Township of Gloucester
Planning Board Agenda
August 28, 2018

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:00 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – July 10, 2018

RESOLUTIONS FOR MEMORIALIZATION

O-18-10 **Dave & Busters**	**Amending Ordinance O-11-17 Commonly known as the Inter Change Redevelopment Plan To permit an indoor amusement Park as an accessory use.**

APPLICATIONS

#181023IRDPFSa **Dave & Buster's Inc.** **Zoned: IR**	**Block: 13105 Lot: 1** **Location:400-600 Premium Outlets** **Amended Preliminary/Final Site of construct and operate 40,000 sq. ft. full service Restaurant with an accessory in-**

door amusement area that will occupy the previous approved 6.01 acre outparcel. 435 parking spaces, new driveway & installation of new landscaping and Site lighting.

#181022E-PFSPFSPa Southwinds @ Gloucester Southwinds @Gloucester, LLC Zoned: MRD	Final Major Subdivision Revised Preliminary & Final Major Site Plan, *(Amended) Block: 10801 Lot: 10 Block: 10899, Lots: 1,2 & 3 Location: 553-557 N. BHPike 220 Multi-family Apartments 158 Townhomes 100 Unit Apartment for Affordable Family COAH Rental housing

Meeting Adjourned

(Reversed order)

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday July 10, 2018

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

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Absent
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Present
Chairman Reagan	Present
Mr. Boraske	Present
Mr. Bach/Dirosa	Present
Mr. Lechner	Present

Chairman Reagan announces general rules of the meeting.
Chairman Reagan ask that the Board Professionals to be Sworn in.
Mr. Bach & Mr. Lechner were Sworn in.
Chairman Reagan ask Mrs. Rossi to sit in for Mrs. Costa who agreed.
Chairman Reagan ask Mrs. Bradley to sit in for Mr. Hutchison who agreed.

Minutes for Memorialization

Minutes from June 12, 2018.
Chairman Reagan requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Rossi.

Roll Call:

Mr. Dintino	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes

Resolutions for Memorialization

#181013CM
Henry & Janet Alfano

Minor Subdivision Bulk C
Block: 20601 Lot: 11

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

Roll Call:

Mr. Dintino	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes

#181015M
Michael Palcko

Minor Subdivision
Bock: 18051 Lot: 19/20

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

Roll Call:

Mr. Dintino	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes

#181022E
Crossroads Village, LLC

1 Yr. Extension Request
Former Application #051024RACPPSP
Block: 10801 Lot: 10
Block: 10899 Lots: 1-3

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

Roll Call:

Mr. Dintino	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes

Application for Review

#18101RZ
Anthony Bentivegna
Zoned: OR

Request Zoning Change
Chang OR to HC Zone
Location: Todays Plaza Shopping Cntr.
Block: 12204 Lot: 34/36

NOTES:
Mory Cutler Esq. representing Mr. Bentivegna who is owner operator of Todays Plaza for almost 20 years, is asking for the zoning change from Office (OR) to Highway Commercial (HC). When he first purchased the property it was zoned HC but in 1999 the property was rezoned to OR.
Mr. Cutler introduced James Miller who was sworn in as a Qualified Planner to testify why this rezone should happen even though it is nonconforming.
Mr. Cutler goes on to discuss the two different zones of OR & HC to establish a base underlining the difference and then stating that the property in question does not meet in it entirety either zone as current standards apply.
MR. Cutler continues to discuss the property making valid arguments in relation to changing the properties current zoning.

Chairman Reagan asked if there were any questions from the Board?
None
Chairman Reagan asked if there were any questions from the Public?
Several Residents within the surrounding development boarding the property approached the podium were sworn in. All of the residents who spoke had an opinion on the zoning change most of which was against such action.
The residents' concerns were but not inclusive:

- the change would allow the property owner at any time to upgrade the property to a more commercial type. The residents' like the current non-conforming home store look that is not overly commercialized as it could be with the zone change.
- the residences bordering the property would be adversely affected if different businesses occupy the structure possibly causing more traffic and noise.
- the owner tried to sell the property in previous years but because of the current zoning has been unsuccessful. The residents think even though promises are made that do not include this option, they are wary of under lying factors prompting this change that are not being made public.
- the change would bring the loss of privacy and most definitely noise pollution.

These are just the most numerous concerns.

The Board Professionals continued to clarify why this area on the townships master plan was zoned as it stands today and the resulting implications if change occurs.
It is suggested that the Board must further discuss and gather additional information to make a recommendation. It is suggested that an amendment to the zoning code be considered that would add an additional zone covering different zoning dynamics not previously occurring when the master plan was derived back in 1999.
A secondary meeting is suggested so that a continuance for discovery on this matter can be accomplished. The date is set for September 11, 2018 the time this application will be further discussed. Formal Notification will be provided prior to this meeting.

Chairman Reagan asked for a motion to Table this application.
Mr. Dintino made a motion seconded by Mrs. Rossi.
Roll Call:

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

O-18-10
Dave & Busters

Amending Ordinance O-11-17 Known as the Inter- Change Redevelopment Plan to permit an indoor amusement Park as an accessory use.

NOTE:
To amend the interchange redevelopment district to allow a recognized amusement park as defined by township code within a restaurant or eating establishment as an accessory use.

Chairman Reagan asked for a motion to approve the Resolution.
Mrs. Rossi made a motion seconded by Mrs. Washington.
Roll Call:

Mr. Dintino	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes

Coorespondence

R- 18:06-200
South Winds
(Crosswinds)

Amending Resolution 07:03-080 Naming a Redeveloper for the Mingus Run Development w/ South Winds at Gloucester LLC
Block: 10801 Lot: 6&10
Block: 10899 Lots 1-3

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING RECOMMENDATION OF ADOPTION OF ORDINANCE NO. O-18-10 "AMENDING ORDINANCE NO. O-17-11 COMMONLY KNOWN AS THE INTERCHANGE REDEVELOPMENT PLAN TO PERMIT AN INDOOR AMUSEMENT PARK AS AN ACCESSORY USE"

WHEREAS, the Township Council of the Township of Gloucester, (the "Township"), in the County of Camden, State of New Jersey, has previously adopted Ordinance No. O-17-11, commonly known as the "Interchange Redevelopment Plan;" and

WHEREAS, the Township now seeks to amend Ordinance No. O-17-11 through adoption of Ordinance No. O-18-10 "Amending Ordinance No. O-17-11 Commonly Known as the Interchange Redevelopment Plan to Permit an Indoor Amusement Park as an Accessory Use" ("Ordinance No. O-18-10"); and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26a provides that prior to adoption of any land development regulation by the governing body, the governing body must transmit the ordinance to the planning board for its report and recommendations thereon; and

WHEREAS, the Local Redevelopment and Housing Law further requires, in relevant part:

> Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.

N.J.S.A. 40A:12A-7e; and

WHEREAS, in accordance with N.J.S.A. 40:55D-26a and N.J.S.A. 40A:12A-7e, the Township Council transmitted Ordinance No. O-18-10 to the Township Planning Board ("Board") for its report and recommendations thereon; and

WHEREAS, at a regular meeting held on July 10th, 2018, the Board reviewed and discussed Ordinance No. O-18-10, the Township's Master Plan, land use regulations, and the status of the Township's redevelopment efforts with the Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., and the Board Solicitor, Stephen J. Boraske, Esq.; and

WHEREAS, the Board having reviewed and discussed Ordinance No. O-18-10, the floor was opened to the public, and no members of the public appeared to comment; and

NOW, THEREFORE BE IT RESOLVED, having reviewed Ordinance No. O-18-10 and the proposed amendment to the Interchange Redevelopment Plan in light of the requirements established by the Township Master Plan and Zoning Ordinance, the Board determined that Ordinance No. O-18-10 and the proposed amendment to the Township's

redevelopment plan is consistent with, adheres to, and advances the purposes of the Township's Master Plan, N.J.S.A. 40A:12A-7e; and

WHEREAS, a motion was duly made to recommend the Township Council adopt Ordinance No. O-18-10 as presented, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Bradley	X	
Ms. Rossi	X	
Mr. Dintino	X	
Mr. Thomas	X	
Ms. Washington	X	
Chairman Reagan	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

BRIAN REAGAN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 28th day of August 2018 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 10th day of July 2018.

KENNETH LECHNER, SECRETARY

18-023TRDPFSa

RECEIVED
JUL 25 2018

LAND DEVELOPMENT APPLICATION CHECKLIST

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

x Taxes Paid Certification.

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

x Filing Fees.

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

x Escrow Fees.

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

x Signed Escrow Agreement.

x Signed W-9 Form.

x Disclosure Statement (Corporations, LLC, and Partnerships).

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

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

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

x Other reports (4 copies) – if applicable.

- x Drainage Calculations
- W Environmental Impact Statement
- x Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

Camden County Planning Board

Charles J. DePalma Public Works Complex

2311 Egg Harbor Road

Lindenwold, NJ 08021

Phone 856.566.2978 Fax 856.566.2988

planningdivision@camdencounty.com

TOWNSHIP OF GLOUCESTER

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

RECEIVED JUL 25 2018

For Office Use Only

Submission Date: _____ Application №.: 181023IRDPF3a

Taxes Paid Yes/No _____ (Initial)

Fees 1060.00 Project # 12399

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 4,865. Escr.# 12398

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Dave & Buster's, Inc.	Name(s): Simon/PREIT GLOUCESTER DEVELOPMENT, LLC
Address: 2481 Manana Drive	PR GLOUCESTER, LLC
Attn: Lisa Warren, VP Development	Address: C/O SIMON PREMIUM OUTLETS
City: Dallas	60 Columbia Road Building B, 3rd Floor
State, Zip: Texas, 75220	City: Morristown
Phone: (973) 904 - 2259 Fax: (973) ___ - ___	State, Zip: NJ 07960
Email: Lisa_Warren@daveandbusters.com	Phone: (973) 228 - 6111 Fax: (973) 683 - 1359

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] AMENDED
- ☒ Final Major Site Plan AMENDED
- ☐ 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: Louis L. D'Arminio, Esq.	Firm: Price, Meese, Shulman & D'Armino, PC
Address: 50 Tice Boulevard, Suite 380	State, Zip: NJ 07677
City: Woodcliff Lake	Phone: (201) 391 - 3737 Fax: (201) 391 - 3737
	Email: ldarminio@pricemeese.com / dcanonico@pricemeese.com

6. Name of Persons Preparing Plans and Reports:

Name: Brett Owens, PE, Langan Engineering	Name: Chris Hamer, Aria Group
Address: 30 South 17th Street, Suite 1300	Address: 830 North Boulevard
Profession: LEED AP, SCDP, Project Manager	Profession: AIA LEED AP
City: Philadelphia	City: Oak Park, IL 60301
State, Zip: PA 19103-4005	State, Zip: IL 60301
Phone: (973) 446-2931 Fax: (973) 864-0671	Phone: (973) 445-8400 Fax: (973) -
Email: bowens@langan.com	Email: chamer@ariainc.com

7. Location of Property:

Street Address: 400-600 Premium Outlets Way Block(s): 13105

Tract Area: 6.10 AC Lot(s): 1

8. Land Use:

Existing Land Use: The Gloucester Premium Outlets

Proposed Land Use (Describe Application): Approval to amend the Interchange Redevelopment Plan to add an indoor amusement park as a permitted accessory use associated with an approved restaurant use. This application is made in connection with the Applicant's application to the Planning Board to construct and operate a 40,000 square foot full service restaurant with an accessory indoor amusement area that will occupy the previously approved outparcel.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: N/A

Proposed Form of Ownership: Contract Purchaser

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes Brett will get survey.

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: The Gloucester Premium Outlets

List all applications on a separate sheet.

13. Zoning See below and Site Plans submitted herewith.

All Applications	Proposed
Front setback 1	76.8 ft.
Front setback 2	N/A
Rear setback	N/A
Side setback 1	N/A
Side setback 2	N/A
Lot frontage	1439 FT.
Lot depth	888 FT.
Lot area	6.10 AC
Building height	60 FT.MAX.

Fence Application N/A	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 N/A	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ 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

Dave & Buster's of New Jersey, Inc.

