse Pike with Coles Road and encompasses 125,762 square feet of land. The site is predominately covered by impervious surfaces. Historically, the site was occupied by a one story masonry building that served as a gas station and vehicle service station as well as occupied by a one story masonry building that served as a bar and restaurant. Currently, the gas station building has been removed and replaced by additional parking lot area. The purpose of this report is to analyze the need for storm water drainage conditions that will occur as a result of this redevelopment of the site.

## Design Criteria

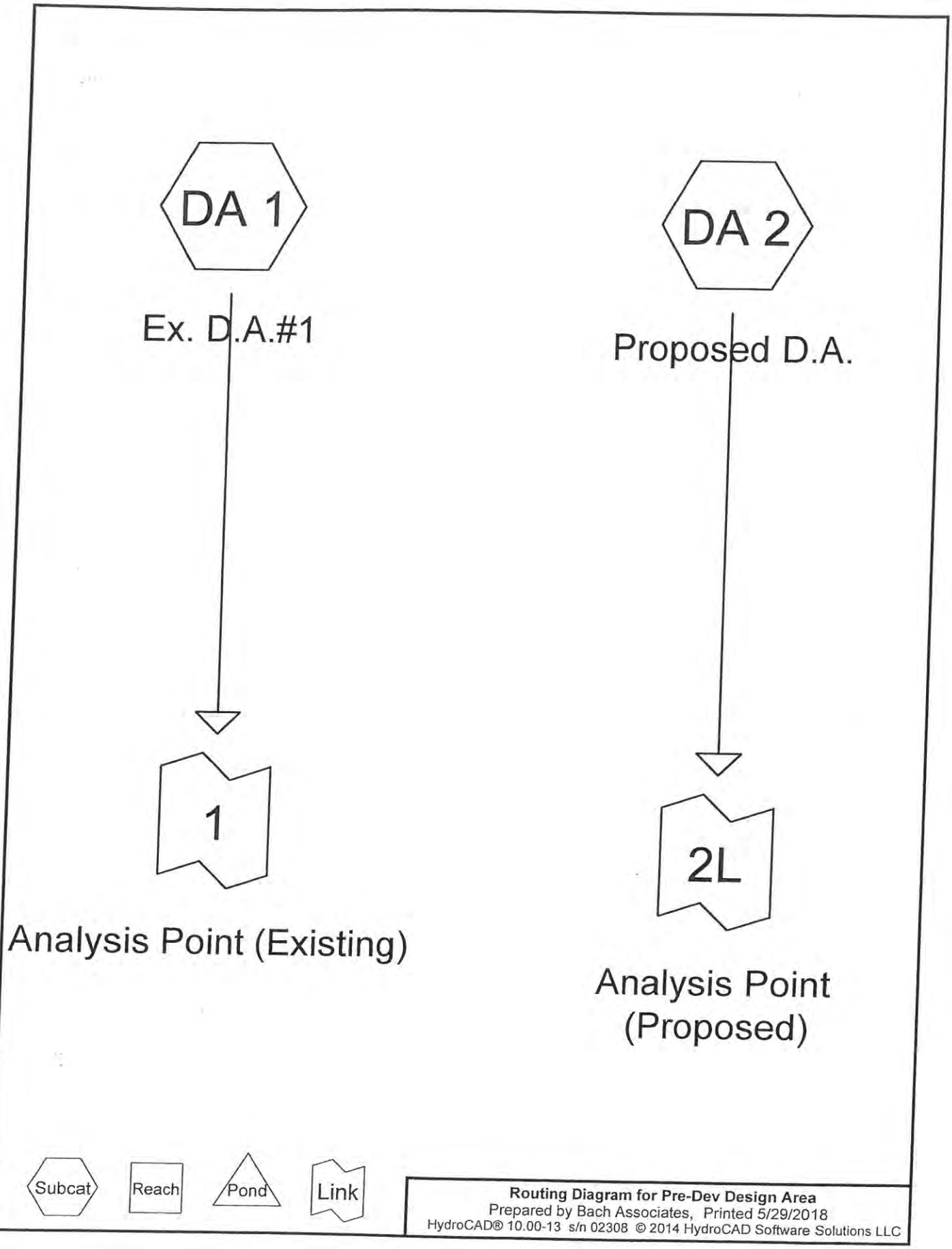
The project will not cause the disturbance of more than one acre of land, nor will it create more than one quarter of an acre of new impervious surfaces. It is therefore not considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8), and thus the Stormwater Management Rules do not apply to this project. The historic impervious coverage for the site is 76% and the proposed development impervious coverage will be 72%. Therefore, flow reductions from the peak storm runoff from the standard storm events are not applicable resulting in no new stormwater control measures being proposed. The Stormwater Management Rules require TSS removal only if there is an increase in impervious surfaces. Based upon the following chart, there is a total decrease in impervious surfaces on this site.

| LAND USE | EXISTING. (pre-2017) | EXISTING (post 2017) | PROPOSED (S.F.) |
|---|---|---|---|
| BUILDING | 9,877 S.F. | 7,543 S.F. | 7,543 S.F. |
| CONCRETE/PAVEMENT | 85,640 S.F. | 88,207 S.F. | 82,527 S.F. |
| TOTAL IMPERVIOUS | 95,517 S.F. (76%) | 95,750 S.F. (76%) | 90,070 S.F. (72%) |
| GRASS/LANSCAPING | 30,245 S.F. (24%) | 30,012 S.F. (24%) | 35,602 S.F. (28%) |

| STORM EVENT | EXISTING FLOW | PROPOSED FLOW |
|---|---|---|
| 2 year | 5.93 cfs | 4.69 cfs |
| 10 year | 9.77 cfs | 7.79 cfs |
| 100 year | 16.90 | 1350 cfs |

## Summary

Due to the overall size of the site, the historic conditions, and the proposed improvements, there is no need for stormwater control measures.


DA 1
Ex. D.A.#1
DA 2
Proposed D.A.
1
Analysis Point (Existing)
2L
Analysis Point
(Proposed)
Subcat
Reach
Pond
Link
Routing Diagram for Pre-Dev Design Area
Prepared by Bach Associates, Printed 5/29/2018
HydroCAD® 10.00-13 s/n 02308 © 2014 HydroCAD Software Solutions LLC

## Summary for Subcatchment DA 1: Ex. D.A.#1

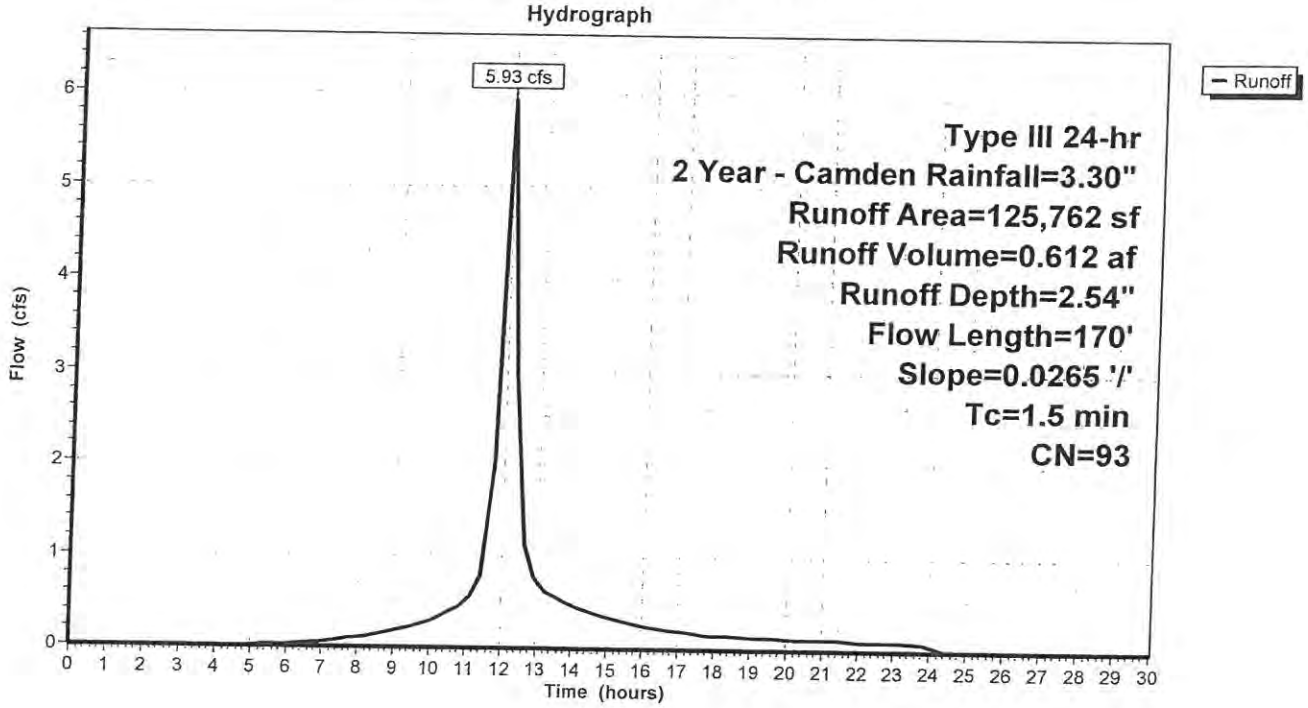
Runoff = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall=3.30"

| Area (sf) | CN | Description |
|---|---|---|
| 9,877 | 98 | Roofs, HSG C |
| 85,640 | 98 | Paved parking, HSG C |
| 30,245 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 30,245 | | 24.05% Pervious Area |
| 95,517 | | 75.95% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 170 | 0.0265 | 1.88 | | **Sheet Flow,** n= 0.010 P2= 3.30" |

## Subcatchment DA 1: Ex. D.A.#1



## Summary for Subcatchment DA 2: Proposed D.A.

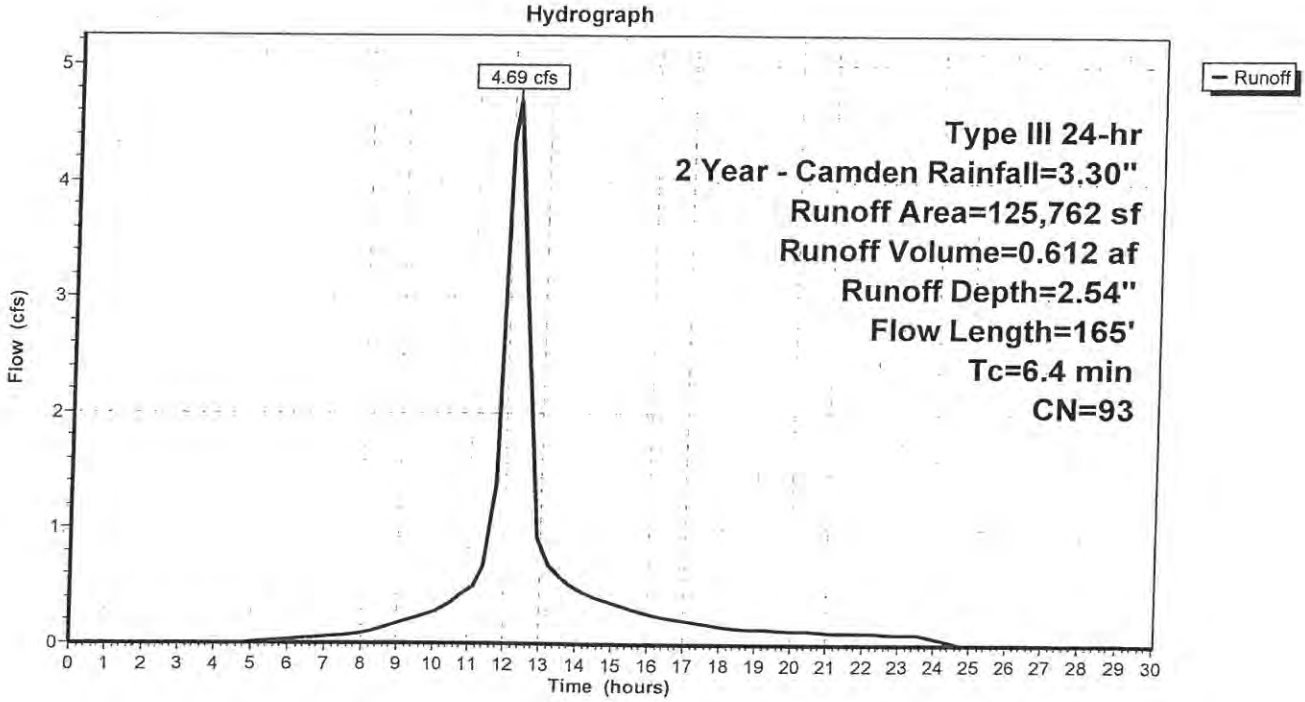
Runoff = 4.69 cfs @ 12.15 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall=3.30"

| Area (sf) | CN | Description |
|---|---|---|
| 7,543 | 98 | Roofs, HSG C |
| 82,617 | 98 | Paved parking, HSG C |
| 35,602 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 35,602 | | 28.31% Pervious Area |
| 90,160 | | 71.69% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 50 | 0.0200 | 0.15 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.30" |
| 0.7 | 60 | 0.0200 | 1.36 | | **Sheet Flow,** n= 0.010 P2= 3.30" |
| 0.2 | 55 | 0.0040 | 5.43 | 9.60 | **Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009 |
| 6.4 | 165 | Total | | | |

## Subcatchment DA 2: Proposed D.A.

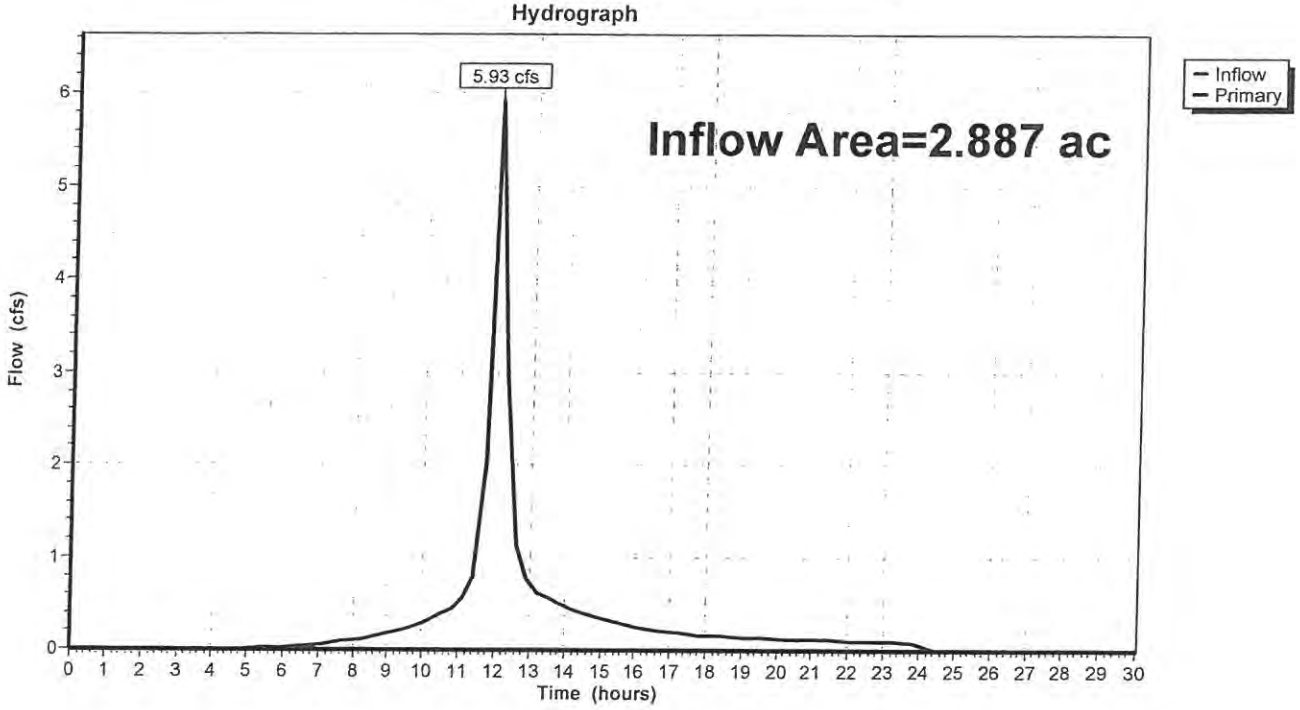


## Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event
Inflow = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af
Primary = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

### Link 1: Analysis Point (Existing)

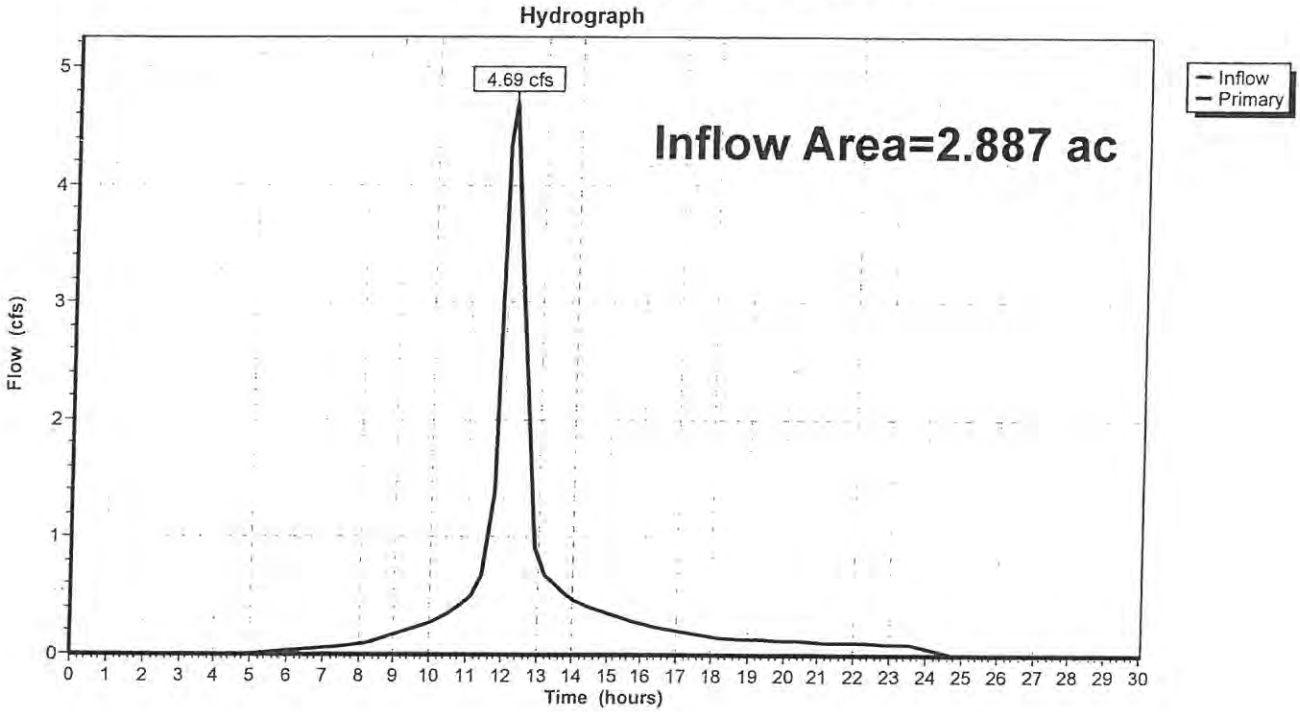


## Summary for Link 2L: Analysis Point (Proposed)

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 2.887 ac, 71.69% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event | | | |
| Inflow = | 4.69 cfs @ 12.15 hrs, Volume= | 0.612 af | | |
| Primary = | 4.69 cfs @ 12.15 hrs, Volume= | 0.612 af, Atten= 0%, Lag= 0.0 min | | |

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

### Link 2L: Analysis Point (Proposed)



## Summary for Subcatchment DA 1: Ex. D.A.#1

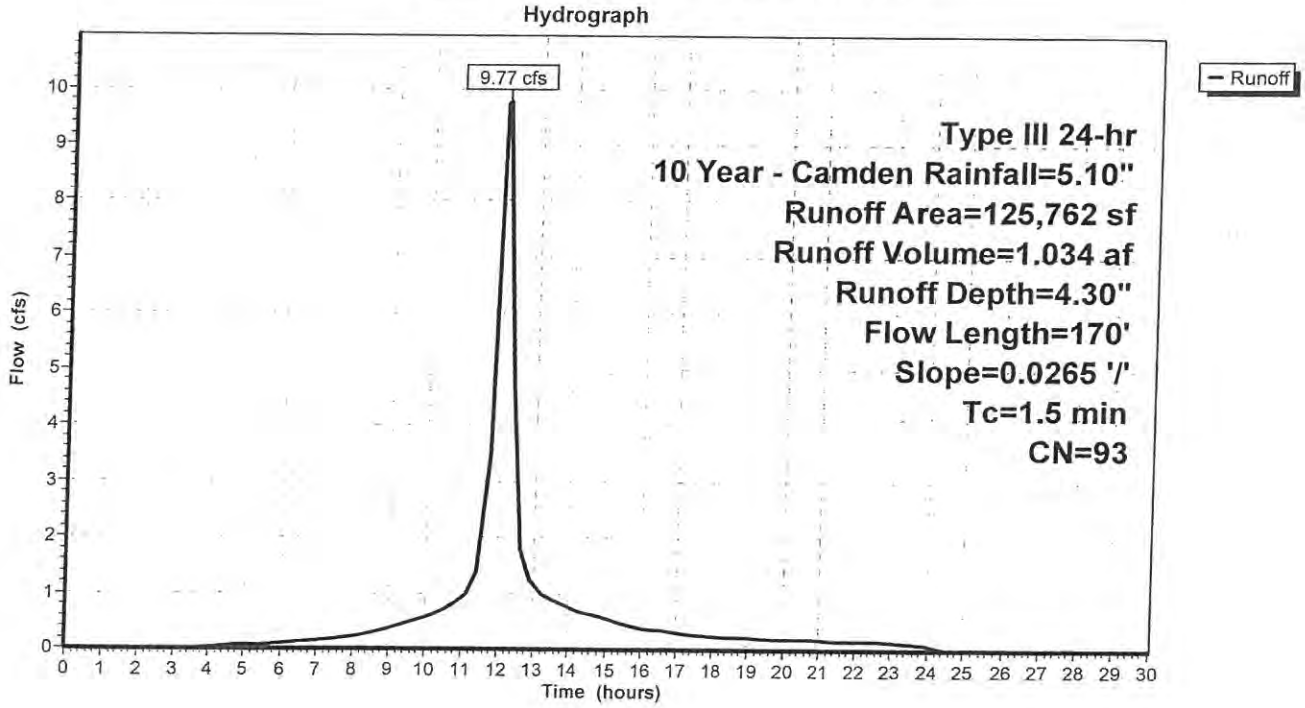
Runoff = 9.77 cfs @ 12.02 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 9,877 | 98 | Roofs, HSG C |
| 85,640 | 98 | Paved parking, HSG C |
| 30,245 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 30,245 | | 24.05% Pervious Area |
| 95,517 | | 75.95% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 170 | 0.0265 | 1.88 | | **Sheet Flow,** n= 0.010 P2= 3.30" |

## Subcatchment DA 1: Ex. D.A.#1



## Summary for Subcatchment DA 2: Proposed D.A.

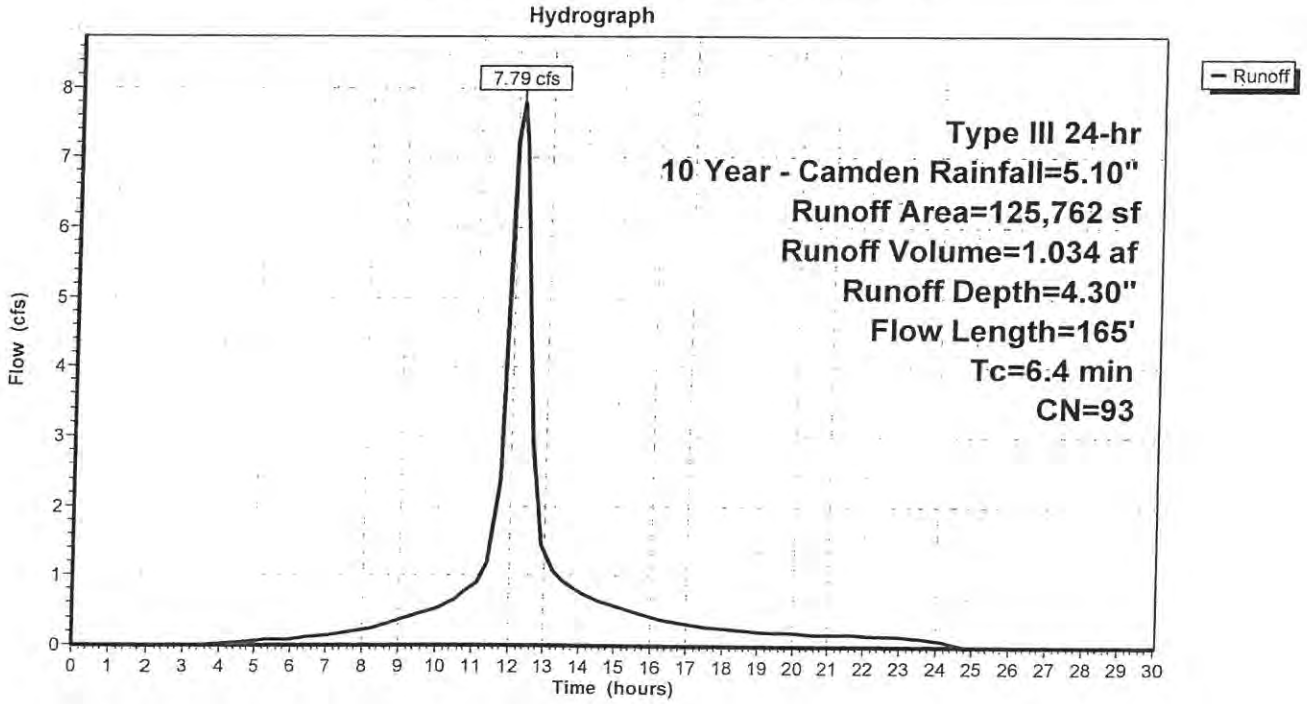
Runoff = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 7,543 | 98 | Roofs, HSG C |
| 82,617 | 98 | Paved parking, HSG C |
| 35,602 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 35,602 | | 28.31% Pervious Area |
| 90,160 | | 71.69% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 50 | 0.0200 | 0.15 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.30" |
| 0.7 | 60 | 0.0200 | 1.36 | | **Sheet Flow,** n= 0.010 P2= 3.30" |
| 0.2 | 55 | 0.0040 | 5.43 | 9.60 | **Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009 |
| 6.4 | 165 | Total | | | |

## Subcatchment DA 2: Proposed D.A.

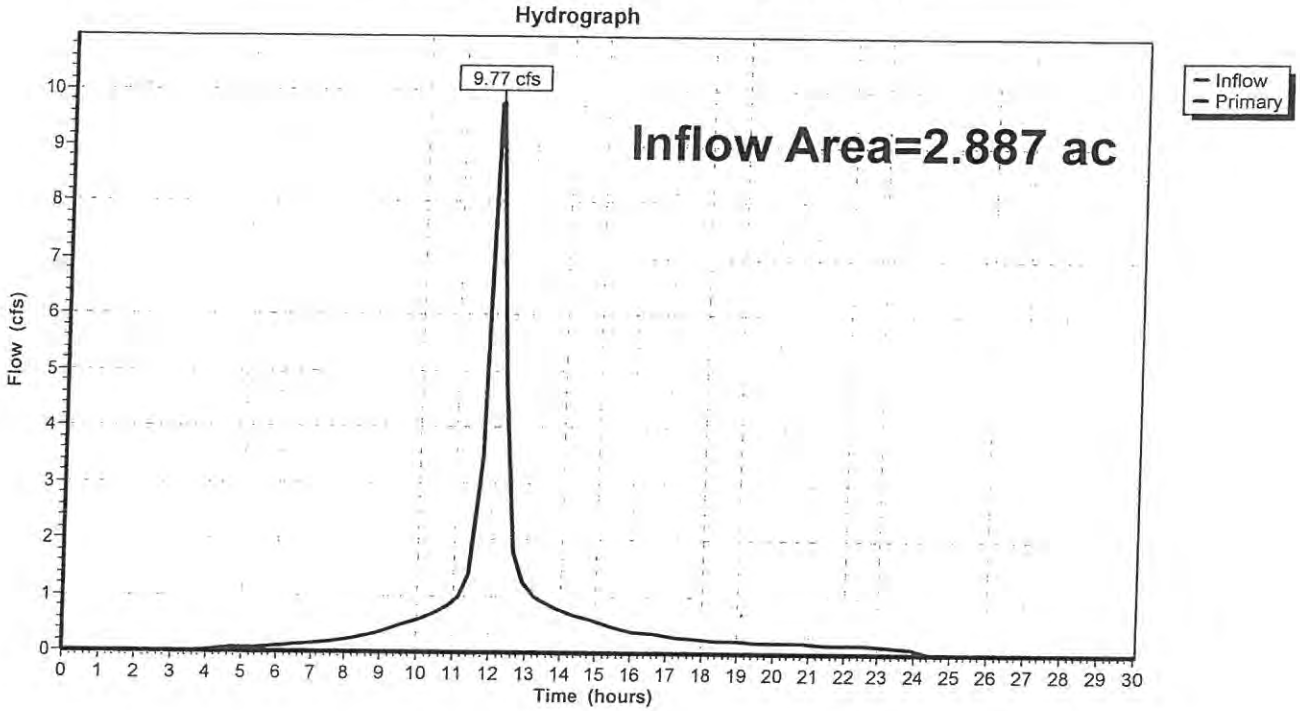


## Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event
Inflow = 9.77 cfs @ 12.02 hrs, Volume= 1.034 af
Primary = 9.77 cfs @ 12.02 hrs, Volume= 1.034 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

### Link 1: Analysis Point (Existing)

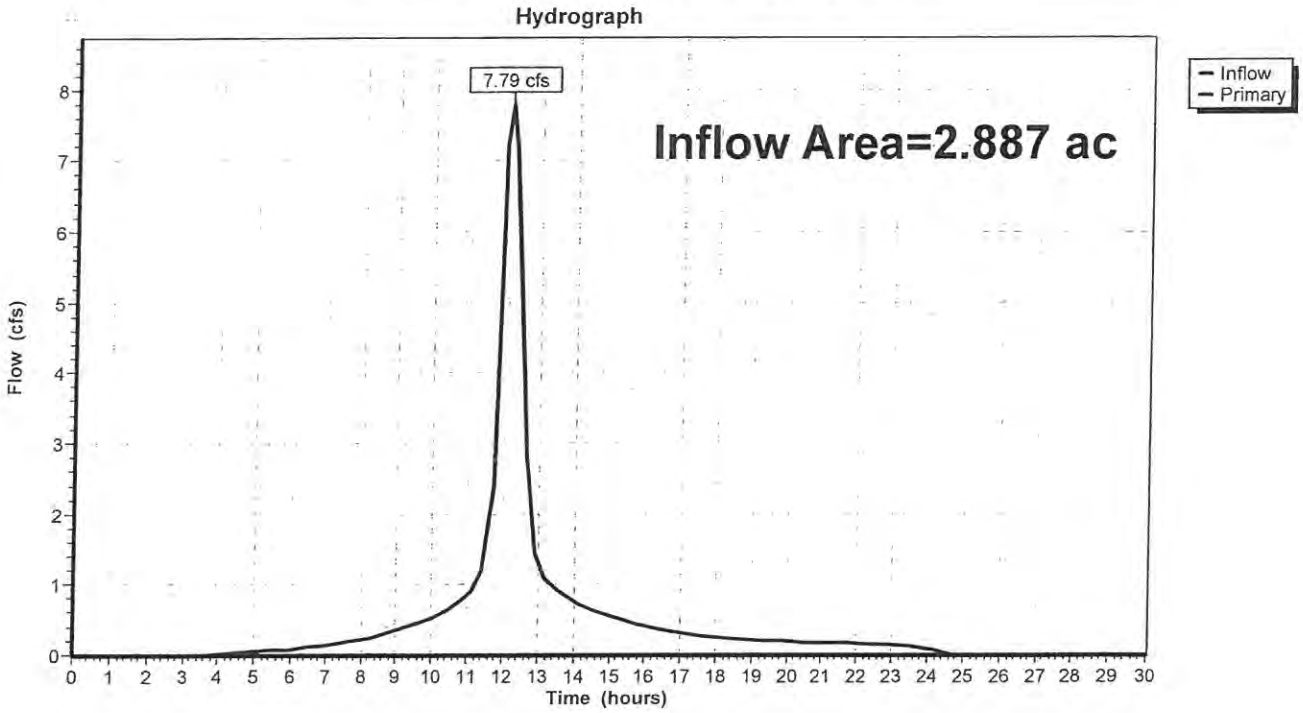


## Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event
Inflow = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af
Primary = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

### Link 2L: Analysis Point (Proposed)



## Summary for Subcatchment DA 1: Ex. D.A.#1

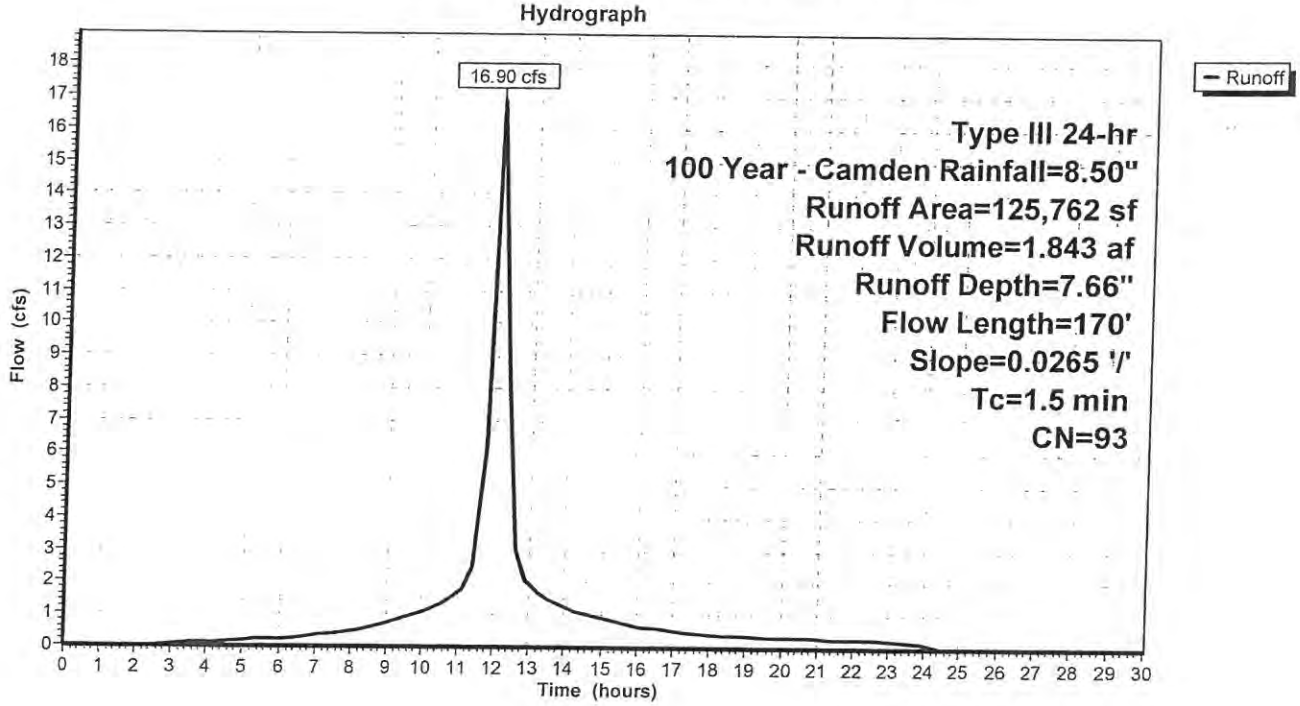
Runoff = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

| Area (sf) | CN | Description |
|---|---|---|
| 9,877 | 98 | Roofs, HSG C |
| 85,640 | 98 | Paved parking, HSG C |
| 30,245 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 30,245 | | 24.05% Pervious Area |
| 95,517 | | 75.95% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 170 | 0.0265 | 1.88 | | **Sheet Flow,** n= 0.010 P2= 3.30" |