By: _____ June 15, 2018

Signature of Applicant — Date

Name: Jill Valachovic
Title: Assistant Secretary

_____ _____

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).**

PREMIUM OUTLETS PARTNERS, L.P.

June , 2018
Date

Signature

Danielle DeVita, Executive VP of Real Estate
Print Name

Sworn and Subscribed to before me this

_____ day of June,

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). See Exhibit 2.
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

By: _____
Signature of Applicant

June 15, 2018
Date

Dave & Buster's ~~Inc.~~ of New Jersey, Inc.
Print Name Jill Valachovic

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 13105 Lot 1; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

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

_____
Name of property owner or applicant

_____
Notary public

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).**

June 18th, 2018
Date

Signature DANIELLE DEVITA, VP OF GLOUCESTER SIMON MEMBER, LLC, MANAGER OF GLOUCESTER PREMIUM OUTLETS MEMBER, LLC, MANAGING MEMBER OF SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC

Print Name

Sworn and Subscribed to before me this 18th day of June 2018 (Year)

Signature LINDA MOST, _____ OF PENNSYLVANIA REAL ESTATE INVESTMENT TRUST, GENERAL PARTNER OF PREIT ASSOCIATES, L.P., SOLE MEMBER OF PR GLOUCESTER LLC

Print Name

OFFICIAL SEAL
EUDISIS GARCIA
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires August 4, 2021

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). See Exhibit 2.		
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).		

By: _____
Signature of Applicant

Dave & Buster's, Inc.
Print Name

June , 2018
Date

19. Survey waiver certification: DOES BRETT SIGN THIS?

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 13105 Lot 1; 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 MORRIS :
Danielle DeVita of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC,

By: GLOUCESTER PREMIUM OUTLETS MEMBER, LLC,
By: GLOUCESTER SIMON MEMBER, LLC, its Manager

Name of property owner or applicant

By: _____
DANIELLE DEVITA, VICE PRESIDENT

Sworn and subscribed to
On this 18th day of June, 2018 before the following authority.

Notary Public

OFFICIAL SEAL
EUDISIS GARCIA
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires August 4, 2021

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).**

June 15th, 2018
Date

Sworn and Subscribed to before me this 15th day of June, 2018 (Year).

Signature DANIELLE DEVITA, VP OF GLOUCESTER SIMON MEMBER, LLC, MANAGER OF GLOUCESTER PREMIUM OUTLETS MEMBER, LLC, MANAGING MEMBER OF SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC

Print Name

Signature LISA M. MOST, SENIOR VICE PRESIDENT & GENERAL COUNSEL OF PENNSYLVANIA REAL ESTATE INVESTMENT TRUST, GENERAL PARTNER OF PREIT ASSOCIATES, L.P., SOLE MEMBER OF PR GLOUCESTER LLC

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
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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). See Exhibit 2.
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

By:
Signature of Applicant

Dave & Buster's, Inc.
Print Name

June , 2018
Date

19. Survey waiver certification: DOES BRETT SIGN THIS?

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 13105 Lot 1; 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 Pennsylvania,
County of Pennsylvania:

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

PR GLOUCESTER LLC,
BY: PREIT ASSOCIATES, L.P. ITS SOLE MEMBER
BY: PENNSYLVANIA REAL ESTATE INVESTMENT TRUST, ITS GENERAL PARTNER

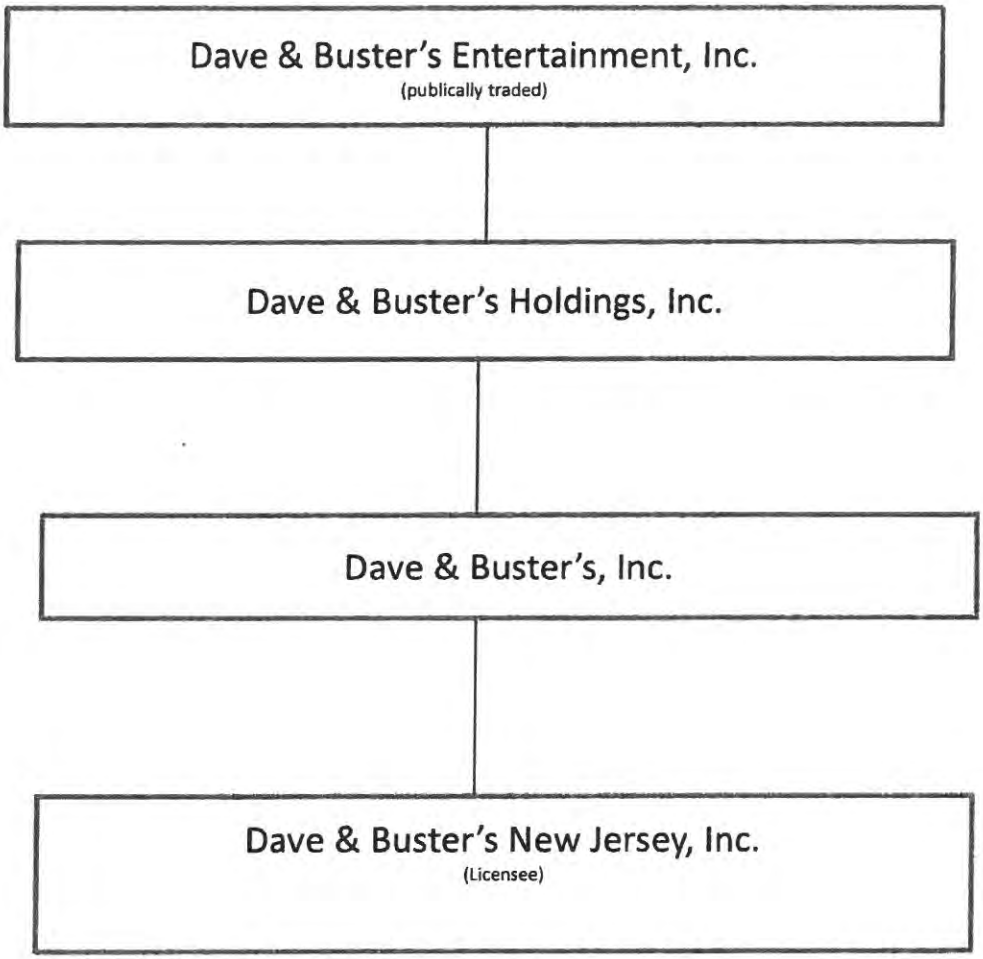
Name of property owner or applicant

Sworn and subscribed to
On this 15th day of June, 20 18 before the following authority.

Notary public Angela Yu

By: Lisa M. Most
LISA M. MOST
SENIOR VICE PRESIDENT & GENERAL COUNSEL

Commonwealth of Pennsylvania - Notary Seal
Angela Yu, Notary Public
Philadelphia County
My commission expires April 7, 2022
Commission number 1255286
Member, Pennsylvania Association of Notaries


Dave & Buster's Entertainment, Inc.
(publically traded)
Dave & Buster's Holdings, Inc.
Dave & Buster's, Inc.
Dave & Buster's New Jersey, Inc.
(Licensee)

REDEVELOPMENT AGREEMENT
FOR
DAVE & BUSTER'S OF NEW JERSEY INC.

GLOUCESTER TOWNSHIP, NEW JERSEY

COPY

Redevelopment Entity:	Township Council Township of Gloucester
Redeveloper:	Dave & Buster's of New Jersey Inc.
Property:	400-600 Premium Outlets Way Blackwood, New Jersey 08012 Block 13105 Lot 1

This Redevelopment Agreement is made on this _____ day of _____, 2018, by and between Dave & Buster's of New Jersey Inc., located at 2481 Manana Drive, Dallas, Texas 75220 (hereinafter called Redeveloper) and the Township Council of the Township of Gloucester, P.O. Box 8, Chew Landing Road, Blackwood, New Jersey 08012 (hereinafter called Redevelopment Entity).

WHEREAS. Pursuant to the provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A 40A:12A-1 et.seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area comprising Block 13105 Lot 1 as a redevelopment area in accordance with the Redevelopment and Housing Law of the State of New Jersey, and

WHEREAS. The Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A.40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment, and

WHEREAS. The Township Council of the Township of Gloucester did adopt the Interchange Redevelopment Area District of the Township of Gloucester by ordinance, and

WHEREAS, The Redeveloper is the intended property owner and proposes to redevelop the property in the Interchange Redevelopment Area with the following improvements;

An approximate 40,000 sf interior entertainment/amusement arcade complex with dining area.

WHEREAS. The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area, and

WHEREAS. The redeveloper has agreed to redevelop the parcel within the Interchange Redevelopment Area District as described above following approval and time restraints imposed by and represented to the Planning Board of the Township of Gloucester.

NOW THEREFORE, in consideration of their mutual promises and benefits derived, and in furtherance of the Interchange redevelopment Area District and the Redevelopment and Housing Law, the parties agree as follows;

The Township Council of the Township of Gloucester, as Redevelopment Entity, does hereby name Dave & Buster's of New Jersey Inc. as Redeveloper of the property above described.

The following Exhibits are attached to this agreement and made a part hereof;

Exhibit "A" - Proposed Land Development Application dated June 15th 2018 and received for official use by the Township of Gloucester on June 20th 2018 and presented to the Redevelopment Entity at meeting held on July 23rd 2018 and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit "B" - Exterior Design Presentation proposal prepared by ARIA Group dated June 14th 2018.
Exhibit "C" - Proposed Major Site Plan prepared by Langan Engineering dated June 13th 2018 and received dated June 20th 201, presented to the Redevelopment Entity at meeting held on July 23rd 2018, and to be presented to the Gloucester Township Planning Board for review and approval.

AGREEMENT, COVENANTS, OBLIGATIONS AND RESTRICTIONS.

a. Title. Redeveloper represents that the Redeveloper is the intended owner of fee title to property described and known as, Block 13105 Lot 1, and known as 400-600 Premium Outlets Way, Blackwood, New Jersey 08012.

b. Project Site. The Redevelopment Project Improvement site shall consist of the real property, surface, subsurface and airspace, as more particularly described in the Exhibits attached hereto.

c. Improvement. The improvement and use shall be in accordance with the Redevelopment Plan and according to agreement with the Redevelopment Entity; and with approval presented to and or granted by the Planning Board of the Township of Gloucester as memorialized.

d. Use of Contractors. The Redeveloper will use its best judgment to engage reputable contractors to construct and complete the improvement and uses. Each contractor that is required to have a license in the State of New Jersey must have a current, valid license issued by the State of New Jersey. Further, the Redeveloper and each contractor must have liability insurance in full force and effect in the amounts that are standard in the particular industry.

e. Time of the Project. The Redeveloper shall identify the manner of intended development, as to which phase the Redeveloper shall first commence construction of improvement. The project improvement shall commence within 45 days following the issuance of necessary permits by the appropriate governmental agency and shall be completed within 12 months of the Redeveloper's receipt of "Final site plan" approval by the Planning Board of the Township of Gloucester.
The Redevelopment Entity may grant extensions of this time period in the event that the Redeveloper is delayed by reason of significant

factors beyond his control. Notwithstanding any extensions of time that may be granted in the sole discretion of the Redevelopment Entity, in the event that the redevelopment improvement project is not completed within 18 months of the commencement date, the Redevelopment Entity shall have the sole discretion to declare the Redeveloper in default of this agreement, and seek a forfeiture of all security placed by the Redeveloper.

f. Scope of undertaking. The services and responsibilities undertaken by the Redeveloper hereunder shall include all aspects of the design, development, construction and operation of the redevelopment project improvement, and each of the components thereof, including, without limitation, all design, engineering, permitting and administrative aspects, the performance of or contracting for and administration and supervision of all physical work required in connection with the redevelopment project improvement and each component thereof. The Redeveloper shall make all arrangements for interim and final inspections and any other actions required to satisfy the requirements of any applicable permit and or approval.