## Subcatchment DA 1: Ex. D.A.#1



## Summary for Subcatchment DA 2: Proposed D.A.

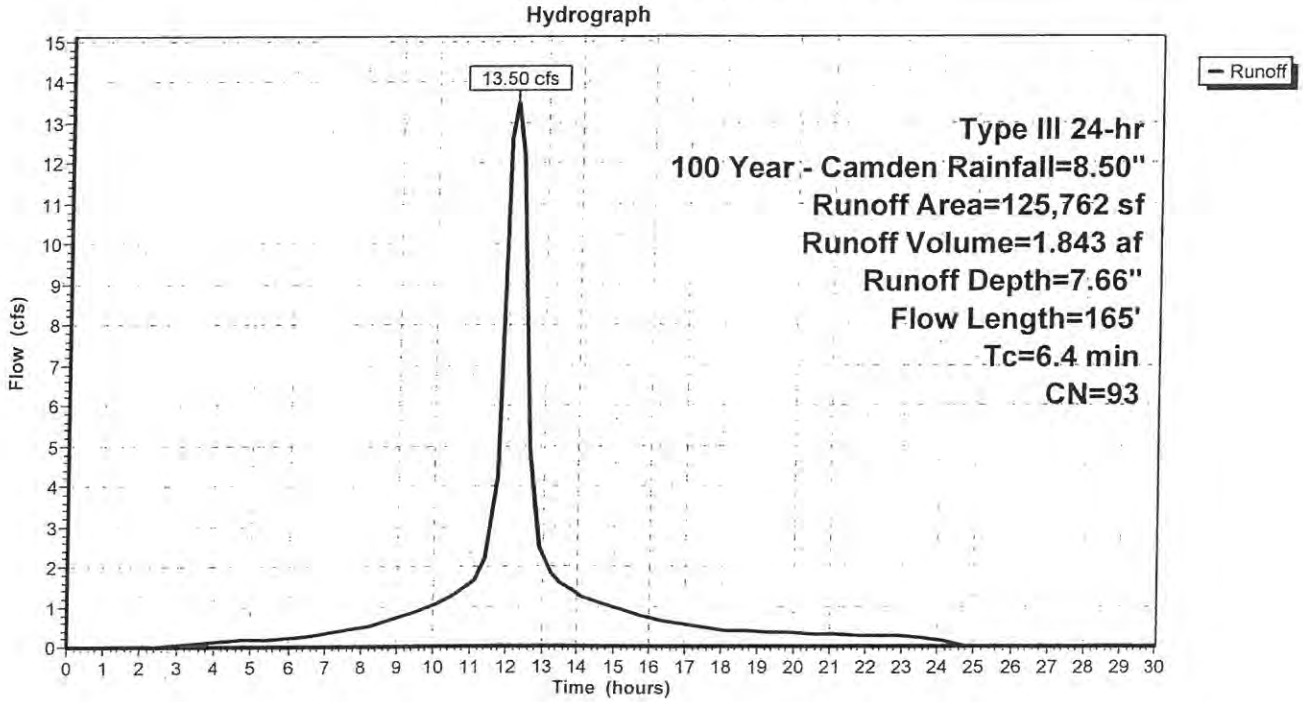
Runoff = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

| Area (sf) | CN | Description |
|---|---|---|
| 7,543 | 98 | Roofs, HSG C |
| 82,617 | 98 | Paved parking, HSG C |
| 35,602 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 35,602 | | 28.31% Pervious Area |
| 90,160 | | 71.69% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 50 | 0.0200 | 0.15 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.30" |
| 0.7 | 60 | 0.0200 | 1.36 | | **Sheet Flow,** n= 0.010 P2= 3.30" |
| 0.2 | 55 | 0.0040 | 5.43 | 9.60 | **Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009 |
| 6.4 | 165 | Total | | | |

## Subcatchment DA 2: Proposed D.A.

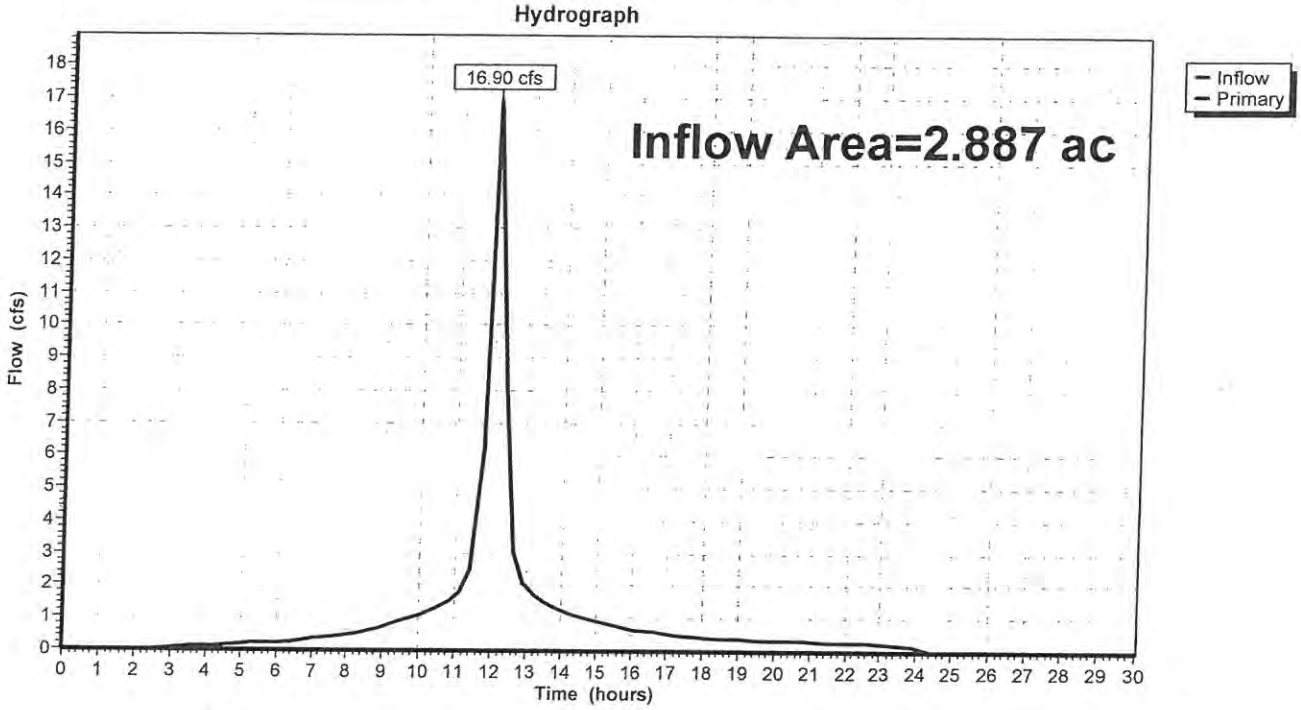


## Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af
Primary = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

## Link 1: Analysis Point (Existing)

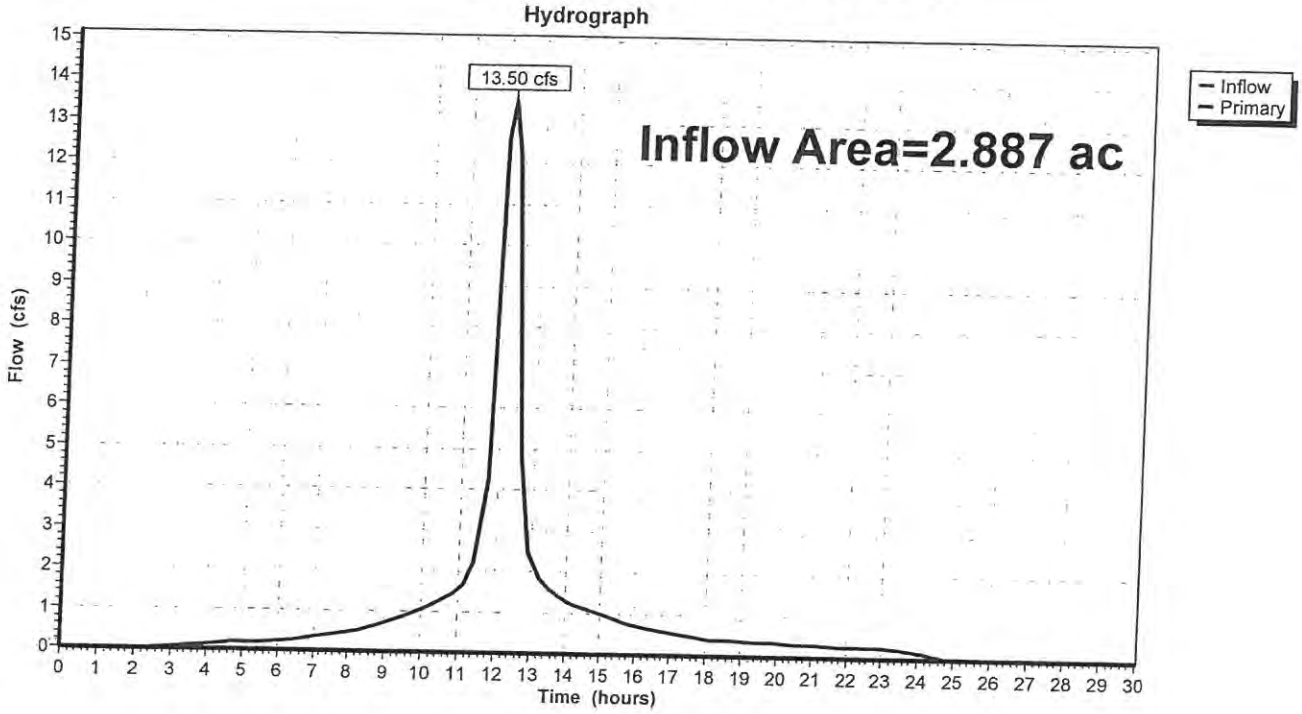


## Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af
Primary = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

## Link 2L: Analysis Point (Proposed)



## PROPERTY OWNERS WITHIN 200'

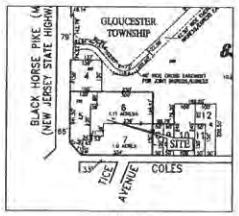
TOWNSHIP OF GLOUCESTER

USGS QUAD - BLACKWOOD

1" = 2000'

ZONING MAP - ZONED NC

NOT TO SCALE




TAX MAP

NOT TO SCALE

# PRELIMINARY & FINAL MAJOR SITE PLAN

# SKEETER'S PUB

## 7 COLES ROAD
## GLOUCESTER TOWNSHIP
## CAMDEN COUNTY, NEW JERSEY
## BLOCK 8301, LOT 7

RECEIVED
MAY 30 2018
BY:

**PREPARED FOR:**
**LANCE'S TAVERN, LLC**
**7 COLES ROAD**
**GLOUCESTER TOWNSHIP, NJ 08012**

**PREPARED BY:**


BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

304 White Horse Pike
Haddon Heights, New Jersey 08035

Tel 856-546-8611
Fax 856-546-8612

www.BachDesignGroup.com


APPROVED BY THE ZONING BOARD ON THIS____DAY OF____2018

CHAIRMAN

SECRETARY

ENGINEER

MUNICIPAL CLERK

APPROVED BY THE COUNTY OF CAMDEN ON THIS___DAY OF___2018

COUNTY PLANNING BOARD

SECRETARY

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

OWNER/ APPLICANT

LANCE'S TAVERN, LLC
7 COLES ROAD
GLOUCESTER TOWNSHIP, NJ 08012

### ZONING DATA

| TOWSO N - NEIGHBORHOOD COMMERCIAL | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| LOT AREA (ACRE) | 1 | 2.887 | 2.887 |
| LOT FRONTAGE (FT) | 150 | 241.50 | 241.50 |
| LOT DEPTH (FT) | 300 | 391.50 | 391.50 |
| BUILDING SETBACKS | | | |
| FRONT YARD (FT) | | | |
| BLACK HORSE PIKE | 20 | 124.9 | 124.9 |
| COLES ROAD | 20 | 22.2 | 22.2 |
| REAR YARD (FT) | 30 | 102.6 | 102.6 |
| SIDE YARD (FT) | 10 | 186.6 | 186.6 |
| MAX. BUILDING HEIGHT (FT) | 35 | <35 | <35 |
| MAX. IMPERVIOUS COVERAGE | 50% | 69% | 72% * |
| MAX. BUILDING COVERAGE | 15% | 9% | 9% |
| MINIMUM PARKING SETBACK (FT) | | | |
| FROM ELO AV. (FT) | 20 | 14 | 8.0 * |
| FROM SIDE PROPERTY LINE (FT) | 15 | 5 | 10.2 * |
| FROM REAR PROPERTY LINE (FT) | 15 | 80 | 32 |

*INDICATES VARIANCE REQUIRED

### PARKING REQUIREMENTS:

PARKING REQUIREMENTS (OTHER): 1 SPACES PER 3 PERSON OF MAX. OCCUPANCY (168 CAPACITY / 3) = 63.3 SPACES REQUIRED

175 SPACES PROPOSED

### VARIANCES REQUESTED:

SECTION 415 F — A MAXIMUM IMPERVIOUS COVERAGE OF 72% IS PROPOSED WHERE 50% IS THE MAXIMUM ALLOWED.

SECTION 415 F — A PARKING SETBACK OF 8.0' IS PROPOSED WHERE A MINIMUM SETBACK OF 20' FROM A RIGHT OF WAY IS REQUIRED.

SECTION 415 F — A PARKING SETBACK OF 10.2' IS PROPOSED WHERE A MINIMUM SETBACK OF 15' FROM SIDE PROPERTY LINE IS REQUIRED.

### WAIVERS REQUESTED:

WAIVERS ARE REQUESTED FOR THE FOLLOWING LAND DEVELOPMENT ORDINANCE CHECKLIST ITEM NUMBERS:

5, 6, 7, 8, 9, 10, 36, 37, 39, 42, 56, 57, 58, 60, 61, 64, 69, 70, 71, 72, 74, 77, 80, 86, 87, 93, 95, 96, 97, 98, 104, 105, 106, 107

### UTILITY CONTACTS

| | |
|---|---|
| AQUA NEW JERSEY, INC. Mike Stephens, MANAGER 2375 WHITE HORSE-BARNS RD BERLIN-WILLIAMSTOWN RD BERLIN-WILLIAMSTOWN, NJ 08091-1260 | DONNA BRODT CSR SUPERVISOR NEW JERSEY-AMERICAN WATER COMPANY, INC. 1025 LAUREL OAK ROAD VOORHEES, NJ 08043 |
| GLOUCESTER TWP. M.U.A. P.O. BOX 314 GLOUCESTER, NJ 08030 227-6600 | CAMDEN COUNTY M.U.A. 1645 FERRY AVE. CAMDEN, NJ 08105 541-5700 |
| Gentile Group Planning Board ATT: THOMAS CHAMBERLAIN CAMDEN COUNTY COMPLEX 2050 KAIGHN ROAD LAWNSPEVILLE, NJ 08012 | PSE&G ELECTRIC 2 GARCE DRIVE TRENTON, NJ 08650 |
| PUBLIC SERVICE & GAS CO. ATTN: ROGER DELAIRE, GENERAL MANAGER, CONSTRUCTION PROMOTION 80 PARK PLAZA, T9B NEWARK, NJ 07102 1-201-430-7500 | SOUTH JERSEY GAS CO. Joseph Sebastian, General Mgr. 1 SOUTH JERSEY PLAZA FOLSOM, NJ 08037 856-463-1000 ext. 301 |
| COMCAST 1109 BERGEM ROAD CHERRY HILL, NJ 08003 | VERIZON COMMUNICATIONS ATTENTION: Land Development 540 FAIRE AVENUE EAST GRANTS, NJ 08012 |

### Index of Drawings:


| | |
|---|---|
| C-1 | COVER SHEET AND INDEX OF DRAWINGS |
| EC-1 | EXISTING CONDITIONS PLAN A |
| EC-2 | EXISTING CONDITIONS PLAN B |
| SP-1 | DEMOLITION PLAN |
| SP-2 | SITE PLAN |
| SP-3 | GRADING PLAN |
| SP-4 | LANDSCAPING & LIGHTING PLAN |
| SP-5 | DETAIL SHEET |
| SP-6 | VEHICLE ACCESS PLAN |



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SEAL:

STEVEN M. BACH, PE, RA, PP, CME
NJ PROFESSIONAL ENGINEER No. GE 41507
NJ REGISTERED ARCHITECT No. AI 14872
NJ PROFESSIONAL PLANNER No. LI 05557

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN
SKEETER'S PUB
7 COLES ROAD
BLOCK 8301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY


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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

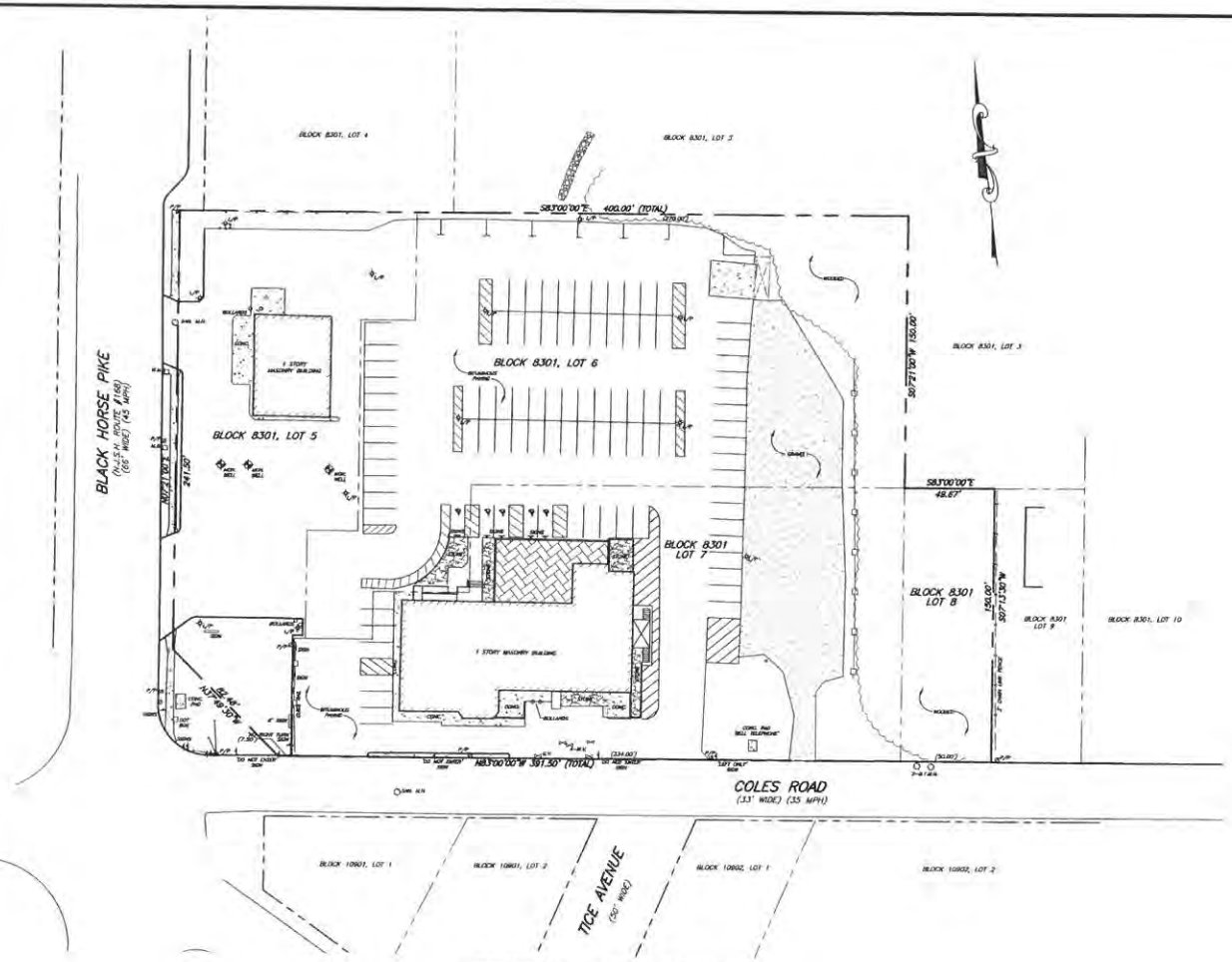
DRAWING TITLE:

COVER SHEET AND INDEX OF DRAWINGS

| | |
|---|---|
| JOB NO. 2853-1 | DESIGNED BY: |
| DATE: 5/30/18 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

C-1




## EXISTING CONDITIONS PLAN

(AS DEPICTED ON 7/14/14)

SCALE: 1" = 30'

30 0 30 60
scale feet

| SITE DATA | AREA | ACRE | PERCENTAGE |
|---|---|---|---|
| OVERALL LOT AREA | 125,782 SF | 2.88 | 100 |
| TOTAL GREEN AREA | 30,248 SF | 0.69 | 24 |
| TOTAL IMPERVIOUS AREA | 95,517 SF | 2.19 | 76 |
| TOTAL BUILDING AREA | 6,877 SF | 0.23 | 6 |

**NOTE**

BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM A PLAN ENTITLED "PLAN OF SURVEY FOR SKEETER'S PUB, LOT 7, BLOCK 8301, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY", PREPARED BY CLANCY & ASSOCIATES, INC., DATED 7/14/14.

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike
Haddon Heights, New Jersey 08035
Tel: 856-546-8611
Fax: 856-546-8612
www.BachDesignGroup.com

STEVEN M. BACH, PE, RA, PP, CME
NJ PROFESSIONAL ENGINEER No. GE 41507
NJ REGISTERED ARCHITECT No. AI 14672
NJ PROFESSIONAL PLANNER No. LI 05587

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

**SKEETER'S PUB**

7 COLES ROAD
BLOCK 8301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

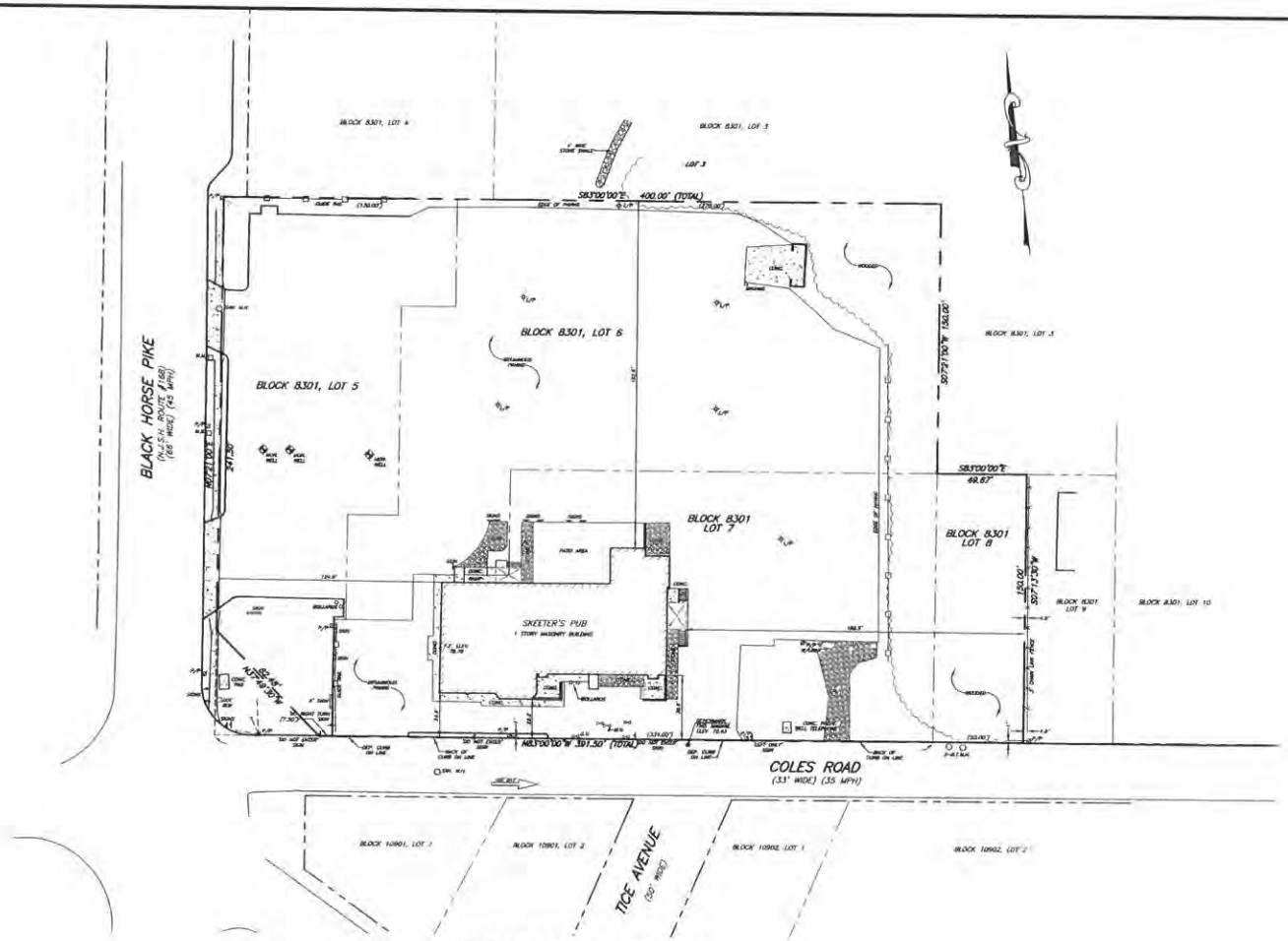
DRAWING TITLE:

**EXISTING CONDITIONS PLAN 'A'**

| | |
|---|---|
| JOB NO.: 2013-1 | DESIGNED BY: |
| DATE: 5/24/19 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

**EC-1**




## EXISTING CONDITIONS PLAN

(AS DEPICTED ON 6-22-17)

SCALE: 1" = 30'

30 0 30 60
scale feet

| SITE DATA | AREA | ACRE | PERCENTAGE |
|---|---|---|---|
| OVERALL LOT AREA | 125,762 SF | 2.88 | 100 |
| TOTAL GREEN AREA | 30,012 SF | 0.69 | 24 |
| TOTAL IMPERVIOUS AREA | 95,750 SF | 2.20 | 76 |
| TOTAL BUILDING AREA | 7,543 SF | 0.17 | 6 |

**NOTE**

BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM A PLAN ENTITLED "MINOR SITE PLAN FOR SKEETER'S PUB, LOTS 6, 7, & 8, BLOCK 8301, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY", PREPARED BY CLANCY & ASSOCIATES, INC., DATED 6/22/17.

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike
Haddon Heights, New Jersey 08035
Tel: 856-546-8611
Fax: 856-546-8612
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SEALS:

STEVEN M. BACH, PE, RA, PP, CME
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NJ PROFESSIONAL PLANNER No. LI 05557

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

# SKEETER'S PUB

7 COLES ROAD
BLOCK 8301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

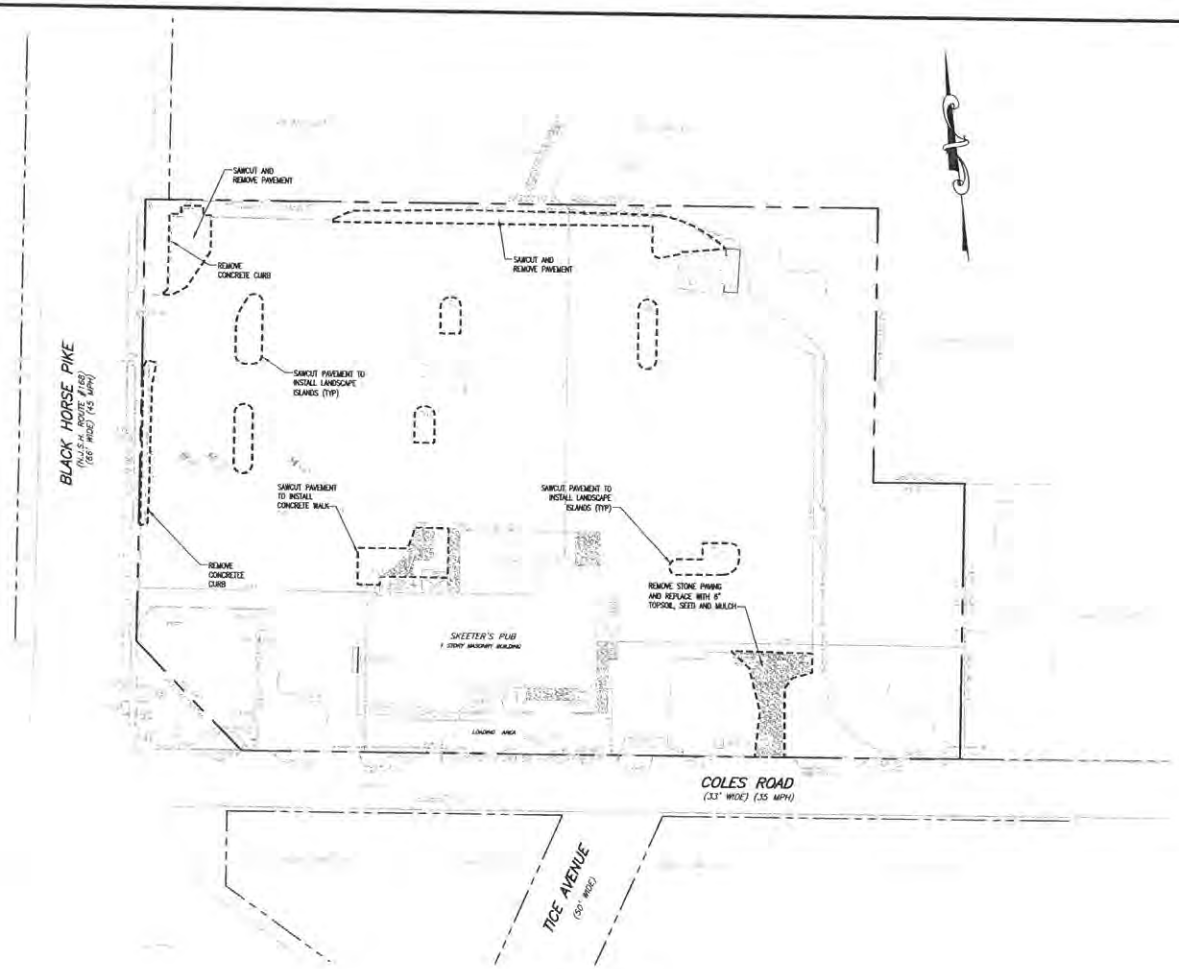
DRAWING TITLE:

EXISTING CONDITIONS PLAN 'B'

| | |
|---|---|
| JOB NO: 2833-1 | DESIGNED BY: |
| DATE: 6/22/18 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

EC-2




## DEMOLITION PLAN

SCALE: 1" = 30'

30 0 30 60
scale feet

### DEMOLITION NOTES

1. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION
2. CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)
3. ANY REQUIRED UTILITY POLE RELOCATION'S FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
4. THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
5. EXISTING UTILITIES INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC., SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
6. SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO BOCA BUILDING CODE 1996 THIRTEENTH EDITION.
7. ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
8. NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNERS DIRECTLY AFFECTED.
9. CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION. CONTRACTOR TO RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
10. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
11. EXISTING TOPSOIL ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
12. PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
13. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
14. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION. CLEARLY IDENTIFY (MIN ONE) THE COMMENCEMENT OF DESIGNATED DEMOLITION THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES AND NOTIFY APPLICABLE UTILITY COMPANIES TO INSURE CONTINUATION OF SERVICE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL TOWNSHIP & MUA SPECIFICATIONS.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NJ PROFESSIONAL PLANNER No. LI 05557


ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

# SKEETER'S PUB

7 COLES ROAD
BLOCK 8301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY


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| NO. | DESCRIPTION | DATE |
|---|---|---|
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DRAWING TITLE:

## DEMOLITION PLAN

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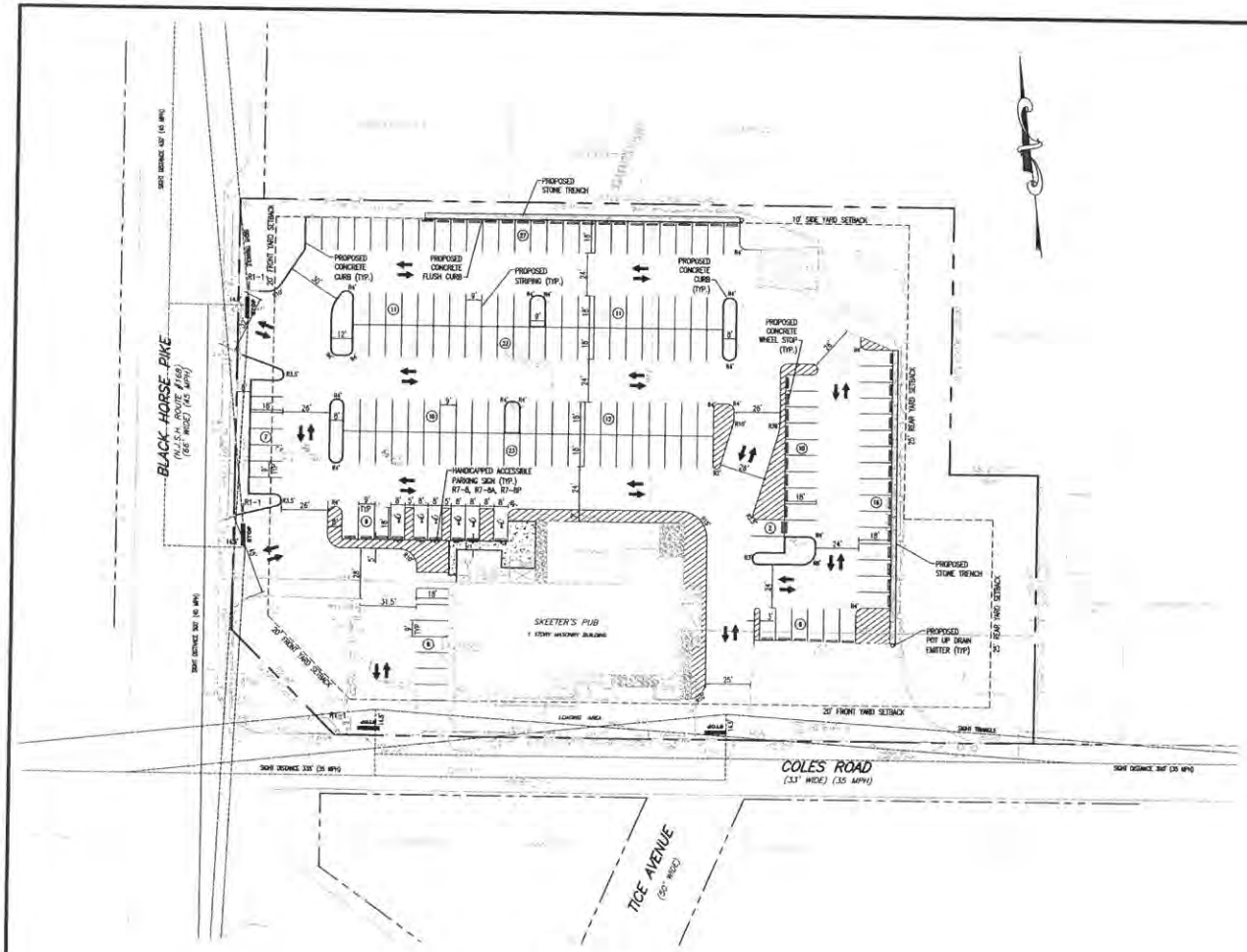
|---|---|
| JOB NO: 2013-1 | DESIGNED BY: |
| DATE: 5/29/18 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

# SP-1




## SITE PLAN

SCALE: 1" = 30'

30 0 30 60
scale feet

## NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING PAVEMENT, SIDEWALK, DRIVEWAY APRONS, CURBS, TOP SOILING, FERTILIZING AND SEEDING AND ALL AREAS DISTURBED BY CONTRACTOR'S ACTIVITY.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
4. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
6. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE PROJECT (EITHER DIRECT OR INDIRECT ACCESS).
7. THE CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS, LICENSES AND INSPECTIONS, PAY ALL LICENSE FEES AND GIVE NOTICES NECESSARY FOR, AND INCIDENTAL TO, THE DUE AND LAWFUL PROSECUTION OF THE PROJECT.
8. NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
9. INADEQUATE INSPECTION OF WORKMANSHIP SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS AND REGULATIONS AND TO OBTAIN WRITTEN APPROVAL OF MUNICIPAL OFFICIALS, AND ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
10. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, OR AS REQUIRED BY THE APPROVAL AUTHORITY.
11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
12. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
13. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST ADDITION.
14. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2001, AS AMENDED.
15. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE OR USED AS SPOIL, UNLESS DIRECTED BY THE MUNICIPAL ENGINEER AND IN CONFORMANCE TO AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
16. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
17. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD)
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS IN ACCORDANCE WITH NJAC 5:23-2.12(a) OF THE NJ UNIFORM CONSTRUCTION CODE.
19. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 18' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
20. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE WHITE FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED BLUE. NO BOLLARDS. PAINT SHALL BE REFLECTIVE TYPE.
21. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.
22. AT ALL CURB ENDS, A NOSE TREATMENT OF AT LEAST 2' SHALL BE PROVIDED.
23. THE OWNER SHALL MAKE SURE 50% OF SITE LIGHTING WILL BE TURNED OFF AFTER BUSINESS HOURS.
24. NO WETLANDS OR TRANSITION AREAS ARE PRESENT ON THE SITE ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) OFFICE OF INFORMATION RESOURCES MANAGEMENT (OIRM) BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS (BGIS), PUBLICATION DATE FEBRUARY 2015.
25. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) #34007C0112F, DATED 8/1/14, THERE ARE NO AREAS ON THE SUBJECT PROPERTY THAT ARE WITHIN THE 100 YEAR FLOOD PLAIN.