The administration, operation and management of the redevelopment improvement project and all aspects of the funding of the redevelopment improvement project, including equity, funding and construction, interim and permanent financing, shall be at the sole cost and liability of the Redeveloper.

g. Compliance with Law. All construction shall be in accordance with the Uniform Construction Code of the State of New Jersey. N.J.A.C. 5:23-1 et.seq. The Redevelopment Improvement Project, and work performed and materials, fixtures and equipment used in connection therewith shall be in full compliance with all laws of the State of New Jersey.

h. Environmental Remediation. The Redeveloper shall be responsible for any and all environmental remediation necessary to the redevelopment improvement project, if any. The Redeveloper shall be responsible to obtain all necessary environmental permits, if any, including the receipt of letters of "No Further Action" from the New Jersey Department of Environmental Protection.

i. Permits and Approvals. The Redeveloper shall pursue diligently all permits and approvals necessary to complete the redevelopment improvement project within the time required and outlined in Exhibits.

j. Performance Security. If required as part of Planning board approval, the Redeveloper shall provide the Township of Gloucester with third-party financial security from a qualified security provider, licensed to conduct business in the State of New Jersey, securing the specific obligations of the Redeveloper with respect to the Redevelopment Improvement Project, and any component thereof, through completion. The Performance Security shall be that as is required pursuant to the Municipal Land Use Law of the State of New Jersey, and the Gloucester Township Planning Board approvals.

k. Certificate of Completion. The Project shall be deemed to be complete and the Township of Gloucester shall issue a certificate of completion at such time as the Redeveloper has performed all aspects of the Redevelopment Improvement Project as described by this Redevelopment Agreement and as approved by the Planning Board of the Township of Gloucester. The issuance of a certificate of completion shall constitute a conclusive determination that the Redevelopment

Improvement Project has been completed in accordance with the provisions of this Redevelopment agreement. The certificate of completion is to be issued by the Township of Gloucester and in proper form for recording in the County Clerk's Office for the County of Camden. Said recording shall serve as acknowledgment that the Redevelopment Improvement Project has been satisfactorily completed, that the Redeveloper has performed all of its duties and obligation under this agreement, and shall authorize and serve as consent by the Township of Gloucester, Redevelopment Entity, to the Redeveloper's sale, lease, transfer or other disposition of the property within the New Vision Redevelopment Project area.

Upon completion of the Redevelopment Improvement Project by the Redeveloper, the Township of Gloucester shall issue a certificate of completion within 45 days of receipt of written request from the Redeveloper. In the event that the Township of Gloucester shall refuse to issue a certificate of completion within 45 days of the receipt of written request by the Redeveloper, the Township of Gloucester, as Redevelopment Entity, shall provide to the Redeveloper a written statement setting forth the aspects of the Redevelopment Improvement Project that the Redeveloper has failed to complete, the aspects of this Redevelopment Agreement that the Redeveloper is in default and the measures or acts to be taken by the Redeveloper that are necessary to the issuance of a certificate of completion.

l. Insurance. From and after the date of execution of this agreement, the Redeveloper shall provide and maintain insurance for the project site, as provided in Exhibits, until such time as the project is complete.

m. Indemnification. The Redeveloper agrees to indemnify and hold the Township of Gloucester, as Redevelopment Entity, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed caused by the Redeveloper's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and cost expended in connection with any claim, environmental claims, demands, suits or actions.

n. Notices. As to the Redeveloper:

Dave & Buster's of New Jersey Inc.
2481 Manana Drive
Dallas, Texas 75220

cc. Price, Meese, Shulman & D'Arminio PC
Louis L. D'Arminio Esq.
50 Tice Boulevard - Suite 380
Woodcliff Lake, New Jersey 07677

As to Redevelopment Entity:
Township Council
Township of Gloucester
P.O. Box 8 - Chews Landing Road
Blackwood, New Jersey 08012

cc: David F. Carlamere Esq.
Township Attorney
P.O. Box 1397

1546 Blackwood Clementon Rd.
Blackwood, New Jersey 08012
856-232-9200

o. Governing Law. This agreement shall be governed by, and construed in accordance with, the laws of the State of New Jersey

p. Severability. If any article, section, subsection, term or provision of this agreement, or the application thereof to any party or circumstance shall be invalid or unenforceable, the remainder of any article, section, subsection, term or provision of this agreement shall not be affected thereby and shall remain valid and enforceable to the fullest extent permitted by law.

q. Binding Effect. This agreement and each of the provisions hereof, shall be binding upon and inure to the benefit of the Redevelopment Entity, Township of Gloucester, Redeveloper, and their respective successors and assigns.

IN WITNESS WHEREOF, The parties hereto have caused this Redevelopment Agreement to be executed, all as of the date first above written.

Dave & Buster's of New Jersey Inc.
REDEVELOPER

_____
Witness

_____
BY

ATTEST

TOWNSHIP OF GLOUCESTER
REDEVELOPMENT ENTITY

_____

by_____

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING A REDEVELOPER FOR 400-600 PREMIUM OUTLETS WAY, BLOCK 13105 LOT 1 OF THE INTERCHANGE REDEVELOPMENT AREA AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT AGREEMENT

WHEREAS, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area in need of redevelopment in accordance with the Redevelopment and Housing Law of the State of New Jersey; and

WHEREAS, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment, and

WHEREAS, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and in accordance with the provisions of the Local redevelopment and Housing Law of the State of New Jersey, did designate itself as the Redevelopment Entity, and

WHEREAS, the Redeveloper did submit a proposal for the development of the property; and

WHEREAS, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity, to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

WHEREAS, the Township Council and Redeveloper have engaged discussions concerning the construction of improvements to property within the Redevelopment Area; and

WHEREAS, the Redeveloper has agreed to redevelop premises **400-600 Premium Outlets Way, Blackwood, New Jersey 08012. Being Block 13105 Lot 1**, within the Redevelopment Area as indicated.

NOW THEREFORE, It is herein Resolved by the Township Council of the Township of Gloucester as follows,

1. Dave & Buster's of New Jersey Inc., the intended property owner, is hereby designated Redeveloper for the area known and described as 400-600 Premium Outlets Way, Blackwood, New Jersey 08012. Being Block 13105 Lot 1, all within the Interchange Redevelopment Area.

2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development or the undertaking of any project within the designated redevelopment area. The proposed form of Redeveloper's Agreement is attached to this Resolution, and subject to the named Redeveloper, contract purchaser's acquisition of fee title ownership in the described premises.

Adopted:

_____
PRESIDENT OF COUNCIL

ATTEST:

_____
TOWNSHIP CLERK

Bin #70

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

July 25, 2018

Application: #181023IRDPFSa

APPLICANT: DAVE & BUSTER'S, INC.

LOCATION: 400- 600 Premium Outlets Way
Blackwood, NJ
Existing: The Gloucester Premium Outlets

Block: 13105 Lots: 1
Zoned: IR
Escrow:# 12398

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Amended Preliminary/Final Site to construct and operate a 40,000 sq. ft. full service restaurant with an accessory indoor amusement area that will occupy the previous approved 6.01 acre outparcel. 435 Parking spaces, new driveway, & installation of new landscaping and site lighting. Dave & Busters as Redeveloper & Amended redevelopment agreement forthcoming.

- ☑ 1 Copy – Preliminary & Final Major Site Plan/Application/Checklist
- ☑ 1 Copy – Exterior Design Presentation
- ☑ 1 Copy - Rendering – Option 2
- ☐ 1 Copy - Traffic Statement
- ☐ 1 Copy – Stormwater Management Summary

OK 7-26-18 JTG

Signature :

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

July 25, 2018

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TRANSMITTAL TO:

O Camden County Planning	☑ Tax Assessor	O MUA
O Steven Boraske, Esq.	O Aqua Water Co.	O Construction
O Steven Bach, Esq.	O New Jersey America	O Traffic/Police
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ISSUE: We will need to ASSIGN a PROPER ADDRESS. Since this is first SITE being developed across from Outlets (#100), It should get #200

When other sites are going to start we can number them accordingly.

Signature : [signature] Assessor 7/31/18

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #181023IRDPFSa **Block: 13105 Lot: 1**

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

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

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

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

☐Other

RECEIVED
JUL 26 2018

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: _____ Date: 7/26/18

REVIEWED
DATE: 8/20/18
BY: Pete Ucso
Fire Marshal
WITH COMMENT ☒
WITHOUT COMMENT ☐
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P. O. BOX 541
BLACKWOOD, N.J. 08012

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

RECEIVED
JUL 25 2018

July 25, 2018

Application: #181023IRDPFSa

APPLICANT: DAVE & BUSTER'S, INC.

LOCATION: 400- 600 Premium Outlets Way
Blackwood, NJ
Existing: The Gloucester Premium Outlets

Block: 13105 Lots: 1
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TRANSMITTAL TO:

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O	Steven Boraske, Esq.	O	Aqua Water Co.	O	Construction
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- ☐ 1 Copy - Rendering – Option 2
- ☐ 1 Copy - Traffic Statement
- ☐ 1 Copy – Stormwater Management Summary

Signature :

GLOUCESTER TOWNSHIP FIRE DISTRICT 4

BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

August 20, 2018

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: Dave & Buster's, INC.
Application No.: 181023IRDPFSa

I have received your plans for the above mentioned project, upon review of the plans I have submitted the following changes, changes are based on our firefighting strategies and life safety measures:

Water Supply:

Currently proposed is an 8" water main, based on statistics this would provide 1,600gpm, I would request that this supply be upgraded to a 10" supply that would provide 3,000gpm which would be adequate to supply our apparatus 2,500gpm pump.

Fire Department Connection:

I would request that the FDC be relocated to Premium Outlets Drive, current location on the North side of the building would put apparatus and fire personnel within the collapse zone.

Fire Hydrants:

A fire hydrant is requested to be placed on Premium Outlets Drive within 28'-30' from the FDC connection.

I request that the hydrant located on the Northwest corner be relocated south of its current location across the entrance.

I request that the hydrant located on the Southeast corner be relocated south of its current location across the driveway.

All hydrants shall have (1) 5" Storz and (2) 2 ½ National Standard Thread connections.

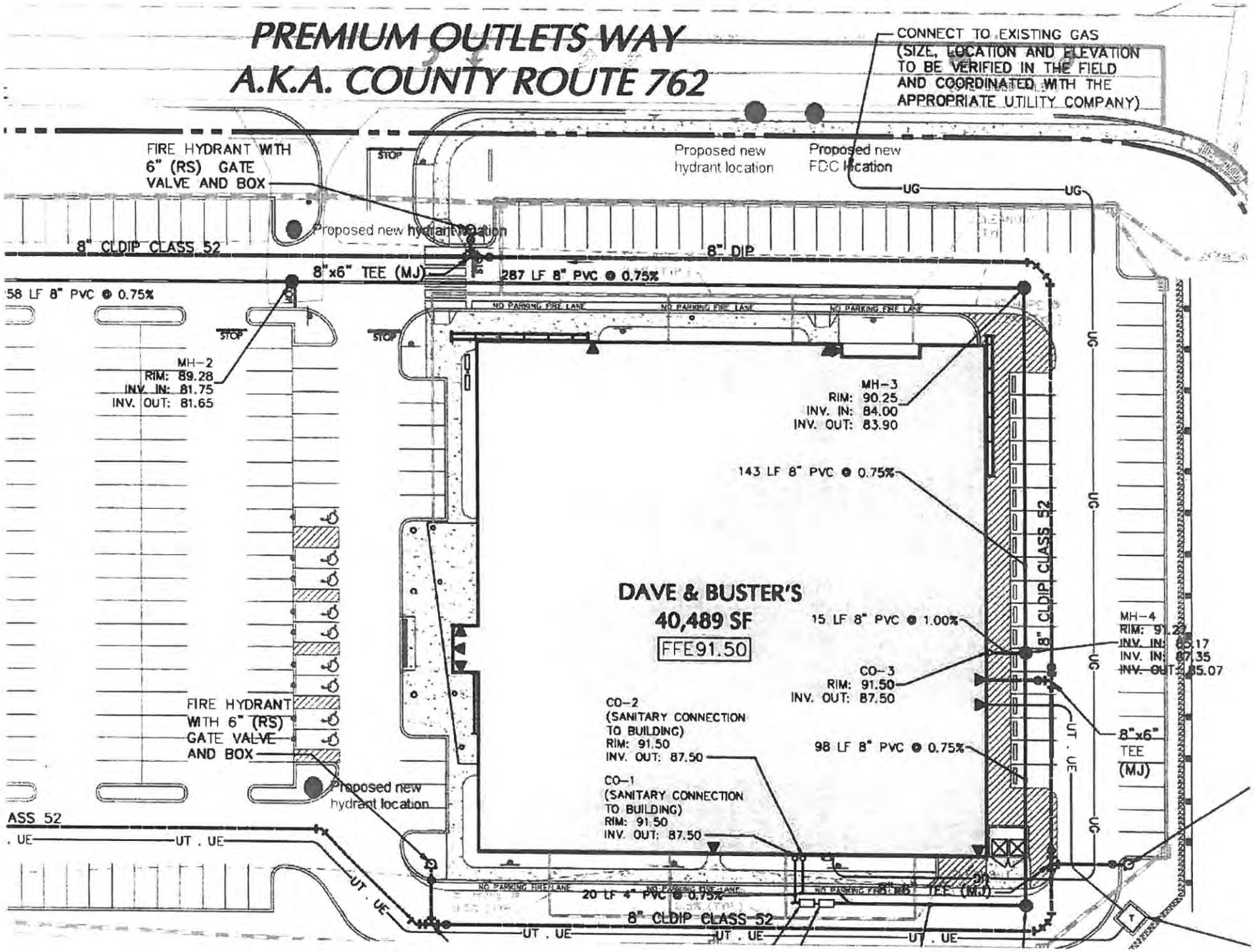
Fire Lanes:

Fire Lane proposed locations are approved per current plans with the addition of fire lane marking outside the main entrance.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4


PREMIUM OUTLETS WAY
A.K.A. COUNTY ROUTE 762
CONNECT TO EXISTING GAS (SIZE, LOCATION AND ELEVATION TO BE VERIFIED IN THE FIELD AND COORDINATED WITH THE APPROPRIATE UTILITY COMPANY)
FIRE HYDRANT WITH 6" (RS) GATE VALVE AND BOX
Proposed new hydrant location
Proposed new FDC location
Proposed new hydrant location
8" CLDIP CLASS 52
8" DIP
8"x6" TEE (MJ)
287 LF 8" PVC @ 0.75%
58 LF 8" PVC @ 0.75%
NO PARKING FIRE LANE
MH-2
RIM: 89.28
INV. IN: 81.75
INV. OUT: 81.65
MH-3
RIM: 90.25
INV. IN: 84.00
INV. OUT: 83.90
143 LF 8" PVC @ 0.75%
DAVE & BUSTER'S
40,489 SF
FFE91.50
15 LF 8" PVC @ 1.00%
8" CLDIP CLASS 52
MH-4
RIM: 91.22
INV. IN: 85.17
INV. IN: 87.35
INV. OUT: 85.07
CO-3
RIM: 91.50
INV. OUT: 87.50
CO-2
(SANITARY CONNECTION TO BUILDING)
RIM: 91.50
INV. OUT: 87.50
98 LF 8" PVC @ 0.75%
8"x6" TEE (MJ)
FIRE HYDRANT WITH 6" (RS) GATE VALVE AND BOX
Proposed new hydrant location
CO-1
(SANITARY CONNECTION TO BUILDING)
RIM: 91.50
INV. OUT: 87.50
20 LF 4" PVC @ 0.75%
8" CLDIP CLASS 52
UG
UT . UE

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

July 27, 2018

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

Re: Application #181023IRDPFSa
Dave & Busters, Inc.
400 – 600 Premium Outlets Way, Blackwood, NJ 08012
Block 13105, Lot 1

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

RECEIVED
JUL 30 2018
BY:

Camden County Soil Conservation District

423 Commerce Lane, Suite 1
West Berlin NJ 08091
856.767.6299
www.camdenscd.org

RECEIVED
AUG 15 2018
BY:

CERTIFICATION

Simon/PREIT Gloucester Development, LLC
60 Columbia Road, Bld. B, 3rd Floor
Morristown, NJ 07960

Enclosed is a copy of your certified Soil Erosion and Sediment Control Plan for the referenced project signed by a member of the District Board of Supervisors pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975.

CERTIFICATION DATE: 08-10-2018 EXPIRATION DATE: 02-08-2022

PLAN DATE: 06-13-2018 LAST REVISION DATE: ----

PROJECT: Dave and Busters at Gloucester Premium Outlets
Application #2018-6721
Block 13105 Lot 1
400-600 Premium Outlets Way
Gloucester Township

The requirements of this certification are as follows:

1. The District must be notified 72 hours in advance of start of any land disturbance.

2. Certified copy of the Soil Erosion and Sediment Control Plan must be on site.

3. All revisions and municipal renewals of this project will require resubmission and approval by the District.

4. Any conveyance of the project (or portion thereof) will transfer full responsibility for compliance to subsequent owner(s). The District must be notified in writing of any change of ownership.

5. No Certificates of Occupancy, temporary or permanent, will be issued by a municipality until a Certificate of Compliance is issued by the District.

This certification is limited to the controls specified in this referenced plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Conditions:

Distribution: Applicant
Construction Official
Engineer
District

Camden County Soil Conservation District
423 Commerce Lane, Suite 1
West Berlin, NJ 08091
856-767-6299 (phone)
856-767-1676 (fax)

New Jersey Natural Resources Conservation Program

For District Use Only

Application No: **6721-GT-18**
Received: 7/23/18
Site Plan

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project: Dave and Buster's at Gloucester Premium Outlets		Project Location: Municipality: Gloucester Township	
Project Street Address: 400-600 Premium Outlets Way		Block: 13105	Lot: 1
Project Owner(s) Name: Simon/PREIT Gloucester Development, LLC			Phone #: (973) 403-6810 Fax #:
Project Owner(s) Street Address (No P.O. Box Numbers): 60 Columbia Road, Building B, 3rd Floor		City: Morristown	State: NJ Zip: 07960
Total Area of Project (Acres): 6.10	Total Area or Land to be Disturbed (Acres): 5.80	No. Dwelling or other Units: N/A	Fee: $ 2,995.00
Plans Prepared by*: Langan Engineering and Environmental Services, Inc.			Phone #: (215) 845-8900 Fax #: (215) 845-8901
Street Address: 1818 Market Street, Suite 3300		City: Philadelphia	State: PA Zip: 19103

(Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction: Lisa Warren c/o Dave and Buster's Inc.			
Street Address: 2481 Manana Drive			
City: Dallas	State: TX Zip: 75220	Phone: (214) 357-9588	Fax #:

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control In New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

1. To notify the District in writing at least 72 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
3. To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sedment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the inital project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three and one half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

1. Applicant Certification* Signature: [signature] Date: 6.26.18 Applicant Name (Print): LISA S. WARREN	3. Plan determined complete: Signature of District Official: [signature] Date: 8/9/18
2. Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official: [signature] Date: 7/23/18	4. Plan certified, denied or other actions noted above. Special Remarks: Signature of District Official: [signature] Date: 8/10/18

*If other than project owner written authorization of owner must be attached.

SSCC251AP10 4/99

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camden county

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Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- ◯ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ◯ One (1) Copy of Local Municipal Application
- ◯ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- ◯ One(1) Set of Plans
- ◯ Two (2) Copies of the Affidavit of Ownership
- ◯ One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plan & Site Plan Revision Requirements

- ⊗ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ⊗ One (1) Copy of Local Municipal Application
- ⊗ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- ⊗ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)

  (Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- N/A◯ Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- ⊗ Two (2) Copies of a Signed and Sealed Survey

  (Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- ⊗ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- ⊗ Two (2) Sets of Traffic Impact Study (If available)
- N/A◯ Two (2) Copies of the Local Engineer Report PENDING
- ⊗ Two (2) Copies of the Affidavit of Ownership
- N/A◯ One (1) Copy of Pinelands Certificate of Filing (If applicable)
- N/A◯ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- ⊗ Map or Most Recent Aerial Photo of Site
- ⊗ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

  (The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

Dave & Busters of New Jersey, Inc.

X_____ *Certification of Completeness Signature By Local Official*

X By: _____ *Signature of Agent or Applicant*

Jill W. Valachovic,
Assistant Secretary

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Dave and Buster's at the Gloucester Premium Outlets

Project Address (if applicable) & Municipality: 400-600 Premium Outlets Way

Abuts County Road: Premium Outlets Way County Route No.: 762

Type of Submission (please check one):

- ◯ New Site Plan
- ◯ New Minor Subdivision
- ◯ New Major Subdivision
- ◯ Request for Letter of No Impact or Waiver Review
- (X) Revision to Prior Site Plan
  - Original Site Plan Application No.: SP-15-2-13 Date Originally Approved: February 24, 2014
- ◯ Resubmission of Major Subdivision
  - Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): _____

Block(s): 13105

Lot(s): 1

Existing Zoning: IR

Variance(s) Required: N/A

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: http://www.camdencounty.com/government/offices-departments/planning-division . If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: Dave & Busters of New Jersey, Inc. Phone: (973) 904-2259 Fax: _____

Address: 2481 Manana Drive Town & State: Dallas, Texas

Email: Jill_Valachovic@daveandbusters.com Zip.: 75520

Attorney: Price, Meese, Shulman & D'Arminio, PC
Louis L. D'Arminio, Esq. Phone: (201) 391-3737 Fax: (201) 391-3737

Address: 50 Tice Boulevard, Suite 380 Town & State: Woodcliff Lake, New Jersey

Email: ldarminio@pricemeese.com Zip.: 07677

Engineer: Langan Engineering
Brian M. Conlon, PE, LEED AP, CDP Phone: (215) 845-8900 Fax: (215) 845-8901

Address: 1818 Market Street, Suite 3300 Town & State: Philadelphia, Pennsylvania

Email: bconlon@langan.com Zip.: 19103

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	⊗ Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ Other: _____

Project Description & Statistics:

Short Description of Project: The Applicant seeks to construct and operate a 40,000 sf. full service restaurant with an accessory indoor amusement area that will occupy the previously approved 6.01 acre outparcel.

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 1.43 acres

Total Amount of Land Disturbed: 5.80 acres

Total Gross SF of all Buildings/ Development: 40,489 square feet

Total New Residential Units: N/A

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? 0

Size of Existing Lot(s): 6.10 acres

Portion to be Subdivided: N/A

Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Jill W. Valachovic, Assistant Secretary
Dave & Buster's of New Jersey, Inc.

Signature of Applicant: _____ Date: July , 2018

Agent Completing Application: Brian M. Conlon, PE, LEED AP, CDP

Signature of Agent: _____ Date: July , 2018

For County Use:	***Stamp Date Received Below***
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camden county

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Applicant's Name: Dave ~~and~~ & Buster's, of New Jersey Inc.

Project Name: Dave and Buster's at the Gloucester Premium Outlets Municipality: Gloucester Township

Project Address: 400-600 Premium Outlets Way Plate: ____ Block: 13105 Lot: 1

Type of Plan

◯ Minor Subdivision (3 lots or less) ◯ Major Subdivision (4 lots or more) (X) Amended Site Plan

Subdivision Fees

◯ Minor Review Fee ($200.00) ..... $ ____

◯ Major Review Fee ($500.00) ..... $ ____

Site Plan Fees

(X) Design Review Fee ($500.00) ..... $ 500.00

(X) Total Parking Spaces ($8.00/Space) ..... (435 Parking Spaces) ..... $ 3,480.00

◯ Dwelling Units ($16.00/Unit) ..... $ ____

◯ Dedication, Easement, Deed, Etc. Review Fee ($150.00) ..... $ ____

(X) Inspection Fee ($200.00) ..... $ 200.00

Additional/ Other Fees

◯ Preliminary / Concept Drawing Review Fee ($200.00) ..... $ ____

(X) Site Plan Revision($200.00) ..... $ 200.00

◯ Request for Waiver Review or Letter of No Impact ($200.00) ..... $ ____

◯ Large Size Site Plan/Subdivision Map submission and filing/storage fee ($250.00) ..... $ ____
To be used by applicants filing site and subdivision plans larger than 24' x 36' as required by development regulations

◯ Signing of Filing Plats ($150.00) ..... $ ____

Dave & Buster's of New Jersey, Inc.