## SITE DATA

| | AREA | ACRE | PERCENTAGE |
|---|---|---|---|
| OVERALL LOT AREA | 125,782 SF | 2.88 | 100 |
| TOTAL GREEN AREA | 36,002 SF | 0.82 | 28 |
| TOTAL IMPERVIOUS AREA | 90,160 SF | 2.07 | 72 |
| TOTAL BUILDING AREA | 7,543 SF | 0.17 | 6 |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PROJECT:

# PRELIMINARY & FINAL MAJOR SITE PLAN
# SKEETER'S PUB
7 COLES ROAD
BLOCK 6301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY


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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
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DRAWING TITLE:

## SITE PLAN

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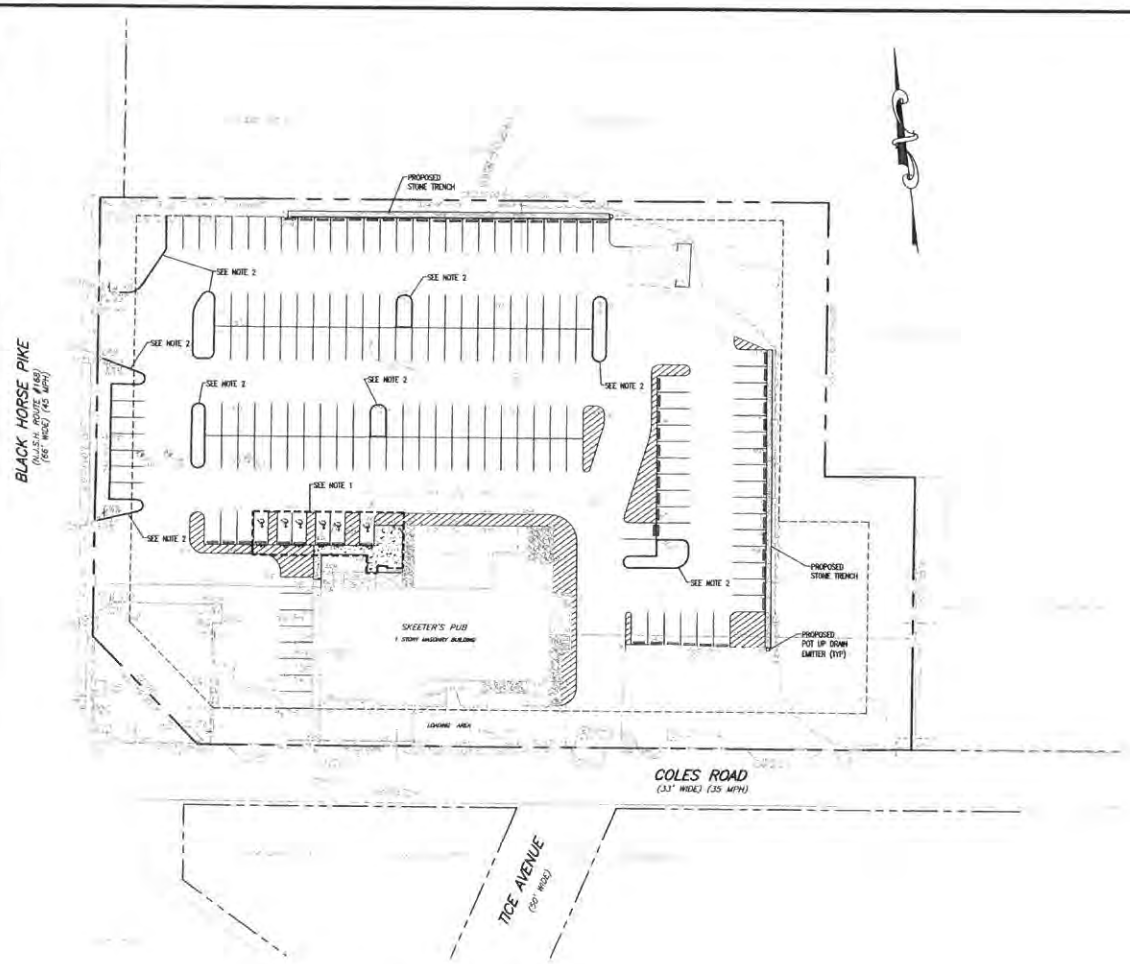
|---|---|
| JOB NO: 2053-1 | DESIGNED BY: |
| DATE: 8/29/16 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

# SP-2




## GRADING PLAN

SCALE: 1" = 30'

30 0 30 60

scale feet

### GRADING & UTILITY NOTES

1. THE EXISTING SLOPE OF THE PROPOSED HANDICAP PARKING SPACES DOES NOT EXCEED 2% IN ANY DIRECTION.
2. ALL PROPOSED TOP OF CURB ELEVATIONS SHALL BE SIX (6") INCHES ABOVE THE EXISTING PAVEMENT GRADE.
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND LOCATION SERVICE AT 1-800-272-1000 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PERFORMED BY BACH ASSOCIATES, PC, ON 09/21/17. ELEVATION DATUM IS ASSUMED.
5. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL SOIL CONSERVATION DISTRICT, AND AS PER APPROVED PLAN.
6. PROPOSED GROUND SLOPES SHALL NOT EXCEED 3:1.
7. EXCAVATED MATERIAL USED FOR EMBANKMENTS SHALL CONFORM TO THE STANDARDS OF SECTION 203 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
8. FILL MATERIAL SHALL BE PLACED IN SIX (6) INCH LIFTS AND THOROUGHLY COMPACTED IN ACCORDANCE WITH SECTION 204 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. BORROW FILL, IF REQUIRED, SHALL BE IN CONFORMANCE WITH SECTION 204 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
12. THE CONTRACTOR SHALL RELOCATE, REPAIR, REMOVE, RECONSTRUCT OR REPLACE ALL EXISTING UTILITIES AS REQUIRED FOR THE PROPOSED CONSTRUCTION AND/OR DAMAGED DURING THE CONSTRUCTION OF THE IMPROVEMENTS, AT NO COST TO THE OWNER.
13. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
14. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
15. ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAILED.
16. EXISTING SANITARY SEWER AND WATER SERVICE LATERALS SHALL BE REMOVED WHERE INDICATED ON THE PLAN. THE EXISTING LATERALS SHALL BE CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE MUNICIPAL UTILITY AUTHORITY. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SERVICES UNTIL THE PROPOSED BUILDING IS OCCUPIED.
17. ROOF DRAINS SHALL BE PVC SDR-35 CONFORMING TO ASTM D-3034.
18. WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING.
19. CONTRACTOR TO CONFIRM THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF UTILITIES BEING CROSSED OR CONNECTED INTO PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES OR CLEARANCE ISSUES PRIOR TO PROCEEDING WITH CONSTRUCTION.
20. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.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SCALE


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PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

# SKEETER'S PUB

7 COLES ROAD
BLOCK 8301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY


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REVISIONS:

| NO. | DESCRIPTION | DATE |
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DRAWING TITLE:

## GRADING PLAN

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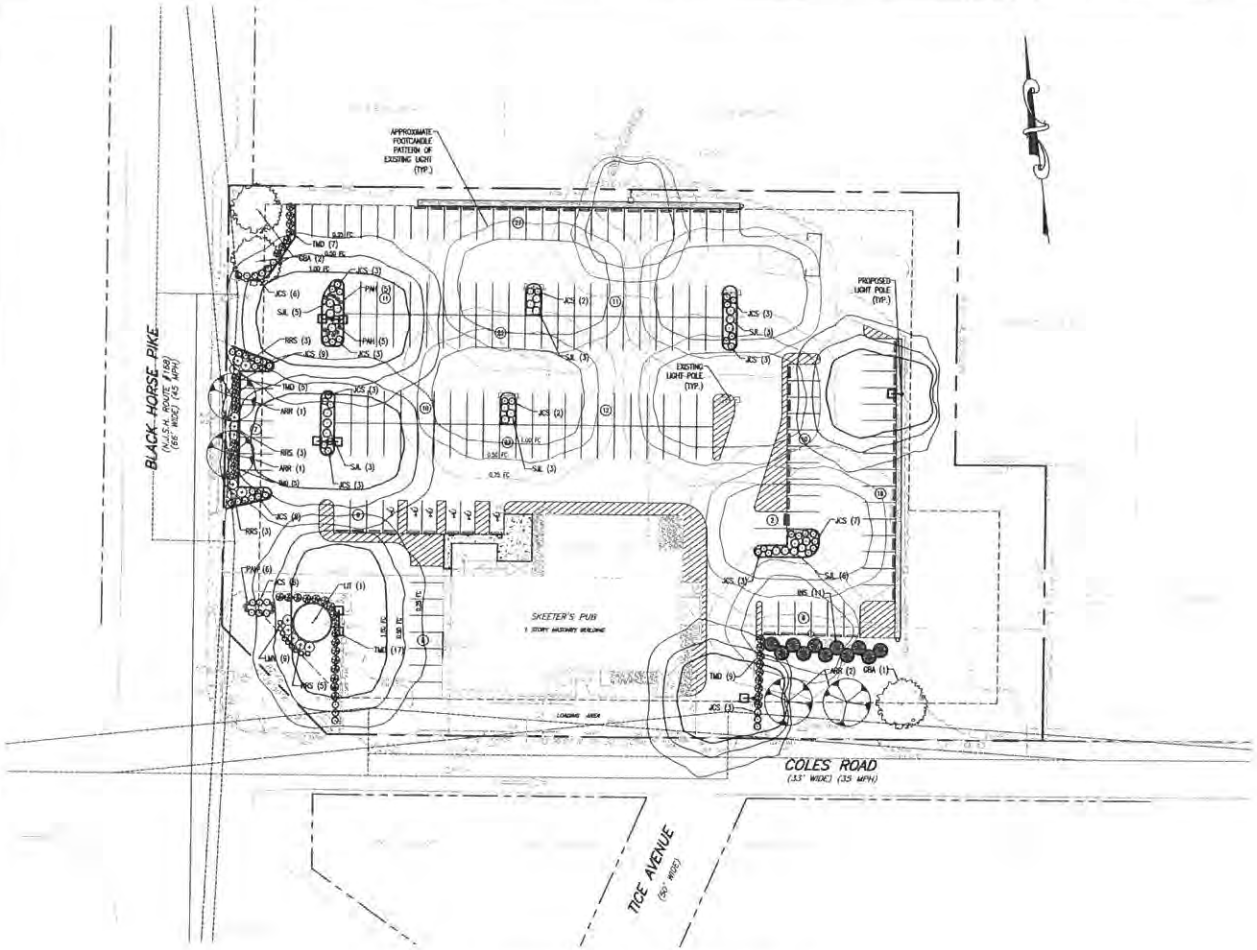
|---|---|
| JOB NO.: 2852-1 | DESIGNED BY: |
| DATE: 5/29/19 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

## SP-3




## LANDSCAPE & LIGHTING PLAN

SCALE: 1" = 30'

30 0 30 60
scale feet

## LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMAN NAME | SIZE | CALIPER | ROOT | COMMENTS |
|---|---|---|---|---|---|---|---|
| ARR | 4 | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 12' - 14' | 2 1/2" - 3" | B & B | NONE |
| GBA | 3 | GINKO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD GINKO BILOBA | 12' - 14' | 2 1/2" - 3" | B & B | MALE |
| LIT | 1 | LAGERSTROEMIA INDICA 'TUSCARORA | TUSCARORA CRAPE MRYTLE | 4'-6' | | B & B | MULTI-STEM |
| INS | 11 | ILEX X 'NELLIE STEVENS' | NELLIE R. STEVENS HOLLY | 3'-4' | | #5 CAN | NONE |
| RKS | 14 | ROSA X 'RADSUNNY' | SUNNY KNOCKOUT ROSE | 3'-4' | | #5 CAN | NONE |
| TMD | 43 | TAXUS X MEDIA DENSIFORMIS | DENSE YEW | 30"-36" | | #5 CAN | NONE |
| SJL | 23 | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIREA | 18"-24" | | #3 CAN | NONE |
| JCS | 81 | JUNIPERUS CHINENSIS VAR. SARGENTII | SARGENT JUNIPER | 5"-18" SPRD. | | #3 CAN | NONE |
| LMV | 9 | LIRIOPE MUSCARI 'VARIEGATA' | 'VARIEGATED LIRIOPE | 2 GAL. | | CONTAINER | NONE |
| PAH | 16 | PENNISETUM ALOPECUROIDES 'HAMELN' | DWARF FOUNTAIN GRASS | 2 GAL. | | CONTAINER | NONE |

## LANDSCAPE & LIGHTING NOTES

1. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH 6" OF TOPSOIL IN ADDITION TO BEING SEEDED WITH THE FOLLOWING SEED MIXTURE (AFTER FINAL GRADING):

   10% RAM I 'KENTUCKY BLUE GRASS' (POA PRANTENSIS)
   70% JAMESTOWN CHEWING FESCUE (FESCUE RUBRA VAR. COMMUTATA)
   20% PALMER PERENNIAL RYEGRASS (LOLIUM PERENNE)

   THIS MIXTURE IS ALSO KNOWN AS THE "TRI-PLEX SHADE" MIXTURE AS MANUFACTURED BY LOFT, INC., SOUND BROOK, NJ 08885. THIS SEED MIXTURE IS TO BE APPLIED AT A RATE OF 170 LBS./AC. (4 LBS/1000 S.F.) RECOMMENDED PLANTING DATES ARE FROM 4/1 - 5/31 OR 9/1 - 10/15.

2. ALL SEEDED AREAS SHALL BE LIMED AND FERTILIZED AT THE RATE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE MUNICIPAL ENGINEER OR THE SOIL CONSERVATION DISTRICT. OR AT THE RATES SPECIFIED ON THE "SOIL EROSION AND SEDIMENT CONTROL AND DRAINAGE AREA PLAN".

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE SOIL CONSERVATION DISTRICT.

4. ALL PLANT MATERIAL SHALL BE CONTAINED IN PLANTING BEDS MULCHED CONTINUOUSLY WITH FOUR (4) INCHES OF SHREDDED HARDWARE MULCH OR AN APPROVED EQUAL.

5. LOCATION OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED IN FIELD BY THE LANDSCAPE CONTRACTOR ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.

6. PLANT MATERIAL SHALL NOT BE INSTALLED WITHIN TEN (10) FEET OF SANITARY SEWER LINES, IN BOTTOM OF DRAINAGE SWALES, DIRECTLY OVER ANY EXISTING UNDERGROUND UTILITY, OR UNDER OVERHEAD UTILITIES.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES.

8. ALL SHADE TREES SHALL BE PLANTED IN A DORMANT STATE.

9. THE BURLAP SHALL BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL FOR BALLED AND BURLAPPED MATERIALS; AND FOR CONTAINER MATERIALS THE PLANT AND ROOT MASS SHALL BE REMOVED FROM THE CONTAINER.

10. THE PLANTING HOLE BACKFILL MIX SHALL CONSIST OF 2 PARTS TOPSOIL, 1 PART PEAT MOSS, EXCEPT IN WET SOILS WHERE SAND WILL REPLACE THE PEAT MOSS.

11. ALL PLANT MATERIAL SHALL BE WATERED UNTIL SOAKED IMMEDIATELY AFTER PLANTING.

12. ALL PLANT MATERIAL SHALL BE MAINTAINED SO AS NOT TO ALLOW VEGETATIVE GROWTH TO ENCROACH UPON OR HINDER THE NECESSARY, PRACTICAL VIEWSHEDS REQUIRED BY PEDESTRIANS, AUTOMOBILES, CYCLISTS AND THE LIKE WITHIN THEIR NORMAL CIRCULATION PATTERNS.

13. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH COMMONLY ACCEPTED HORTICULTURAL PRACTICES.

14. ALL SELECTIVE TRIMMING AND PRUNING SHALL BE DONE IN SUCH A MANNER SO AS TO MAINTAIN THE NATURAL HABITAT OF THE SPECIES; AT NO TIME ARE PLANT MATERIALS TO BE "SHEARED" OR "HEDGED" UNLESS SAID PLANTINGS ARE NOTED TO BE MAINTAINED AS SUCH ON THE PLAN.

15. SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GRASS SEEDING MIXTURE, RATES OF APPLICATION AND/OR SOD COMPOSITION.

16. ALL PLANTS AND PLANTING STANDARDS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.

17. SHOULD A SPECIES BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.

18. A FOUR (4) FOOT HIGH WOOD SNOWFENCE SHALL BE INSTALLED ALONG THE DRIPLINE OF ALL TREES TO REMAIN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

19. ALL ASPHALT OR CONCRETE SHALL BE COMPLETELY REMOVED TO ITS FULL DEPTH AND TOPSOIL ADDED TO ANY AREA PROPOSED FOR PLANTINGS THAT IS PRESENTLY PAVED.

20. ALL PLANTS EXCEPT GROUND COVER SHALL BE PLACED TWO FEET FROM CURB LINES IF VEHICLES OVERHANG THE AREA.

21. IN THE EVENT THAT DISCREPENCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT LIST AND AS INDICATED ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.

22. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR TWO (2) YEARS FROM DATE OF INSTALLATION AND SHALL BE IN A HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL DURING THE NEXT GROWING SEASON.

23. AN IRRIGATION SYSTEM WILL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

24. THE AVERAGE ILLUMINATION OF THE PARKING LOT DOES NOT EXCEED 2.0 FOOTCANDLES.

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REVISIONS

| NO. | DESCRIPTION | DATE |
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DRAWING TITLE:

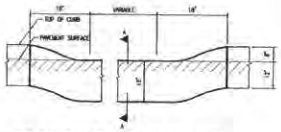
## LANDSCAPE & LIGHTING PLAN

JOB NO.: 2013-1-1
DESIGNED BY:
DATE: 5/30/14
DRAWN BY:
SCALE: AS SHOWN
CHECKED BY:
DRAWING NUMBER:

# SP-4

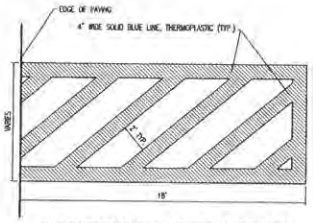
TYPICAL STOP BAR & LETTERING

SCALE: NTS



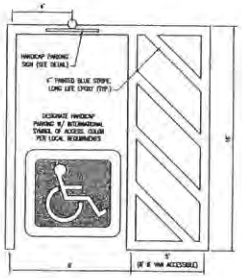

FLUSH CURB DETAIL

SCALE: NTS



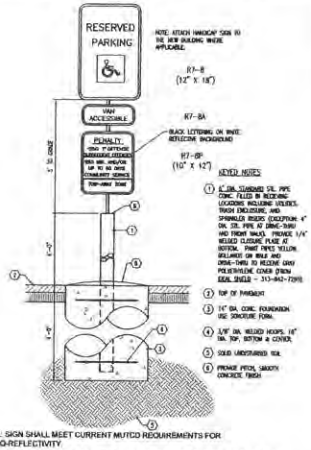

PAINTED HANDICAPPED ACCESS AISLE DETAIL

SCALE: NTS




HANDICAPPED PARKING LAYOUT

SCALE: NTS

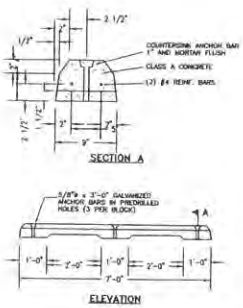



NOTE: SIGN SHALL MEET CURRENT MUTCD REQUIREMENTS FOR RETRO-REFLECTIVITY

HANDICAPPED PARKING SIGN W/ PENALTY, VAN ACCESSIBLE

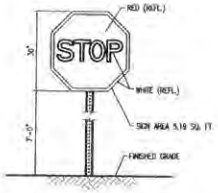
SCALE: NTS

INSTALLED ON BOLLARD



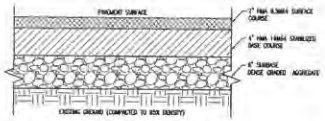

CONCRETE WHEEL STOP

SCALE: NTS



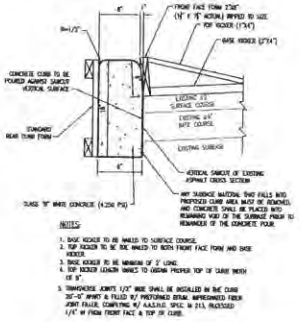

STOP SIGN (R1-1)

SCALE: NTS




PAVEMENT DETAIL

SCALE: NTS

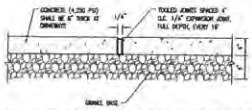



NOTES:

1. BASE HOOKER TO BE NAILED TO SURFACE COURSE.
2. TOP HOOKER TO BE TOE NAILED TO BOTH FRONT FACE FORM AND BASE HOOKER.
3. BASE HOOKER TO BE MINIMUM OF 2' LONG.
4. TOP HOOKER LENGTH VARIES TO OBTAIN PROPER TOP OF CURB WIDTH OF 8".
5. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART & FILLED W/ PREFORMED EXTRA. IMPREGNATED FIBER JOINT FILLER, COMPLYING W/ A.S.T.M.D. SPEC. 94 2113, PRESSED 1/4" IN FROM FRONT FACE & TOP OF CURB.

'FACE FORM' CURB DETAIL

SCALE: NTS




CONCRETE WALK DETAIL

SCALE: NTS

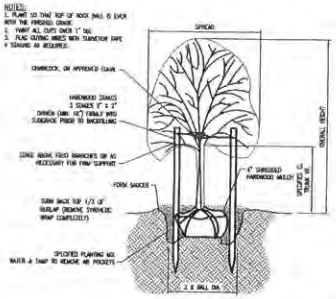
LUMINAIRE DETAIL

HALOPHANE SOMERSET SERIES

SCALE: NTS

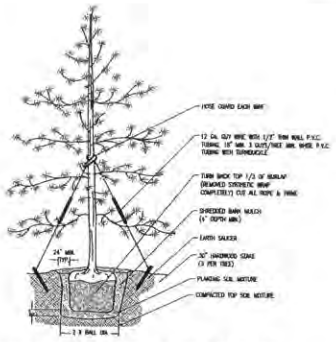
HANDICAPPED PARKING SYMBOL

SCALE: NTS



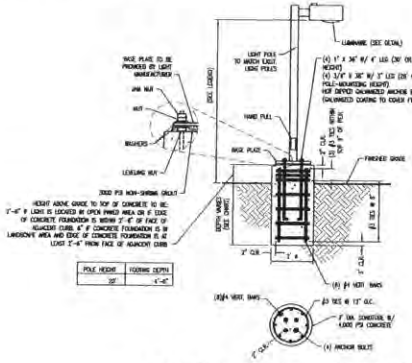

TREE PLANTING - GUY WIRES

SCALE: N.T.S.



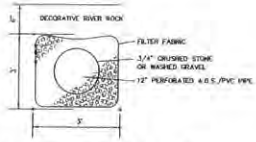

EVERGREEN TREE PLANTING

SCALE: N.T.S.



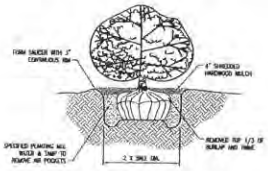

LIGHT POLE & FOUNDATION

SCALE: NTS



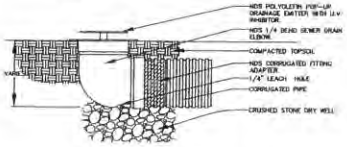

STONE TRENCH DETAIL

SCALE: NTS




SHRUB PLANTING

SCALE: N.T.S.




POP-UP DRAIN EMITTER

SCALE: NTS

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike
Haddon Heights, New Jersey 08035
Tel: 856-546-8611
Fax: 856-546-8612
www.BachDesignGroup.com

SEAL:

STEVEN M. BACH, PE, RA, PP, CME
NJ PROFESSIONAL ENGINEER No. GE 41507
NJ REGISTERED ARCHITECT No. AI 14872
NJ PROFESSIONAL PLANNER No. LI 05557

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

PRELIMINARY & FINAL SITE PLAN

RIZZIERI SALON & SPA

EVESHAM ROAD & SOMERDALE ROAD
PLATE 9, BLOCK 115, LOT 1
TOWNSHIP OF VOORHEES
CAMDEN COUNTY, NEW JERSEY

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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | REV. PER TWP/COUNTY COMMENTS | 4-9-18 |

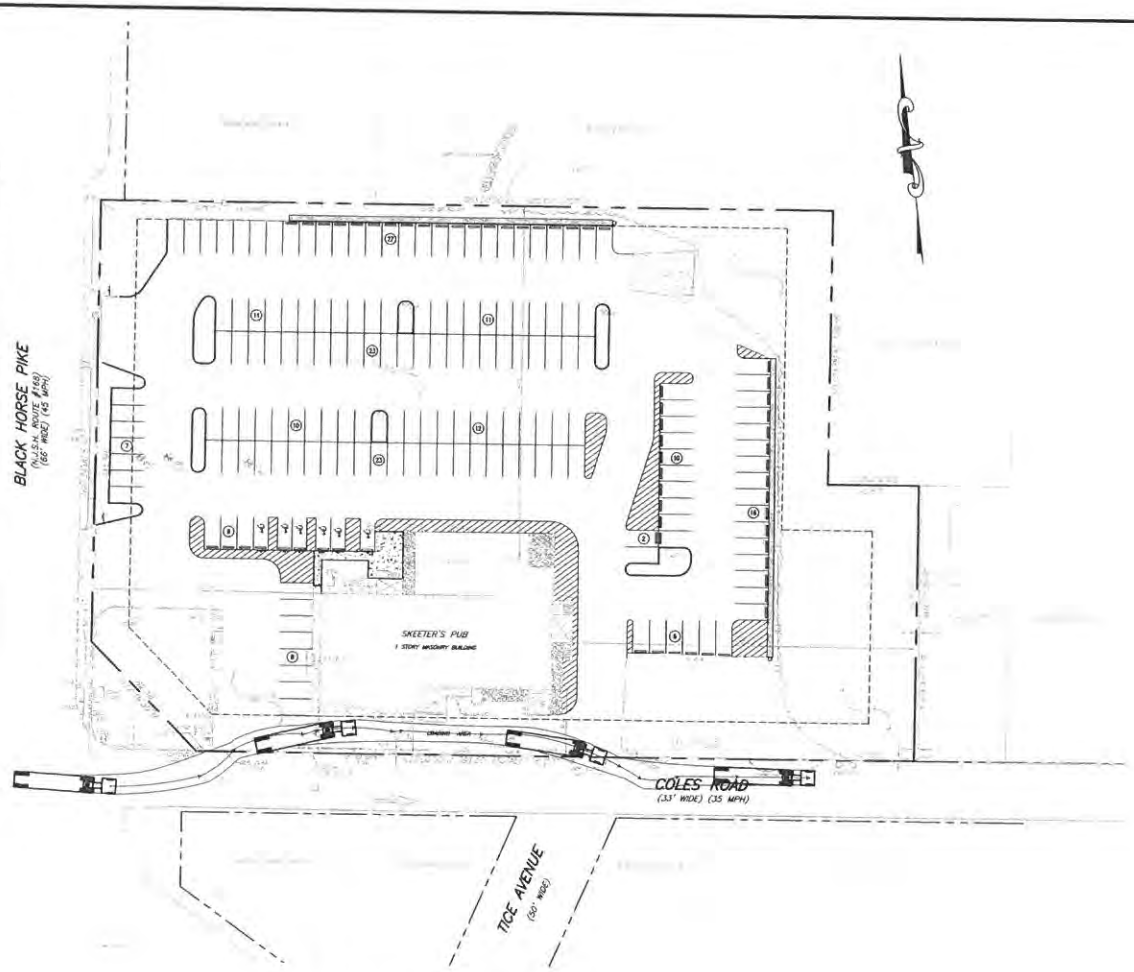
DRAWING TITLE:

DETAIL SHEET

| | |
|---|---|
| JOB NO: 1642-1 | DESIGNED BY: BMS |
| DATE: 6/11/17 | DRAWN BY: MDR |
| SCALE: AS SHOWN | CHECKED BY: BMS |

DRAWING NUMBER:

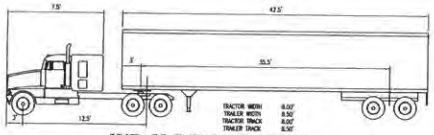
SP-5




## VEHICLE ACCESS PLAN

SCALE: 1" = 30'

30 0 30 60
scale feet




## WB-50 DIMENSIONS

NOT TO SCALE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike
Haddon Heights, New Jersey 08035
Tel: 856-546-8611
Fax: 856-546-8612
www.BachDesignGroup.com

SEAL:

STEVEN M. BACH, PE, RA, PP, CME
NJ PROFESSIONAL ENGINEER No. GE 41507
NJ REGISTERED ARCHITECT No. AI 14872
NJ PROFESSIONAL PLANNER No. LI 05557

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

# SKEETER'S PUB

7 COLES ROAD
BLOCK 8301, LOT 5, 6, 7 & 8
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

DRAWING TITLE:

VEHICLE ACCESS PLAN

| | |
|---|---|
| JOB NO: 2015-1 | DESIGNED BY: |
| DATE: 5/29/18 | DRAWN BY: |
| SCALE: AS SHOWN | CHECKED BY: |

DRAWING NUMBER:

SP-6

# DRAINAGE CALCULATIONS

for

## SKEETER'S PUB

**Block 8301, Lots 5, 6, 7 & 8**
**Gloucester Township**
**Camden County, New Jersey**

**Date: May 29, 2018**

RECEIVED
MAY 30 2018
BY:

**Prepared by:**

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

304 WHITE HORSE PIKE • HADDON HEIGHTS NJ, 08035

(856) 546-8611 • FAX (856) 546-8612

Steven M. Bach , PE, RA, PP, CME
NJ PE No. 41507

**Introduction** ..... 3

**Design Criteria** ..... 3

**Summary** ..... 4

**Appendix A: Stormwater Calculations**

## Introduction

The subject site is known as Block 8301, Lots 5, 6, 7 & 8 in the Township of Gloucester, Camden County, New Jersey. The site is located on the East side of the Black Horse Pike (N.J. State Highway Route 168) at the intersection of Black Horse Pike with Coles Road and encompasses 125,762 square feet of land. The site is predominately covered by impervious surfaces. Historically, the site was occupied by a one story masonry building that served as a gas station and vehicle service station as well as occupied by a one story masonry building that served as a bar and restaurant. Currently, the gas station building has been removed and replaced by additional parking lot area. The purpose of this report is to analyze the need for storm water drainage conditions that will occur as a result of this redevelopment of the site.

## Design Criteria

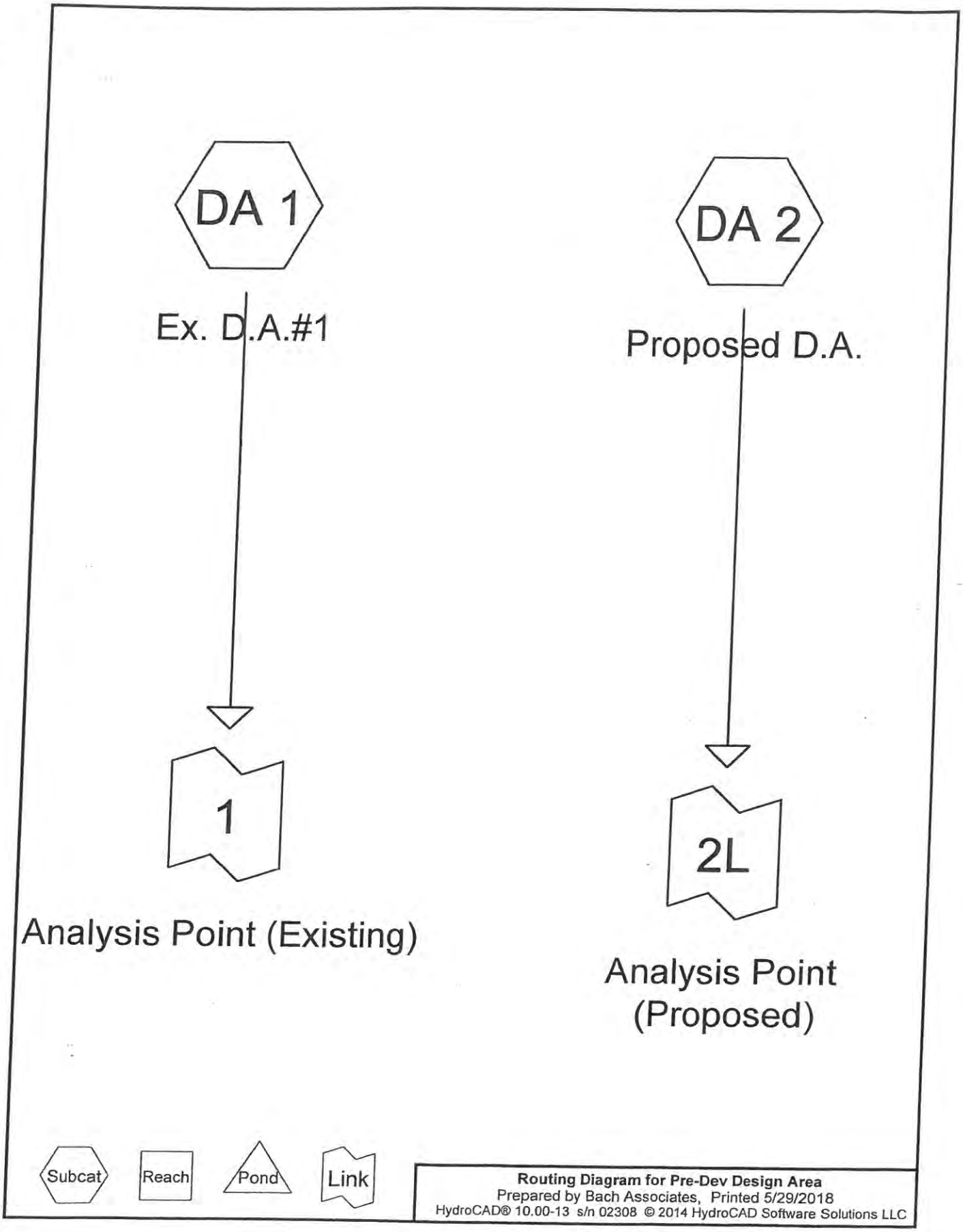
The project will not cause the disturbance of more than one acre of land, nor will it create more than one quarter of an acre of new impervious surfaces. It is therefore not considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8), and thus the Stormwater Management Rules do not apply to this project. The historic impervious coverage for the site is 76% and the proposed development impervious coverage will be 72%. Therefore, flow reductions from the peak storm runoff from the standard storm events are not applicable resulting in no new stormwater control measures being proposed. The Stormwater Management Rules require TSS removal only if there is an increase in impervious surfaces. Based upon the following chart, there is a total decrease in impervious surfaces on this site.

| LAND USE | EXISTING. (pre-2017) | EXISTING (post 2017) | PROPOSED (S.F.) |
|---|---|---|---|
| BUILDING | 9,877 S.F. | 7,543 S.F. | 7,543 S.F. |
| CONCRETE/PAVEMENT | 85,640 S.F. | 88,207 S.F. | 82,527 S.F. |
| TOTAL IMPERVIOUS | 95,517 S.F. (76%) | 95,750 S.F. (76%) | 90,070 S.F. (72%) |
| GRASS/LANSCAPING | 30,245 S.F. (24%) | 30,012 S.F. (24%) | 35,602 S.F. (28%) |

| STORM EVENT | EXISTING FLOW | PROPOSED FLOW |
|---|---|---|
| 2 year | 5.93 cfs | 4.69 cfs |
| 10 year | 9.77 cfs | 7.79 cfs |
| 100 year | 16.90 | 1350 cfs |

## Summary

Due to the overall size of the site, the historic conditions, and the proposed improvements, there is no need for stormwater control measures.