X ____ July 17, 2018 $ 4,380.00 Total

Signature of Agent or Applicant *Date*

Jill W. Valachovic, Assistant Secretary

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC

Is the Company a Corporation? (YES) / NO

If yes, **what State** is the Corporation incorporated in? Delaware

Is the Company a Partnership? YES / (NO)

Is Company an Individual Owner? YES / (NO)

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
SEE CORPORATE STRUCTURE ATTACHED.		

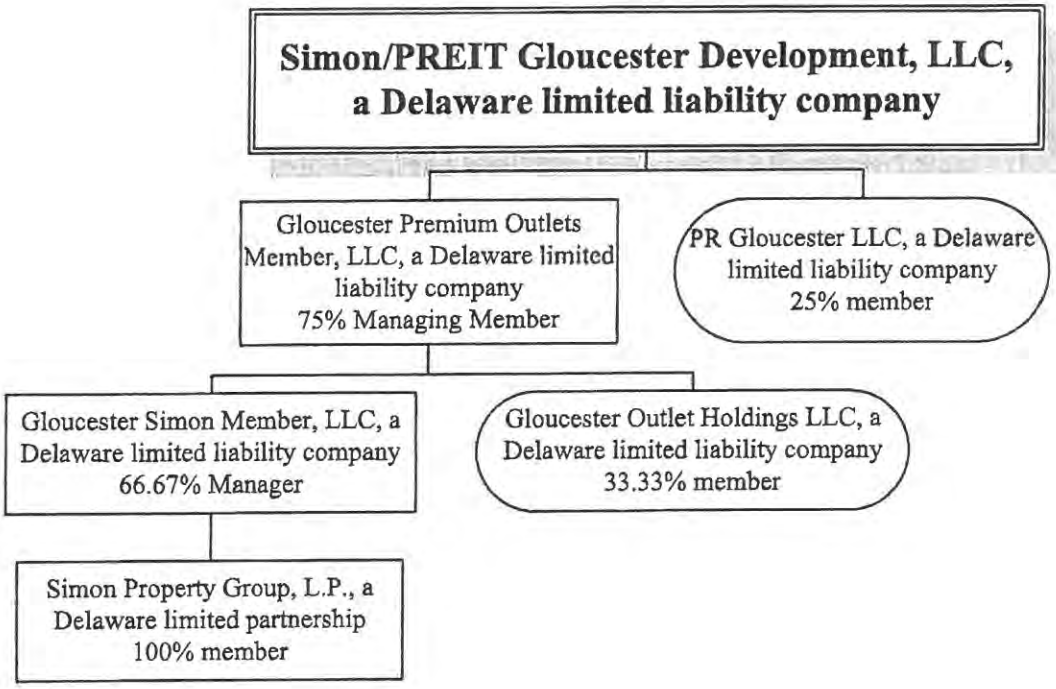
I certify that the above information is true and correct to the best of my knowledge:

X SEE ATTACHED SIGNATURE PAGE
Signature of Owner & Title ***Date***

X _____
Signature of Owner & Title ***Date***

GLOUCESTER PREMIUM OUTLETS

Purpose:	Premium Outlet	Entity Number:	8038
Address:	100 Premium Outlets Dr. Blackwood, New Jersey 08012	County: Metro Area:	Camden Philadelphia



CAMDEN COUNTY PLANNING BOARD APPLICATION

SIGNATURE PAGE FOR

AFFIDAVIT OF OWNERSHIP

SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC,
By: GLOUCESTER PREMIUM OUTLETS MEMBER, LLC, its Managing Member
By: GLOUCESTER SIMON MEMBER, LLC, its Manager

By: _____
(Signature)

Darryl E. Gugig
_____
(Printed Name)

Assistant Secretary
_____
(Title)

Dated: August 7, 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

RECEIVED
JUN - 4 2018

For Office Use Only

Submission Date[1]: _____ Application №.: 181022E-PF-PF-SPA

Taxes Paid Yes/No _____ (Initial)

Fees 10260. Project # 12340

☒ Planning Board ☐ Zoning Board of Adjustment

Escr. 44000 Escr.# 12340

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

LAND DEVELOPMENT APPLICATION

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Robert D. Mintz, Esq.	Firm: Freeman & Mintz, P.A.
Address: 34 Tanner Street	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 795 - 1234 Fax: (856) 795 - 4620
	Email: bob@freemanandmintzpa.com

6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

Street Address: Black Horse Pike south of Intersection with Erial-New Brooklyn Road Block(s): 10801, Lot 10

Tract Area: 56 +/- acres Lot(s): Block 10899, Lots 1, 2, and 3

8. Land Use:

Existing Land Use: Vacant

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

9. Property:

Number of Existing Lots: 4

Number of Proposed Lots: 160 +

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ■ Rental

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

Are there *proposed* deed restrictions? To be provided ☐ No ■ Yes To be determined, such as flood zone

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

SEE ATTACHED SITE DATA SHEET AND PLAN

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		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		**Shed Requirements**	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements: WAIVER PENDING FINAL SITE PLAN

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

SOUTHWINDS AT GLOUCESTER LLC

Jeremy Teicher

Signature of Applicant

5/30/18

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

Crossroads Village LLC

By: Larry DiVietro

Signature

5-30-18

Date

Larry DiVietro

Print Name

Sworn and Subscribed to before me this

_____ day of _____,

2018 (Year).

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☐ No	☒ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☐ No	☒ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☐ No	☒ Yes
IF YES TO ANY OF THE ABOVE:	■ No	☐ Yes
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).		
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?	☒ No	☐ Yes
IF YES: List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).		

SOUTHWINDS AT GLOUCESTER LLC

Signature of Applicant

5/30/18

Date

Jeremy Teicher

Print Name

19. Survey waiver certification:

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

*Bl 10899, Lots 1, 2, 3

State of New Jersey,
County of Camden:

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

SOUTHWINDS AT GLOUCESTER LLC

Name of property owner or applicant Jeremy Teicher

Sworn and subscribed to

On this _____ day of _____,

20 18 before the following authority.

Notary public

Southwinds (Gloucester)

12324

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
: SS.
COUNTY OF :

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

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

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

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

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

DATED: 5/30/18

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

_____

BIRDSALL SERVICES GROUP
ENGINEERS & CONSULTANTS

December 7, 2010 Job No. 2-10239-105272

Gloucester Township Planning Board
Chews Landing – Clementon Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Attn: Ken Lechner, Township Planner

Re: Preliminary Major Site Plan & Major Subdivision #051024RACPSPPAmended
Hill Creek, LLC/Southwinds
Black Horse Pike & Erial Road
Block 10801, Lots 6 & 10
Block 10899, Lots 1, 2 & 3
Third Review

Dear Board Members:

Our office is in receipt of the following information in support of the above-referenced application:

1. Plans entitled, "Preliminary Site Plan for Southwind Development, Block 10801, Lots 6, 10; Block 10899, Lots 1-3, Gloucester Township, Camden County, New Jersey", consisting of fifty-six (56) sheets, last revised November 24, 2010, as prepared by Land Dimensions Engineering.

2. Hydrological Report, dated January 7, 2007, last revised August 31, 2010, as prepared by Land Dimensions Engineering with Supplemental Pipe Network Calculations dated November 24, 2010.

3. Stormwater Management Maintenance Plan dated April 2007 and last revised August 31, 2010 as prepared by Land Dimensions Engineering.

4. Traffic Impact Study; dated December 21, 2005, Traffic Engineering Study Addendum, dated October 8, 2007 and Traffic Engineering Assessment dated November 17, 2010, as prepared by Horner & Canter Associates.

We have reviewed all submitted documents and offer the following information and comments for your consideration:

1. The property consists of five (5) lots located in the Mingus Run Redevelopment Zone. It contains 56.2 acres of land fronting on the eastern side of the Black Horse Pike (N.J.S.H. Route 168) and the southwestern frontage of Blenheim-Erial-New Brooklyn Road (C.R. 706). The site is currently wooded and is bisected by two tributaries of the Mingus Run. Onsite wetlands and a stream corridor are present along the banks. A PSE&G high voltage transmission line also crosses the parcel.

The application proposes to develop the property with three, independent developments:

a. 221 multi-family garden apartments in 17 separate 3-4 story structures each containing 12-14 units, accessed from CR 706;

b. 158 townhouses accessed from the Black Horse Pike; and

c. 96-unit (100 in stormwater report) age-restricted, 4-story apartment building with access on the Black Horse Pike as well as CR 706.

Associated parking facilities, stormwater management facilities and recreational elements are also proposed; however none of these developments are linked for cross vehicular access.

This report will discuss site design and development as well as review the on-site and off-site engineering. The report will compare this application, as submitted with the Township Land Development Ordinance and the Residential Site Improvement Standards (RSIS). Inconsistencies may be identified; however, at the direction of the Township Planner, variances are not identified, only deviations from the Land Use Ordinance or exceptions from the RSIS.

2. The subject application was heard before the planning Board in August and September of 2010. The Application has been amended to eliminate the Southwind Drive roadway connection in between the townhouse and garden apartment components of the developments.

3. The following comments are offered with respect to existing site conditions and environmental constraints:

a. The Applicant has obtained the following approvals from the NJDEP:

i. Transition area Waiver;

ii. Major Stream Encroachment;

iii. Freshwater Wetland General Permits #2, #10A, #11 and #17.

The Applicant should be prepared to discuss what, if any modifications to these permits will be necessary as a result of the site redesign.

b. The Applicant's Letter of Interpretation (LOI) verifying the wetland and buffer limits has expired. The Applicant will be required to provide an extension, as LOI's are not covered under the Permit Extension Act.

4. The following comments are offered with respect to the preliminary major subdivision:

a. Existing and proposed easements should be provided on the plan.

b. With the exception of Southwind Drive, the internal roads are private. As such, lot numbers will be required.

c. Southwind Drive is to be dedicated to the Township of Gloucester as a public right of way. Southwind Drive's current configuration provides no benefit to the general public, only to the proposed residents of the development. As such, there is no benefit to the Township to take responsibility or ownership of this road. We recommend this right of way remain private under the responsibility of the homeowner's association like the remainder of the roads.

d. A full review for conformance with the Map Filing Law will be required prior to the issuance of final approval.

e. Should any of the roads be dedicated, the plans should include the following certification for the Township Clerk:

"I HEREBY CERTIFY THAT THE STREETS, ROADS, LANES, OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE TOWNSHIP OF GLOUCESTER. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE TOWNSHIP OF GLOUCESTER TO MAINTAIN OR EXERCISE JURISDICTION OF SUCH STREETS."

5. The following comments are offered with respect to the site plan and overall layout:

a. Retaining walls are necessary for the construction of the access road to the garden apartments. Easements are required for Township entry, inspection and maintenance in the event of an emergency. These easements must be finalized prior to the execution of final approval.

b. Curbing and sidewalk has not been provided for the southernmost 180-feet of frontage on the Black Horse Pike or Southwind Drive, south of the PSE&G right of way.

c. Sidewalk easements required where the Black Horse Pike sidewalk and the CR 706 sidewalk encroach beyond the right of way limits shall be formalized prior to the execution of final approval.

d. Crosswalks should be provided at the garden apartment buildings K and J.

e. In accordance with the RSIS, 1.8 – 2.1 parking spaces are required per mid-rise apartment. 173 – 201 spaces will be required whereas 105 spaces have been provided.

6. The following comments are offered with respect to traffic and on-site circulation:

   a. The application has eliminated the Southwinds Drive connection from the Black Horse Pike to Blenheim-Erial-New Brooklyn Road. The following items should be reevaluated and a revised traffic report provided:

      i. The assignment of trip traffic within the study area was evaluated using percentages. For example, 35% of the site traffic traveling to/from the north was estimated to be 35% of the total volume, while 23% of the trips were assigned to Almonesson Road.

      ii. Trip generation must be reevaluated understanding that all of the Townhouse Traffic will be restricted to using the Black Horse Pike and all of the garden apartment traffic will be limited to utilizing CR 706.

      iii. Additionally, the off-site impacts of the surrounding circulation nodes should be reevaluated. It is anticipated that there will be an increased strain on the existing signal located at the intersection of the Black Horse Pike and Blenheim-Erial-New Brooklyn Road.

      iv. "Age Targeted" values utilized in the report for the apartments should be re-evaluated with market values.

      v. Verification of unit types used in the report should be provided for the garden apartments.

   b. Copies of all NJDOT Access permits will be required.

   c. Calculations for the length of need of the guiderails should be provided in accordance with NJDOT design guidelines.

   d. In accordance with the RSIS 4.19(b), street intersections shall be 150-feet apart, whereas the offsets of Southwind Access SW, Southwinds Two and Chapel Court with Southwind Drive do not comply.

   e. The plans provide a Future Connection to Cleveland Avenue. Sidewalk has been provided on the connector road. The Board should discuss if pedestrian access is desirable.

   f. Cross sections of CR 706 will be required by the County Engineering Department. We respectfully request that they be incorporated into the plan set for review and informational purposes.

   g. A right of way dedication should be provided for the Black Horse Pike in order to accommodate the Desirable Typical Section in accordance with the State's plan for the Route at this location.

7. The following comments are offered with respect to grading, drainage and stormwater management:

   a. The stormwater management system design meets the intent and requirements of N.J.A.C. 7:8; however, the development may cause an increase in the groundwater elevation; an increase in the pond water surface elevation; and expansion of the wetland area. This could have an adverse affect on the existing, surrounding development.

   b. Retaining walls in excess of 30-inches in height must have a safety barrier, 36-inches in height incorporated at the top of wall in order to increase safety and prevent falls.

   c. In accordance with section 506A6, embankments greater than 3-feet in height shall not exceed a grade of 5:1 whereas a design grade of 3:1 is provided.

   d. In accordance with RSIS Table 4.6, the maximum grade of a secondary street within 50-feet of an intersection is 5%. The following intersections do not comply:

      i. Southwind Drive and Southwind Alley SW - west intersection;
      ii. Southwind Drive and Southwind One;
      iii. Southwind Drive and Southwind Two;
      iv. Southwind Drive and Southwind Three;
      v. Southwind Alley North and Southwind One;
      vi. Southwind Alley North and Southwind Two; and
      vii. Southwind Alley North and Southwind Three;

   e. All stormwater management systems have been designed to incorporate the on-site perched water table and route any post-development flows directly through the drainage system.

   f. Basin 1, Basin 7, Basin 8 and Basin 9 fall under the classification of a Class IV Dam. As such, the spillway servicing the Basin should be designed in accordance with the Dam Safety standards and the Residential Site Improvement Standards. This requires that the spill be designed to convey 150% of the 100-year storm, with a foot of freeboard to the top of the basin berm.

   g. The Stormceptor CD Sizing Program indicates the design capacity of the Model STC 900 to be 0.636 cfs whereas the water quality design flow to be treated is 1.12 cfs in the stormwater report (subcatchment 14S: DA Basin 9). Additional methods of verification for water quality must be identified.

h. For privately maintained basins, easements shall be provided to allow the Township to enter, inspect and maintain the basins in the event of an emergency situation, with all costs being charged to the owner.

i. In accordance with Section 517 H., basins near residential uses or readily visible to the public shall be aesthetically designed and provide side slopes of 4:1 or flatter. The basins have side slope of 3 horizontal to 1 vertical, for heights up to 18-feet. These slopes begin immediately adjacent to walkways and building foundations. Assurances of public safety should be provided.

j. The 100-year water surface elevations should be delineated on the plan set.

k. Off-road profiles should be provided for review.

l. An easement is required for the storm sewer connection from the adjacent Lot 4 (Walgreens).

m. In accordance with Section 506A, residential lawns shall provide a usable perimeter area with a maximum grade of 5% for a minimum of 25-feet. The remainder of the lot shall not exceed grades of 10%. Additionally, embankments greater than 3-feet in height must not exceed a slope of five to one. This is not achieved for the majority of the units.

n. Preliminary earthwork calculations should be provided.

o. The following comments are offered with respect to the stormwater management maintenance plan provided:

    i. The stormwater maintenance plan identifies "The Township of Gloucester" as the responsible party for the drainage conveyance system. This should be corrected to state the homeowner's association as the responsible party.

    ii. A sample inspection log should be included.

    iii. Chains used for fence locks shall replace one (1) link of each chain with a pad lock to be provided by the Township for access.

    iv. All chains, gates and locks should be checked annually for damage and integrity.

    v. The schedule of regular inspections and tasks should incorporate debris removal and sediment removal.

p. The grading adjacent to the following structures prevent vehicular access by emergency vehicles:

   i. South and west wall of Building H;
   ii. South Wall of Building G;
   iii. South wall of Building I;
   iv. East wall of Building M;
   v. North wall of Building P; and,
   vi. South wall of Building O.

Additionally, all secondary means of egress should be identified and landing areas provided.

8. The following comments are offered with respect to landscape and lighting:

   a. Additional plantings should be provided to supplement the proposed buffer to the south.

   b. Additional plantings should be provided to soften the visual impact of the high tension power lines from the internal roads.

   c. Plantings are proposed within the existing treeline designated as "to remain". The Applicant should verify the plantings in the woods and revise as necessary.

   d. Tree conservation easements should be provided where existing trees are to be saved.

   e. In an effort to improve the screening along CR 706, berming is recommended along the entire frontage. A landscaped berm, a minimum of 3-feet in height should be attractively landscaped in accordance with the Applicant's current planting schedule. In addition to providing height, the berming would screen light spillage from vehicles in the parking lots fronting on the road. This area should also be serviced with an underground irrigation system.

   f. Buffer plantings, including a mix of evergreens, deciduous and flowering trees and shrubs, should be provided around all of the stormwater management facilities. These plantings should function with the split rail (safety) fencing wherever practical.

   g. In accordance with Section 507 D, street tree spacing should be reduced to 40-feet on center. Additionally, all plantings shall be placed a minimum of 5-feet behind the sidewalks. Tree planting easements should be provided as necessary.

h. Several discrepancies between the plantings depicted on the plan and the schedule have been identified. Understanding that the availability of certain species may be limited at various times throughout the year, substitutions in size and species often result. The Applicant is made aware that all planting substitutions will be subject to the approval of the Township Engineer and/or Planner. A note stating such should be added to the landscape plan(s).

i. The lighting layout differs from that which is required in Section 508; however, the intent of the ordinance appears to have been met. The Applicant shall provide a verification that the lighting output is in compliance with Section 508 or request a waiver of compliance.

j. The lighting output has not been provided for the decorative post mounted lights. This needs to be provided to assess the lighting of the Black Horse Pike and Blenheim-Erial-New Brooklyn Road.

k. Wall mounted lighting for the apartments should be depicted on the plans.

9. In accordance with Section 506 A. 11, Retaining walls greater than 3-feet in height or walls supporting vehicular loads shall only be allowed where the design has been approved by an engineer. Additionally, all retaining walls in excess of 4-feet in height will require a building permit in addition to an engineering approval.

10. Architectural Plans should be provided. Additionally, some assurance of bedroom count should be provided to ensure parking calculations as well as water demands are accurate as submitted.

11. The Applicant shall submit to, and appear before, all other Local, State and Federal agencies having jurisdiction over this project.

12. The Board's attention is directed to Public Law 1975 Chapter 251, the Soil Erosion and Sediment Control Act Rules. All erosion prevention measures must be established on-site and maintained throughout construction.

13. In accordance with the Township Ordinance and the Municipal Land Use Law, any approvals granted by the Board shall be conditioned upon the Applicant posting a performance guarantee and an inspection fund in an amount to be determined by the Township Engineer.

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

Very truly yours,

BIRDSALL SERVICES GROUP, INC.

Elissa C. Commins, P.E., P.P., C.M.E.
Planning Board Engineer

ECC:cmc

cc: Hill Creek, LLC, Applicant
Gloucester Township Municipal Utilities Authority
Land Dimensions Engineering, Applicant's Engineer
Michael McKenna, Esq., Board Attorney
Bernie Shepherd, Construction Code Official

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #0181022E-PFSPFSPa** **Escrow #12340**
- **Formerly Application #051024RACPPSP**

Southwinds at Gloucester, LLC
BLOCK 10801, LOT 10
BLOCK 10899, LOTS 1, 2 and 3

DATE: August 23, 2018

The Applicant requests amended preliminary and final major site plan and major subdivision approval of a planned development in accordance with an approved settlement agreement to construct 220 multi-family apartments, 158-townhomes, and a 100 unit apartment for affordable family COAH rental housing within the M-RD – Mingus Run Redevelopment Zone of the Blackwood West Redevelopment Plan. The project is located on the northeast corner of Erial Road and the Black Horse Pike.

The revised plans and support documents have been reviewed for conformance to the Blackwood West Redevelopment Plan, and, as applicable, the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Southwinds at Gloucester, LLC, 15 Engle Street, Suite 104, Englewood, NJ 07631 (telephone #201-408-5546).
- Owner (Block 10899, Lots 1, 2, and 3): Crossroads Village, LLC, c/o Land Dimensions Engineering, 3 High Street, Glassboro, NJ 08028 (Telephone #856-307-7800).
- Engineer: Andrew Hogg, PE, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Surveyor: Lawrence M. Di Vietro, Jr., PLS, PP, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Traffic Engineer: David H. Horner, PTOE, Horner & Canter Associates, 105 Atsion Road – Suite F, Medford, NJ 08055 (telephone #609-654-4104).
- Attorney: Robert D. Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

New Information

1. Land development Application and checklist dated 6/04/18.
2. Affidavit of Ownership date 5/30/18.
3. Traffic Impact Study, as prepared by Horner & Canter Associates dated 5/24/18.
4. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2007, last revised April 30, 2018.

5. Supplemental Pipe Network Calculations as prepared by Land Dimensions Engineering darted 11/24/10.

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10 / 4-30-18
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	5-31-18
3A	Subdivision Plan – Sheet "A"	5-31-18
3B	Subdivision Plan – Sheet "B"	5-31-18
3C	Subdivision Plan – Tables	5-31-18
3D	Open Space	12-2007 / 4-30-18
3D	Ownership Plan	01-27-08 / 4-30-18
4	Composite Site Plan	01-2007 / 4-30-18
4A	Final Site Plan (Apartments)	01-2007 / 4-30-18
4B	Final Site Plan (Apartments)	01-2007 / 4-30-18
4C	Final Site Plan (Townhomes)	01-2007 / 4-30-18
4D	Final Site Plan (Townhomes)	01-2007 / 4-30-18
4E	Final Site Plan (4-Story Apartment)	01-2007 / 4-30-18
5	Final Composite Grading Plan	01-2007 / 4-30-18
5A	Final Plan (Apartments)	01-2007 / 4-30-18
5B	Final Plan (Apartments)	01-2007 / 4-30-18
5C	Final Plan (Townhomes)	01-2007 / 4-30-18
5D	Final Plan (Townhomes)	01-2007 / 4-30-18
5E	Final Plan (4-Story Apartment)	01-2007 / 4-30-18
6	Final Composite Utility Plan	01-2007 / 4-30-18
6A	Final Utility Plan (Apartments)	01-2007 / 4-30-18
6B	Final Utility Plan (Apartments)	01-2007 / 4-30-18
6C	Final Utility Plan (Townhomes)	01-2007 / 4-30-18
6D	Final Utility Plan (Townhomes)	01-2007 / 4-30-18
6E	Final Utility Plan (4-Story Apartment)	01-2007 / 4-30-18
7	Composite Final Landscape and Lighting Plan	01-2007 / 4-30-18
7A	Final Landscape and Lighting Plan (Apartments)	01-2007 / 4-30-18
7B	Landscape and Lighting Plan (Apartments)	01-2007 / 4-30-18
7C	Landscape and Lighting Plan (Townhomes)	01-2007 / 4-30-18
7D	Landscape and Lighting Plan (Tow homes)	01-2007 / 4-30-18
7E	Landscape and Lighting Plan (4-Story Apartment)	01-2007 / 4-30-18
7F	Blenheim Erial Streetscaping Plan	01-2007 / 4-30-18
7G	Route 168 Streetscape Plan	01-2007 / 4-30-18
8	Composite Soil Erosion Control and Sediment Control Plan	01-2007 / 4-30-18
8A	Final Soil Erosion Plan (Apartments)	01-2007 / 4-30-18
8B	Final Soil Erosion Plan (Apartments)	01-2007 / 4-30-18
8C	Final Soil Erosion Plan (Townhomes)	01-2007 / 4-30-18
8D	Final Soil Erosion Plan (Townhomes)	01-2007 / 4-30-18
8E	Final Soil Erosion Plan (4-Story Apartment)	01-2007 / 4-30-18
9	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 4-30-18
10A	Final Construction Detail Sheet	01-2007 / 4-30-18
10B	Final Construction Detail Sheet	01-2007 / 4-30-18
10C	Final Construction Detail Sheet	01-2007 / 4-30-18
10D	Final Construction Detail Sheet	01-2007 / 4-30-18
10E	Final Construction Detail Sheet	01-2007 / 4-30-18
11A	Profile (Southwind Drive)	01-2007 / 4-30-18
11B	Profile (Chapel Court & Southwind Alley SW)	01-2007 / 4-30-18
11C	Profile (Chapel Alley SE & Lenape Alley)	01-2007 / 4-30-18
12	Phasing Plan	01-2007 / 4-30-18

13A	Fire Truck Maneuvering Plan	01-2007 / 4-30-18
13B	Trash Truck Maneuvering Plan	01-2007 / 4-30-18

Extensions

6. Planning Board Resolution – Crossroads Village, LLC - #051024RACPPSP, adopted July 12, 2016 (Extension #1).
7. Planning Board Resolution – Crossroads Village, LLC - #171031E, adopted June 27, 2017 (Extension #2).
8. Planning Board Resolution – Southwinds at Gloucester, LLC - #182022E (Extension #3).