**Routing Diagram for Pre-Dev Design Area**
Prepared by Bach Associates, Printed 5/29/2018
HydroCAD® 10.00-13 s/n 02308 © 2014 HydroCAD Software Solutions LLC

## Summary for Subcatchment DA 1: Ex. D.A.#1

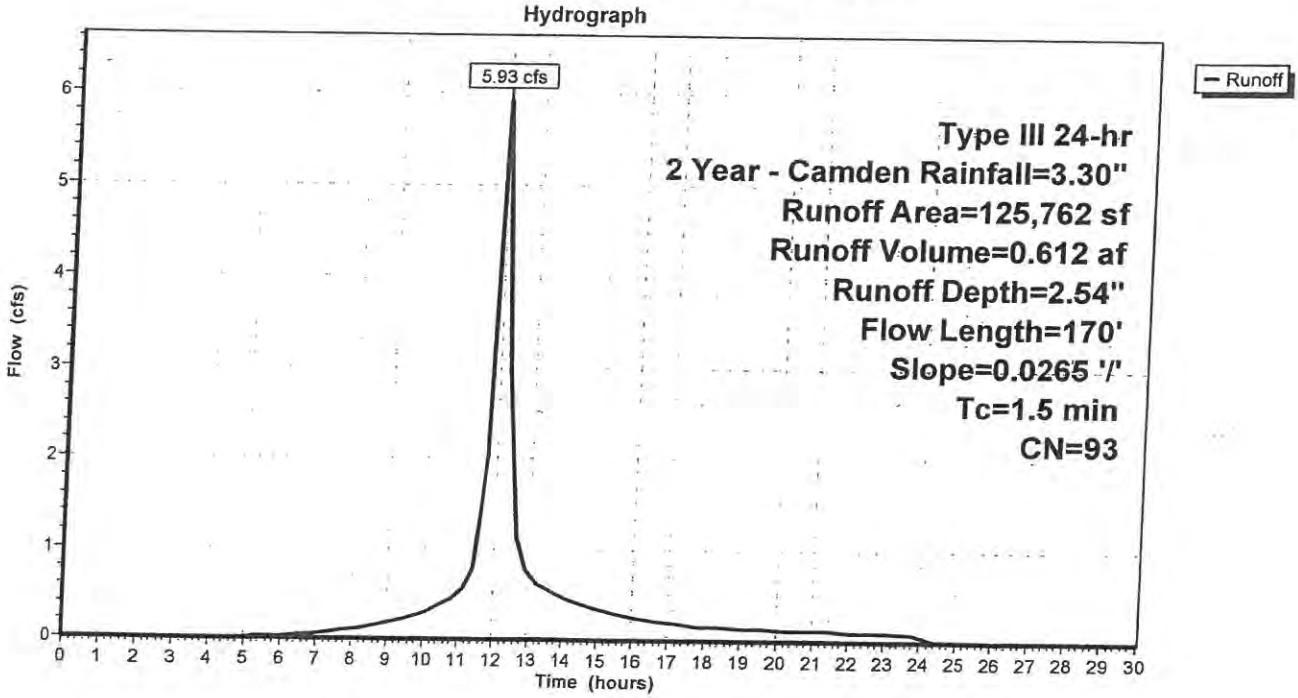
Runoff = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall=3.30"

| Area (sf) | CN | Description |
|---|---|---|
| 9,877 | 98 | Roofs, HSG C |
| 85,640 | 98 | Paved parking, HSG C |
| 30,245 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 30,245 | | 24.05% Pervious Area |
| 95,517 | | 75.95% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 170 | 0.0265 | 1.88 | | **Sheet Flow,** n= 0.010 P2= 3.30" |

## Subcatchment DA 1: Ex. D.A.#1



## Summary for Subcatchment DA 2: Proposed D.A.

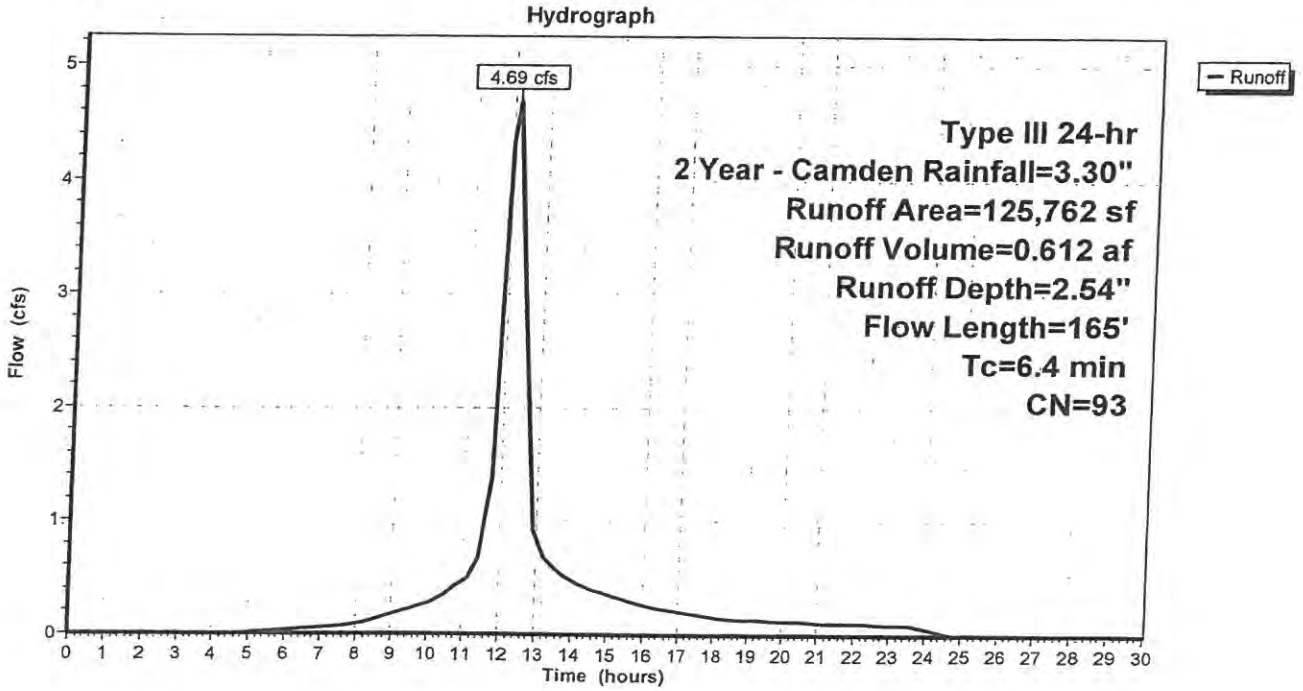
Runoff = 4.69 cfs @ 12.15 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall=3.30"

| Area (sf) | CN | Description |
|---|---|---|
| 7,543 | 98 | Roofs, HSG C |
| 82,617 | 98 | Paved parking, HSG C |
| 35,602 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 35,602 | | 28.31% Pervious Area |
| 90,160 | | 71.69% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 50 | 0.0200 | 0.15 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.30" |
| 0.7 | 60 | 0.0200 | 1.36 | | **Sheet Flow,** n= 0.010 P2= 3.30" |
| 0.2 | 55 | 0.0040 | 5.43 | 9.60 | **Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009 |
| 6.4 | 165 | Total | | | |

## Subcatchment DA 2: Proposed D.A.

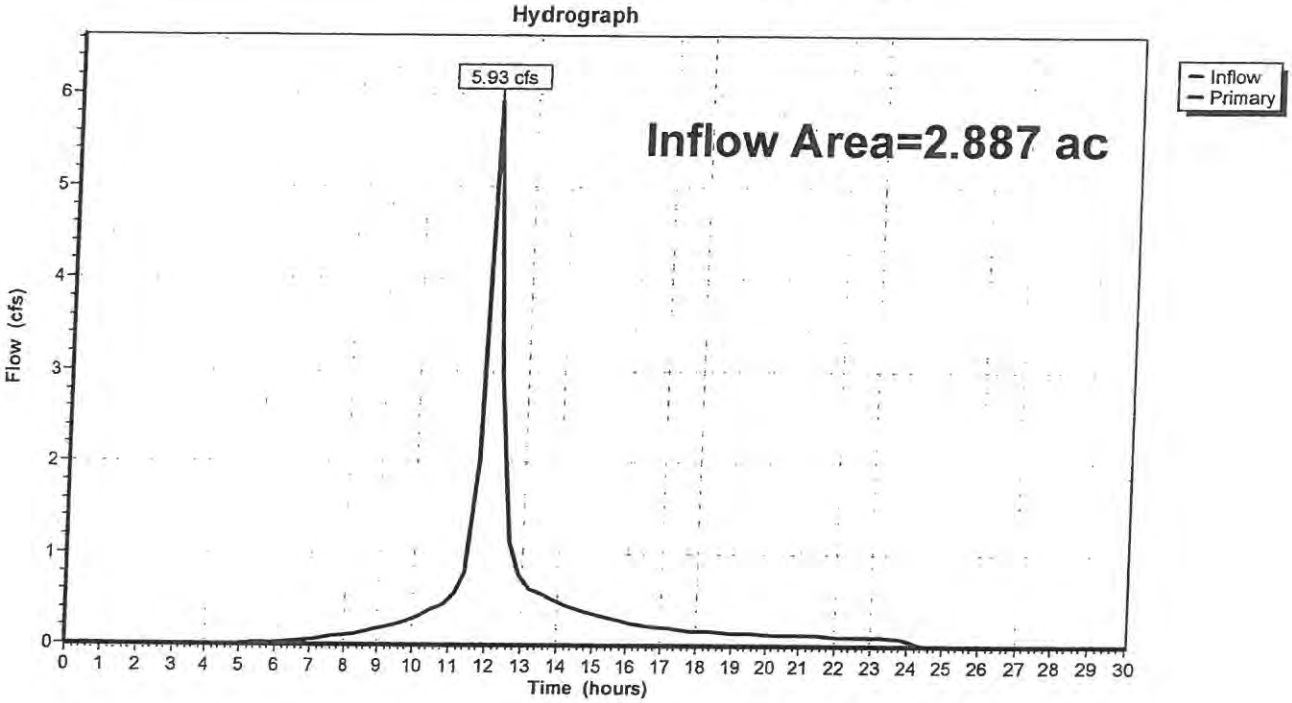


## Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event
Inflow = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af
Primary = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

## Link 1: Analysis Point (Existing)

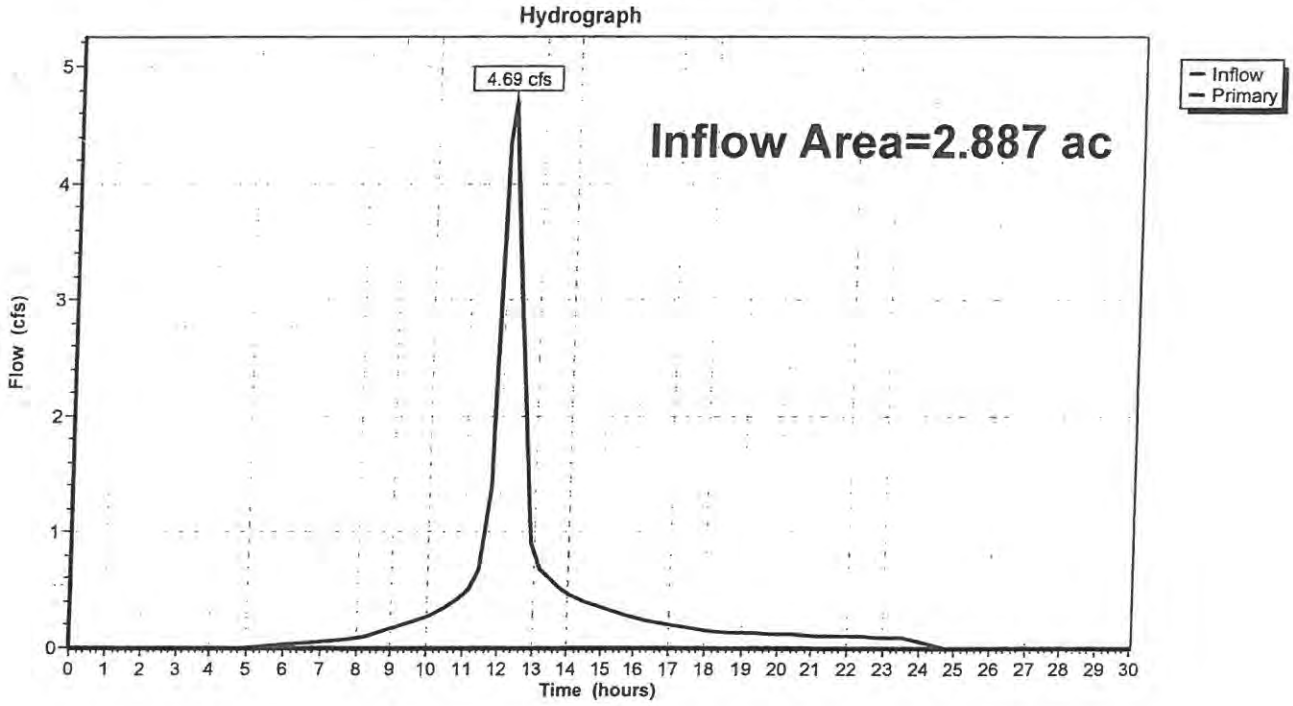


## Summary for Link 2L: Analysis Point (Proposed)

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 2.887 ac, 71.69% Impervious, Inflow Depth = 2.54" | for 2 Year - Camden event | | |
| Inflow = | 4.69 cfs @ 12.15 hrs, Volume= | 0.612 af | | |
| Primary = | 4.69 cfs @ 12.15 hrs, Volume= | 0.612 af, Atten= 0%, Lag= 0.0 min | | |

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

## Link 2L: Analysis Point (Proposed)



## Summary for Subcatchment DA 1: Ex. D.A.#1

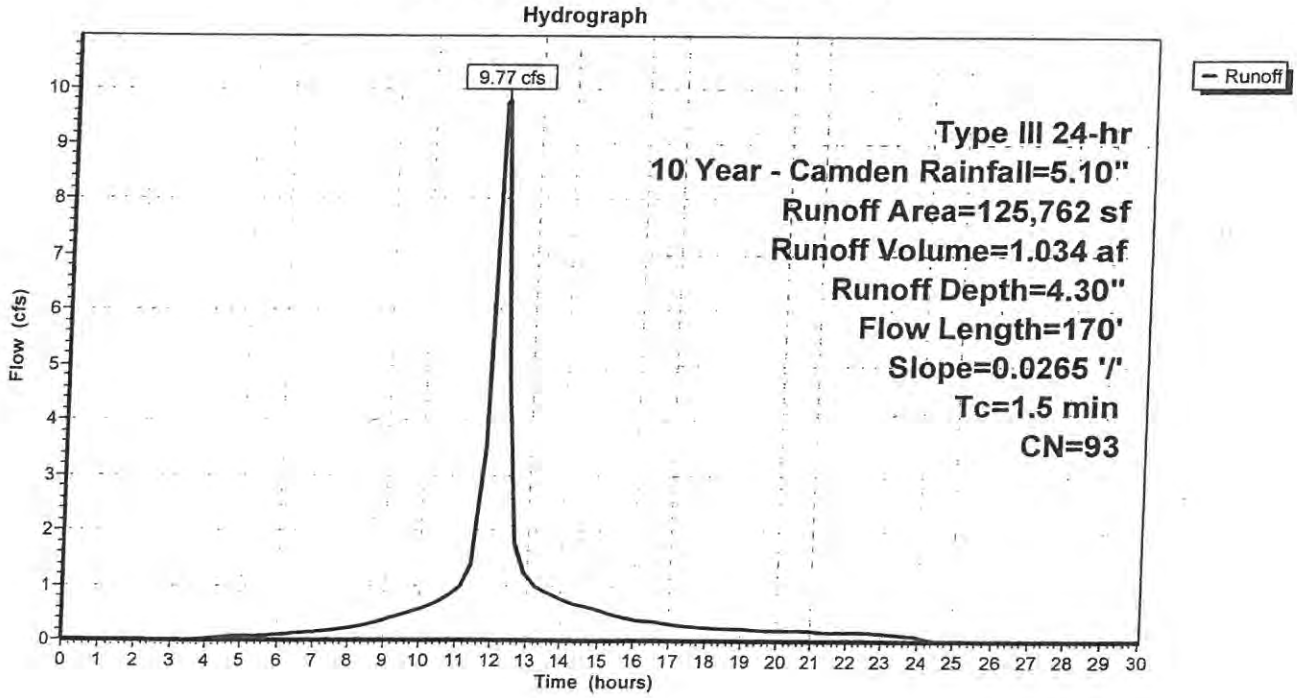
Runoff = 9.77 cfs @ 12.02 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 9,877 | 98 | Roofs, HSG C |
| 85,640 | 98 | Paved parking, HSG C |
| 30,245 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 30,245 | | 24.05% Pervious Area |
| 95,517 | | 75.95% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 170 | 0.0265 | 1.88 | | **Sheet Flow,** n= 0.010 P2= 3.30" |

## Subcatchment DA 1: Ex. D.A.#1



## Summary for Subcatchment DA 2: Proposed D.A.

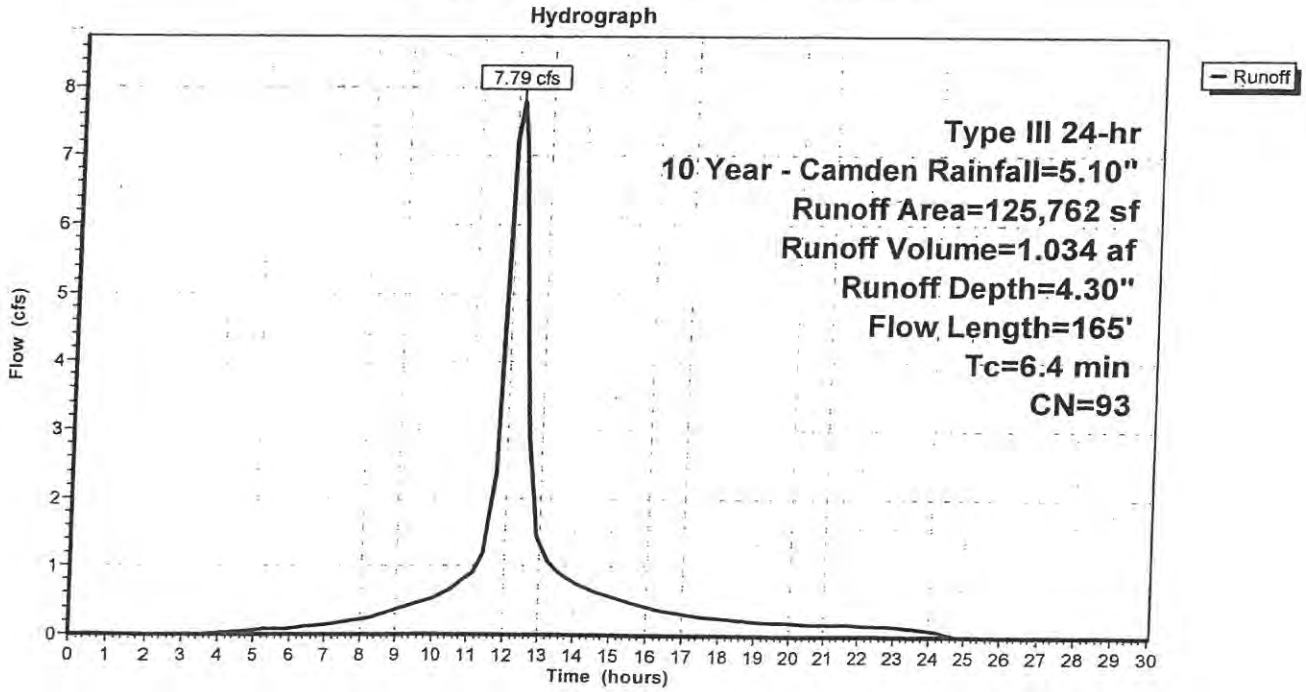
Runoff = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 7,543 | 98 | Roofs, HSG C |
| 82,617 | 98 | Paved parking, HSG C |
| 35,602 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 35,602 | | 28.31% Pervious Area |
| 90,160 | | 71.69% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 50 | 0.0200 | 0.15 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.30" |
| 0.7 | 60 | 0.0200 | 1.36 | | **Sheet Flow,** n= 0.010 P2= 3.30" |
| 0.2 | 55 | 0.0040 | 5.43 | 9.60 | **Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009 |
| 6.4 | 165 | Total | | | |