9. ***Previous Preliminary Information***
10. Southwinds at Gloucester, LLC Application #18022E, Extension dated 5/31/18.
11. Crossroads Village, LLC, Application #2171031E
12. Traffic Engineering Assessment, as prepared by Horner & Canter Associates dated 11/17/10.
13. Bisgaier Hoff, LLC Transmittal Letter dated May 13, 2010.
14. Land Development Application Form (Amended).
15. NJDEP Letter of Interpretation/Line Verification, File No.: 0414-04-0001.1-FW040001 dated 8/17/04.
16. Itemized List of Enumerated Items of Settlement Agreement.
17. Keystone Retaining Wall Systems Specifications.
18. Engineering plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	01-2007 / 4-30-10
3A	Preliminary Subdivision Plan	01-2007 / 4-30-10
3B	Preliminary Subdivision Plan	01-2007 / 4-30-10
3C	Open Space	12-2007
3D	Ownership Plan	01-27-08 / 4-30-10
10	Composite Site Plan	01-2007 / 4-30-10
4A	Site plan (Condominium)	01-2007 / 4-30-10
4B	Site Plan (Condominium)	01-2007 / 4-30-10
4C	Site plan (Town home)	01-2007 / 4-30-10
4D	Site plan (Town home)	01-2007 / 4-30-10
4E	Site plan (Age-Restricted)	01-2007 / 4-30-10
11	Composite Grading and Drainage Plan	01-2007 / 4-30-10
5A	Grading and Drainage Plan (Condominium)	01-2007 / 4-30-10
5B	Grading and Drainage Plan (Condominium)	01-2007 / 4-30-10
5C	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5D	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 / 4-30-10
12	Composite Utility Plan	01-2007 / 4-30-10
6A	Utility Plan (Condominium)	01-2007 / 4-30-10
6B	Utility Plan (Condominium)	01-2007 / 4-30-10
6C	Utility Plan (Town home)	01-2007 / 4-30-10
6D	Utility Plan (Town home)	01-2007 / 4-30-10
6E	Utility Plan (Age-Restricted)	01-2007 / 4-30-10
13	Composite Landscape and Lighting Plan	01-2007 / 4-30-10
7A	Landscape and Lighting Plan (Condominium)	01-2007 / 4-30-10
7B	Landscape and Lighting Plan (Condominium)	01-2007 / 4-30-10
7C	Landscape and Lighting Plan (Town home)	01-2007 / 4-30-10
7D	Landscape and Lighting Plan (Town home)	01-2007 / 4-30-10
7E	Landscape and Lighting Plan (Age-Restricted)	01-2007 / 4-30-10
7F	Blenheim Erial Streetscaping Plan	01-2007 / 4-30-10

7G	Route 168 Streetscape Plan	01-2007 /	4-30-10
14	Composite Soil Erosion Control and Sediment Control Plan	01-2007 /	4-30-10
8A	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 /	4-30-10
8B	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 /	4-30-10
8C	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 /	4-30-10
8D	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 /	4-30-10
8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 /	4-30-10
15	Soil Erosion and Sediment Control Detail Sheet	01-2007 /	4-30-10
10A	Construction Details	01-2007 /	4-30-10
10B	Construction Details	01-2007 /	4-30-10
10C	Construction Details	01-2007 /	4-30-10
10D	Construction Details	01-2007 /	4-30-10
10E	Construction Details	01-2007 /	4-30-10
10F	Construction Details	01-2007	
11A	Profiles (Town home)	01-2007 /	4-30-10
11B	Profiles (Town home)	01-2007 /	4-30-10
11C	Profiles (Town home)	01-2007 /	4-30-10
11D	Profiles (Town home)	01-2007 /	4-30-10
12	Phasing Plan	01-2007 /	4-30-10
13A	Fire Truck Maneuvering Plan	01-2007 /	4-30-10
13B	Trash Truck Maneuvering Plan	01-2007 /	4-30-10
N.J.-1	Black Horse Pike – NJSR 168 (Profile)	01-2007	
N.J.-2	Black Horse Pike – NJSR 168 (Profile)	01-2007	
C.C.-1	Erial New Brooklyn Rd. – CC 706	01-2007	
C.C.-2	Erial New Brooklyn Rd. – CC 706	01-2007	
C.C.-3	Erial New Brooklyn Rd. – CC 706	01-2007	

19. Traffic Impact Study, as prepared by Horner &Canter Associates dated 10/08/07.
20. Horner &Canter Associates Response Letter dated 7/12/07.
21. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07, last revised 10/04/07.
22. Fiscal report, as prepared by Land Dimensions Engineering dated 4/12/07.
23. Land Development Application Form with Development Schedule and checklist dated 5/08/07.
24. Affidavit of Ownership dated 4/27/07.
25. Redevelopment Agreement for Mingus Run Redevelopment Zone, Hill Creek, LLC, t/a South Wind Development (Redeveloper) executed April 23, 2007.
26. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 3/12/07.
27. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07.
28. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 3/19/07.
29. Traffic Impact Study, as prepared by Horner &Canter Associates dated 12/21/05.
30. Horner &Canter Associates Traffic Study Letter dated 5/23/07.
31. Hydrological Report, as prepared by Land Dimensions Engineering dated 02/19/07.
32. Phase I Environmental Site Assessment (ESA) Report, as prepared Powell-Harpstead, Inc. dated 02/07/05.
33. Phase II Limited Site Investigation,

34. Roadway Improvement Plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
CC-1	Camden County Route #706	02-20-07
CC-2	Camden County Route #706	02-20-07
CC-3	Camden County Route #706	02-20-07
NJ-1	New Jersey Route #168	02-20-07
NJ-2	New Jersey Route #168	02-20-07

35. Engineering composite plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	02-20-07
2	Topographic and Boundary Survey	02-09-04 / 12-13-04
3	Composite Subdivision Plan	3-22-05
a.	Composite Site Plan	3-22-05
5	Composite Grading Plan	3-22-05
6	Composite Utility Plan	3-22-05
7	Composite Landscaping and Lighting Plan	3-22-05
8	Composite Soil Erosion Plan	3-22-05

II. PROJECT DESCRIPTION

The final major site plan and subdivision provides for a residential development comprising the following housing:

1.	Multi-family units: 220		
	a. Five (5) buildings comprise twenty eight (28) units at 2 stories:		140 units
	b. Two (2) building comprises sixteen (16) units at 2 stories:		32 units
	b. four (4) buildings comprise twelve (12) units at 2 stories:		48 units
		Subtotal	220 units
2.	Townhomes:	Subtotal	158 units
3.	Apartment units:	Subtotal	100 units
		TOTAL	478 Units

III. PHASING SCHEDULE

1.	Phase 1	
	a. Multi-Family	40 units
	b. Townhouses	58 units
		98 units
2.	Phase 2	
	a. Multi-Family	68 units
	b. Townhouses	56 units
		124 units
3.	Phase 3	
	a. Multi-Family	56 units
	b. Townhouses	44 units
		100 units
4.	Phase 4	
	a. Multi-Family	56 units

4-Story 100 Unit Family Affordable Housing Apartment

5. It's recommended the Phasing Plan (Sheet 12) be amended to include the 4-Story Apartment in Phase 2 and a condition of approval requiring this component to start on or before Phase 3.

III. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: "MR-D" ~ Mingus Run Redevelopment Zone.

a. The following uses are permitted in the Redevelopment Zone:

i) Townhouse.

ii) Multi-family dwellings in an apartment building.

General District Requirements, Mingus Run Redevelopment Zone)

Description	Required	Proposed	Conforms
Tract Area (min.) – Residential	2 ac.	56.52 ac.	yes
Density	10 units/ac.	8.45 units/ac.	yes
Nonresidential Floor Area Ratio	0.30	n/a	n/a
Townhouse (min.)	10%	33%	yes
Age-restricted (min.)[SA]	20%	n/a	n/a
3 or more bedrooms (max.)	15%	0%	yes
Age-restricted component[SA]		n/a	n/a
Age 55 years or older (min.)	80%		
Occupancy by persons under 18 years of age.	N. P.		
Compliance with requirements of the U.S. secretary for Housing and Urban Development (HUD)	yes		
Clubhouse	2,500 sf	≥ 2,500 sf	yes
Open space (min.)	30%	±38%[1, 2]	yes
Rte. 168 setback south of high voltage transmission line.	400 ft.	±520 ft.[1]	yes
High voltage Transmission Setback (min.)	125 ft.	≥ 125 ft.	yes
Public water and sewer	yes	Yes	yes
Home owner's association[2]	yes	Yes	yes
Parking	425	439	yes

[1] = Scaled data.

[2] = Open space excludes stormwater management and PSE&G Easement area.

n/a = Not applicable.

N.P. = Not Permitted.

n/p = Not provided.

SA = The Settlement Agreement requires the apartment building be for affordable housing family rental subject to an amendment to the redevelopment plan.

Townhouse Dwellings, Individual Lots, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	1,200 sf	≥ 1,200 sf	yes
Lot frontage (min.)	20 ft.	≥ 20 ft.	yes
Lot width (min.)	20 ft.	≥ 20 ft.	yes
Lot depth (min.)	60 ft.	≥ 60 ft.	yes
Building coverage (max.)	80%	≤ 80%	yes
Lot coverage (max.)	80%	≤ 80%[2]	yes
Tract perimeter setback (min.)	35 ft.	≥ 35 ft.	yes
Arterial or collector road setback (min.)	75 ft.	±174 ft.	yes
Number of dwellings attached together (max.)	18 units	≤ 7 units	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	10 ft.	10 ft.	yes
Side yard (min.)	20 ft. end wall only[3]	20 ft.	yes
Rear yard (min.)	10 ft.[4]	10 ft.	yes
Height (max.)	3 stories and 45 ft. for dwellings with integrated garages.	3 stories and ±38 ft. for dwellings with integrated garages, 2 ½ stories and 35 ft. otherwise	yes
Parking Lot Setback			
From arterial or collector street (min.)	35 ft.	±265 ft.[5]	yes
From residential access street (min.)	15 ft.	≥ 15 ft.	yes

1 = Scaled data.

2 = Applies to a 20' x 40' townhouse (800 sf) and 9' x 22' driveway (198 sf).

3 = A project proposing fee-simple townhouse dwellings, where buildings contain no more than eight (8) units, may reduce the side yard setback to ten (10) feet minimum as per Mingus Run Redevelopment Zone – Section G(4).

4 = A project proposing fee-simple townhouse dwellings, where buildings provide 2 car attached garages that are "rear loaded" from a private alley at least eighteen (18) feet wide may reduce the rear yard setback to ten (10) feet minimum as per Mingus Run Redevelopment Zone – Section G(6).