## Subcatchment DA 2: Proposed D.A.

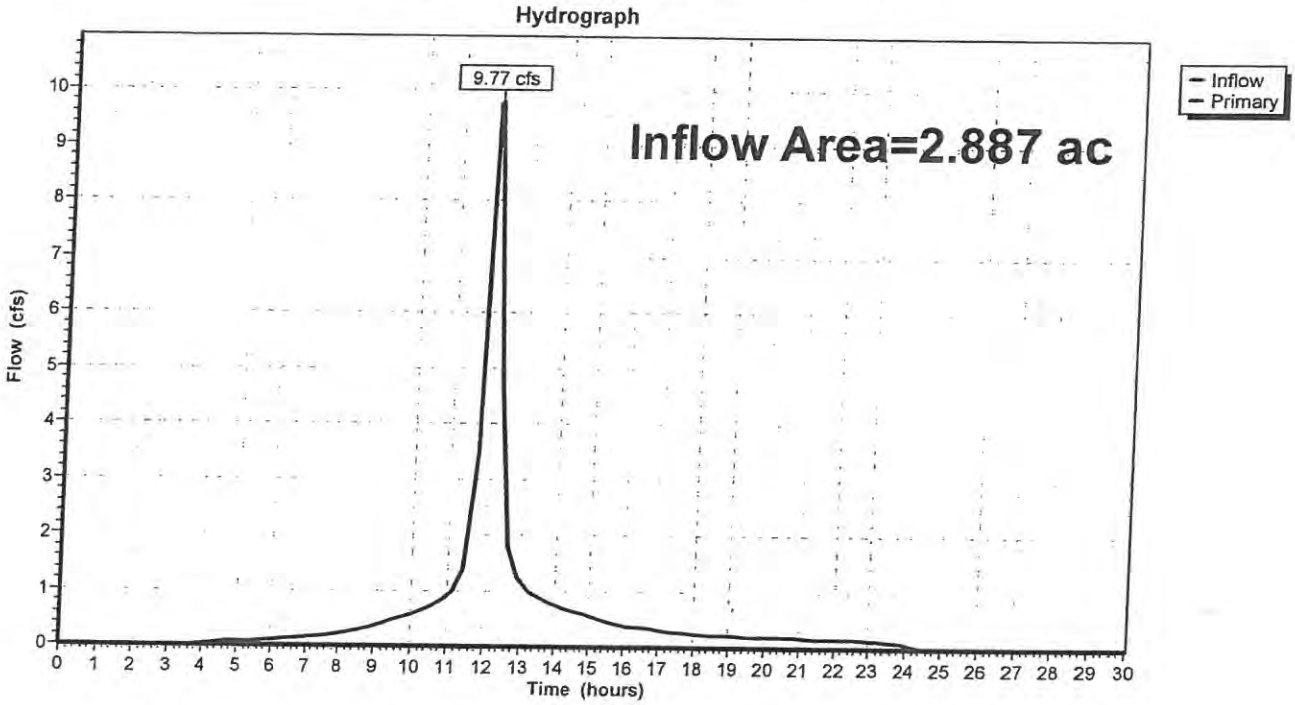


## Summary for Link 1: Analysis Point (Existing)

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 2.887 ac, 75.95% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event | | | | |
| Inflow = | 9.77 cfs @ 12.02 hrs, Volume= | 1.034 af | | | |
| Primary = | 9.77 cfs @ 12.02 hrs, Volume= | 1.034 af, Atten= 0%, Lag= 0.0 min | | | |

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

## Link 1: Analysis Point (Existing)

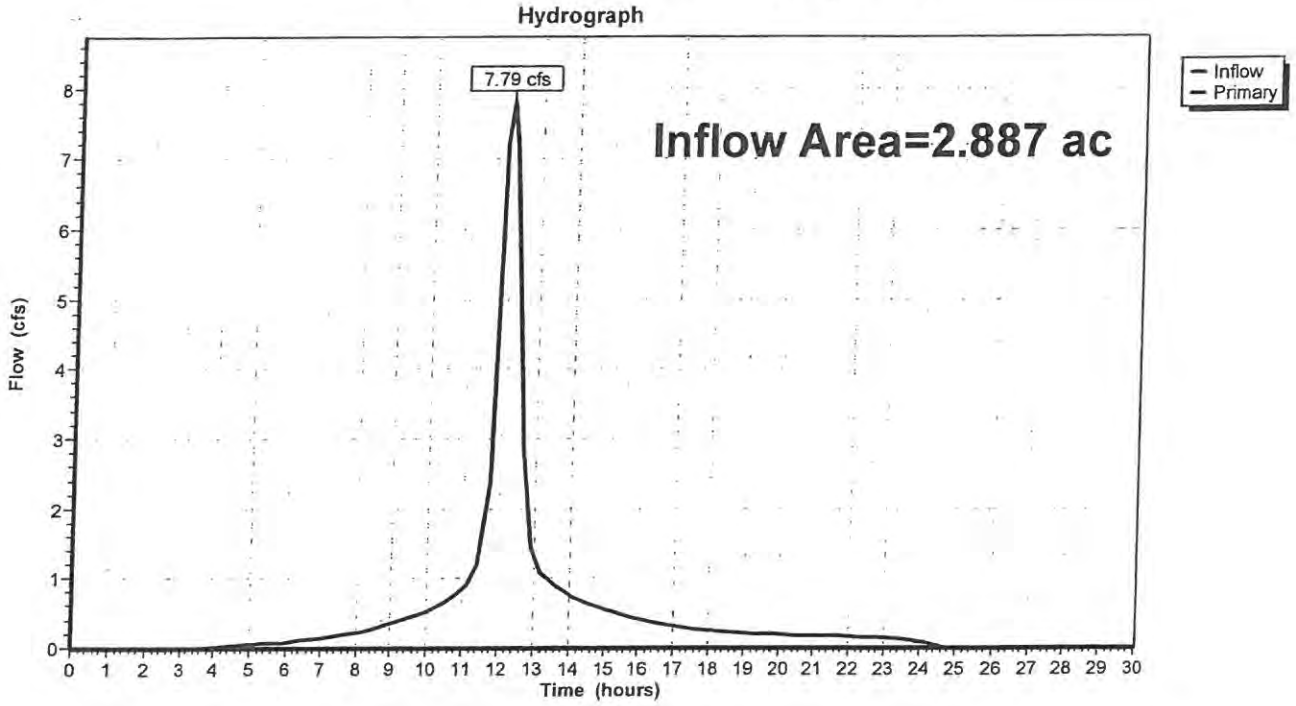


## Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event
Inflow = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af
Primary = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

### Link 2L: Analysis Point (Proposed)



## Summary for Subcatchment DA 1: Ex. D.A.#1

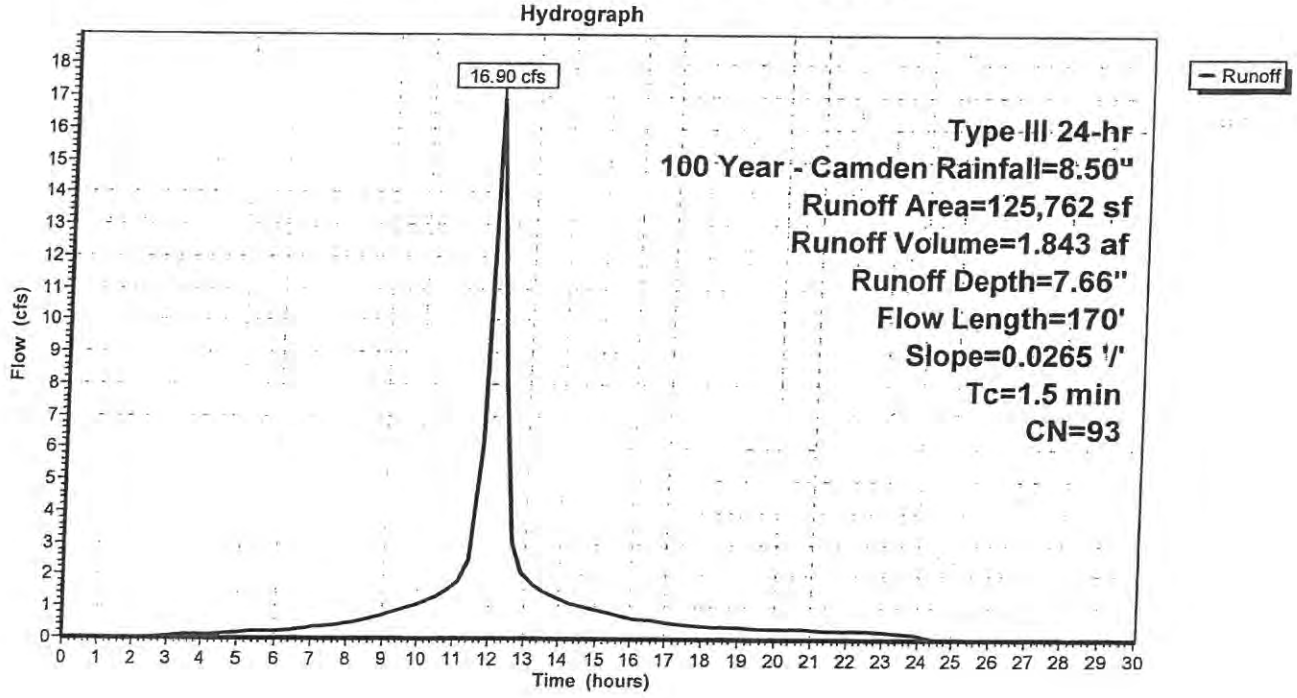
Runoff = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

| Area (sf) | CN | Description |
|---|---|---|
| 9,877 | 98 | Roofs, HSG C |
| 85,640 | 98 | Paved parking, HSG C |
| 30,245 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 30,245 | | 24.05% Pervious Area |
| 95,517 | | 75.95% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 170 | 0.0265 | 1.88 | | **Sheet Flow,** n= 0.010 P2= 3.30" |

## Subcatchment DA 1: Ex. D.A.#1



## Summary for Subcatchment DA 2: Proposed D.A.

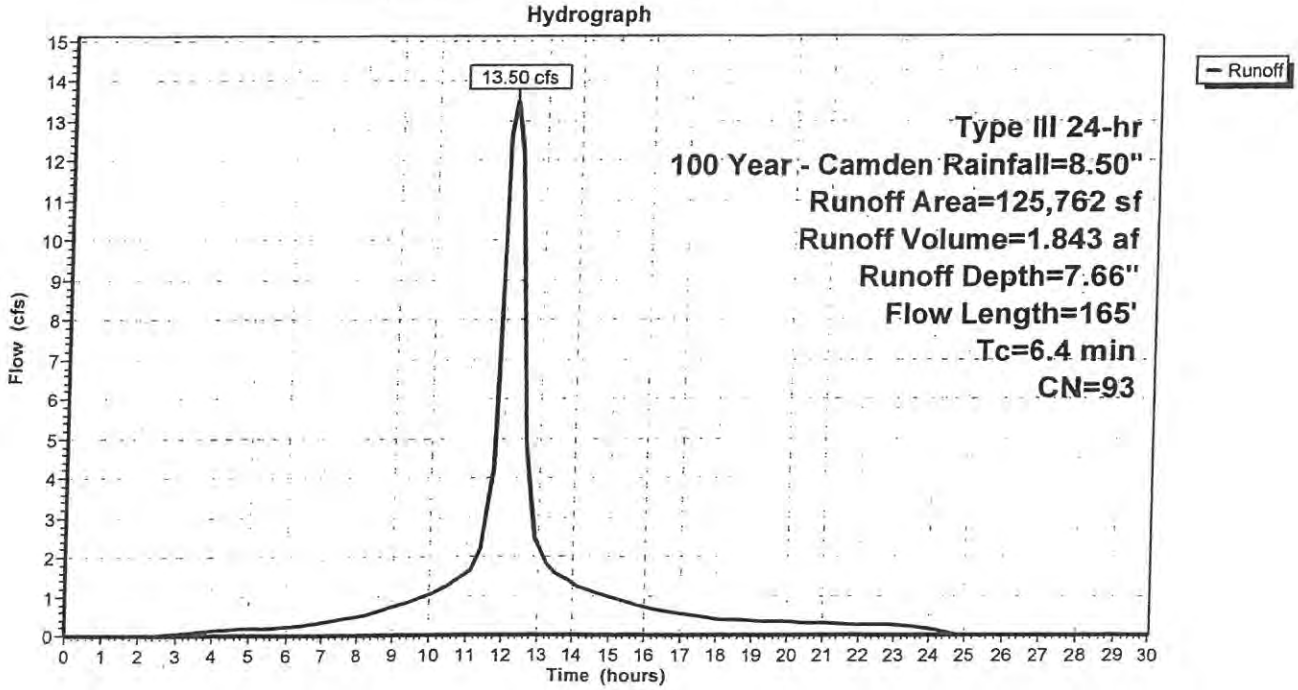
Runoff = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

| Area (sf) | CN | Description |
|---|---|---|
| 7,543 | 98 | Roofs, HSG C |
| 82,617 | 98 | Paved parking, HSG C |
| 35,602 | 79 | 50-75% Grass cover, Fair, HSG C |
| 125,762 | 93 | Weighted Average |
| 35,602 | | 28.31% Pervious Area |
| 90,160 | | 71.69% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 50 | 0.0200 | 0.15 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.30" |
| 0.7 | 60 | 0.0200 | 1.36 | | **Sheet Flow,** n= 0.010 P2= 3.30" |
| 0.2 | 55 | 0.0040 | 5.43 | 9.60 | **Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009 |
| 6.4 | 165 | Total | | | |

## Subcatchment DA 2: Proposed D.A.

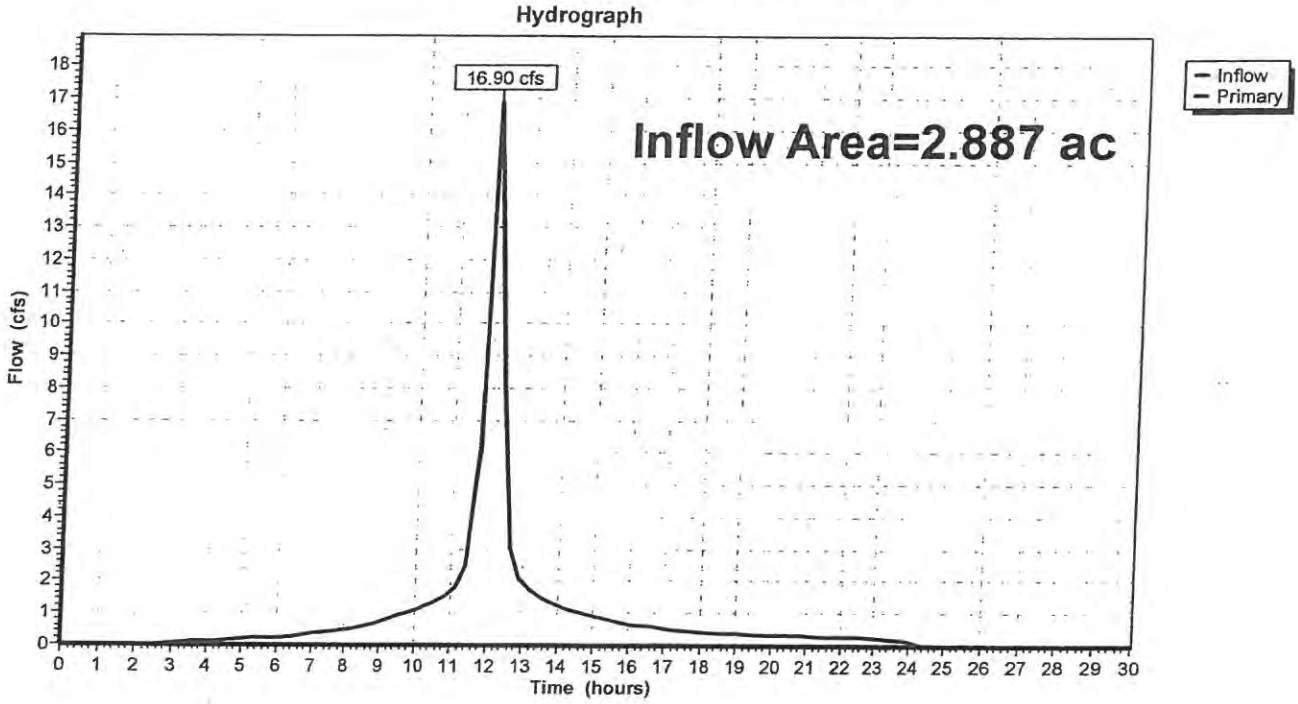


## Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af
Primary = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af, Atten= 0%, Lag= 0.0 min

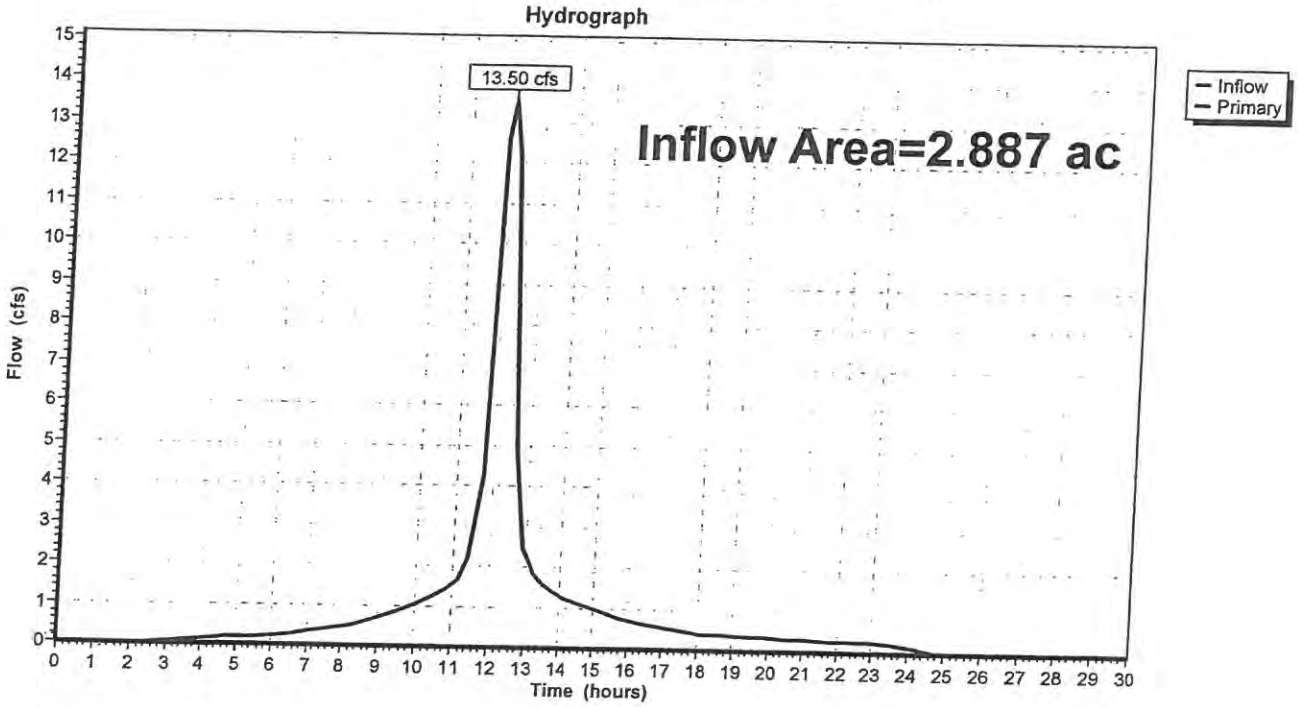
Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

### Link 1: Analysis Point (Existing)



## Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af
Primary = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

## Link 2L: Analysis Point (Proposed)