Apartment Building, Multi-family – Age-Targeted, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	14.049 acres	yes
Lot frontage (min.)	150 ft.	1,326.39 ft.	yes
Lot depth (min.)	300 ft.	>300 ft.	yes
Building coverage (max.)	**20%**	**±22%**	**no***
Lot Building coverage (max.)	75%	±57%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	≥ 88 ft.	yes
Distance from the front corner of any building to any other front corner (min.)	20 ft.	≥ 47 ft.	yes
Distance from the side of any building to any other building (min.)	20 ft.	≥ 35 ft.	yes
Distance from the rear of any building to any other building (min.)	**60 ft.**	**35 ft.[2]**	**no***
Tract perimeter setback (min.)	65 ft. for 3 stories	±240 ft.	yes
Principal building height (max.)	4 stories and 54 ft.	2 stories	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)[3]	15 ft. to R.O.W. or 20 ft. to curb line up to 100 ft.	n/a	n/a
Number of dwelling units per apartment building (max.)[4]	28 units	28 units	yes

1 = Scaled data.

2 = This applies to the distance between Buildings #1 and #11.

3 = The proposed buildings front on common parking lots; therefore, the Build-to-Line requirement is not applicable as per Mingus Run Redevelopment Zone - Section (G)(8).

4 = Non age-restricted buildings may comprise 28 units subject to an exterior compliant with the "Design Concepts for the Redevelopment Plan" as per Mingus Run Redevelopment Zone - Section (G)(9).

Description	Required	Proposed[1]	Conforms
Parking Lot Setback			
From arterial or collector street (min.)	35 ft.	35 ft.	yes
From residential access street (min.)	15 ft. to right-of-way or 20 feet to curb line.	≥ 15 ft.	yes

Apartment Building, Multi-family – Family Affordable Housing, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	2.640 acres	yes
Lot frontage (min.)	150 ft.	421.25 ft.	yes
Lot depth (min.)	300 ft.	537.43 ft.	yes
Building coverage (max.)	20%	±19.23%	yes
Lot coverage (max.)	75%	±52%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	n/a	n/a
Distance from the front corner of any building to any other front corner (min.)	20 ft.	n/a	n/a
Distance from the side of any building to any other building (min.)	20 ft.	n/a	n/a
Distance from the rear of any building to any other building (min.)	60 ft.	n/a	n/a
Tract perimeter setback (min.)[1]	**100 ft. for 4 stories**	**57 ft.**	**no***
Principal building height (max.)	4 stories and 54 ft.	4 stories	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)	**15 ft. to right-of-way or 20 feet to curb line.**	**24 ft.**	**no***
Number of dwelling units per apartment building (max.)	100 units	100 units	yes
Parking Lot Setback			
From arterial or collector street (min.)	**35 ft.**	**±27 ft.**	**no***
From residential access street (min.)	15 ft. to right-of-way or 20 feet to curb line.	n/a	n/a

1 = Scaled data.

2 = Tract perimeter is 100-foot minimum as per Ordinance O-06-31 adopted November 13, 2006.

3 = Age-restricted buildings may comprise 100 units subject to compliance with the rules and regulations of the Council on Affordable Housing (COAH) and an exterior compliant with the "Design Concepts for the Redevelopment Plan" as per Ordinance O-06-31 adopted November 13, 2006.

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant has provided the required checklist items or is requesting a waiver.

V. WAIVER COMMENTS

The Applicant previously received a waiver from the following checklist requirements.

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission [Checklist #21].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

A waiver was approved from the following Performance & Design Standards:

3. Side lot lines that are at right angles to straight streets and radial to curved streets as per §502.B(2), Lots or request a waiver.

VI. NON-COMPLIANCE COMMENTS

The application as submitted indicates following non-compliances from the Blackwood West Redevelopment Plan.

Historically, the Township has required the respective redevelopment plan be amended by ordinance in lieu of the Planning Board considering variances and/or noncompliance with the Redevelopment Plan.

- **The Applicant's engineer has indicated the plans would be revised to remove the following items in noncompliance:**

MARKET RATE APARTMENTS

1. Building coverage: (±22% provided v. 20% maximum allowed).
2. Distance from the rear of any building to any other building:
   a. Building #1 - #11: (35 ft. provided v. 60 ft. minimum required).

AFFORDABLE APRTMENT BUILDING

3. Tract Perimeter Setback: (57 ft. provided v. 100 ft. min. required).
4. Build to Line to Curb : (24 ft. provided v. 20 ft. max. allowed).
5. Parking Lot Setback : (±27 ft. provided v. 35 ft. min. required).

TOWNHOUSES

6. Frontage (Lot 6): (19.98 ft. provided v. 20 ft. minimum required).
7. Frontage (Lot 26): (19.98 ft. provided v. 20 ft. minimum required).
   a. It's recommend this proposed lot be conveyed to Block 10899, Lot 3.
8. Frontage (Lot 113): (5.15 ft. provided v. 20 ft. minimum required).
9. Frontage (Lot 114): (0 ft. provided v. 20 ft. minimum required).
10. Frontage (Lot 115): (6.27 ft. provided v. 20 ft. minimum required).

VII. PRELIMINARY MAJOR SITE PLAN/SUBDIVISION REVIEW COMMENTS

1. *The Applicant previously provided testimony addressing the impacts to ambient air quality for development involving 100 or more dwelling units and parking areas that have more than 300 parking spaces as per §502.A, Air Quality.*
2. The proposed 100-foot buffer must be delineated as a permanent buffer easement with metes and bounds and filed with a maintenance narrative approved by the Board solicitor as per §503.D, Easements/Restricted Covenants.

3. The plans must be revised to indicate the responsible authority for the proposed sidewalk easement along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sidewalk Easement dedicated to 'responsible authority'."
4. The plans must be revised to indicate the responsible authority for the proposed Sight Triangle Easements along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sight Triangle Easement dedicated to 'responsible authority'."
5. The plans must be revised to conspicuously identify a permanent benchmark as per §502.C(3).
6. The site plan and subdivision plan must be revised identifying the proposed thirty five (35) foot wide landscape area along Erial Road and the fifteen (15) foot wide landscape area along the Black Horse Pike as a "Streetscape Easement to be dedication to the Home Owners Association" or other responsible authority and recorded within the deeds as per §503.D, Easements/Restricted Covenants.
   a. The Deed narrative shall include descriptions that clearly indicate the purpose of the easement is to maintain "a defined street edge" as per§411a(G)(7), Minus Run Redevelopment Zone.
7. *As required the plan is revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).*
8. *The plan is revised to provide substantially more landscaping along existing roadways as depicted in the original submitted color renderings to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping, as follows:*
   a. Along the entire frontage of the Black Horse Pike with particular attention to the following areas:
      i. *The plan is revised providing additional landscaping for the stormwater management basins at the intersection of the Black Horse Pike and South Wind Drive.*
      ii. *The entrance from the Black Horse Pike to the Townhouse development.*
      iii. *The ±600 foot frontage adjacent to the environmentally sensitive areas.*
         1. *The submitted Black Horse Pike roadway improvement plans proposed four (4) foot concrete sidewalks.*
      iv. *The plan is revised providing additional landscaping along the frontage of the proposed affordable apartment building.*
   b. *Along the entire frontage of Erial Road with particular attention to the following areas:*
      i. *Both entrances to the condominium development.*
      ii. *The front yard between Erial Road and Buildings #4.*
9. *The plan is revised to provide substantially more landscaping for the proposed clubhouse to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping.*
10. *The plan is revised to provide evergreen shrubs to establish a screen and reduce light glare as per §507.C(1), Off-Street Parking Areas, as follows:*
    a. *Between the apartment building parking area and Block 10801, Lot 9.*

11. The plan must be revised to provide additional streetlights and parking lighting as per §508, Lighting, as follows:

APARTMENTS

a. *The plan is revised providing a light at the Intersection of Erial Road and Southwind Drive.*

TOWNHOUSES

b. *Intersection of the Black Horse Pike and South Wind Drive.*
c. Clubhouse Parking lot.
d. Chapel Court Parking lots.

12. *The plan is revised providing decorative street lighting along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §508, Lighting, as follows:*
    a. *Along the Black Horse Pike.*
        i. The plan provides decorative street lights at 75 foot intervals.
    b. *Along Erial Road.*
        i. The plan provides decorative street lights at 75 foot intervals.
    c. *The entrance from the Black Horse Pike to the Townhouse development.*
    d. *The boulevard entrance from Erial Road to the condominium development.*
        i. The plan must be revised providing the Blackwood West Redevelopment HADCO Series lumenaire and pole details.
            1. It is recommended this location provide four (4) decorative lights:
                a. Two on either side between the curb and sidewalk in relation to the front landscape island.
                ii. Two on either side between the curb and sidewalk in relation to the rear (tear-drop) landscape island.
    e. The HADCO ornamental streetlight details must be revised to include the following:
        i. A "14' 6" pole, which is a "6"-4" Round Tapered Fluted Aluminum w/3" O.D. Tenon o.188" wall thickness, cast aluminum base w/access cover."
        ii. An "Outlet: "120V Single Weatherproof Receptacle W/ Clear In-Use Cover."
        iii. Banner post in accordance with the Department of Public Works Specifications.

13. *As a planned development, the Applicant addressed the requirements for open space and recreation as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.*
    a. The MR–D, Mingus Run Redevelopment Zone requirement for open space is 30% or 16.86 acres and one-half or 8.43 acres must be for active recreation as per §511.B(1), Open Space Standards.
        i. The Applicant addressed the location of proposed active and passive recreation facilities.
            1. The following active recreation activities were previously required for a residential development of 475 units as per §511.C, Recreation Facilities.
                a. Five (5) Tot Lots as per §511.G, Tot Lots.
                b. Two (2) Basketball Courts as per §511.H, Basket and Tennis Courts.

c. Three (3) Tennis Courts as per §511.H, Basket and Tennis Courts.

d. Two (2) Multi-Purpose Fields as per §511.I, Multi-Purpose Fields.

2. In the alternative, the Planning Board may consider a payment in lieu of facilities: $1,000.00 for recreational facilities (475 dwelling units) and $1,500.00 for land (30% required open space = 16.86 acres) for a total of $2,500.00 per residential unit. This does not reduce the requirement for open space as per §511.E, Payment In Lieu Of Facilities.

Facilities:	$1,000.00 x 475	=	$475,000.00
Land:	$1,500.00 x 16.86	=	$25,290.00
Total	$500,290.00		

b. The Applicant agreed to provide a contribution of $300,000.00 in accordance with the Township Ordinances.

i. Section 511.E, Payment In-Lieu of Facilities requires one-half at time of final approval and the balance per unit at time of each building permit.

14. The plan must be revised to provide a detail of the proposed clubhouse and associated active and passive recreation amenities as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.

15. *The plan is revised providing a trash enclosure detail comprising masonry construction with an outside covering compatible with the proposed principal structures as per §510.L(1),Refuse/Recyclable Storage Area.*

16. It's recommended the plans be revised to provide entrance signage for the proposed development that would enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §513, Signs.

17. *The plan is revised to interconnect interior sidewalks within the condominium development section to reduce pedestrian and vehicular conflicts as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*

18. *The plan is revised extending sidewalks from parking areas and along front of the clubhouse to facilitate pedestrian access as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*

19. The plan must be revised to provide the Blackwood West Redevelopment decorative sidewalk detail (Concrete – Brick Pavers - Concrete) along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways, as follows:

a. The Black Horse Pike – eight (8) foot wide.

c. Erial Road – four (4) wide.

i. Consideration should be given to providing eight (8) foot wide decorative sidewalks on Erial Road.

VIII. GENERAL REVIEW COMMENTS

1. *As recommended the plan is revised providing a separate plan to identify all active and passive recreation facilities and open space.*

   a. *Stormwater management facilities shall be excluded from the required open space percentage.*

2. *As recommended the plan is revised to provide typical lot detail for the proposed townhouses.*

3. *As recommended the plan of lots is revised to provide varying line weights in order to clearly show existing and proposed lots.*

4. *As recommended the plan is revised and the Applicant's engineer provided professional testimony on the ability to accomplish the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a component of the executed Redevelopment Agreement.*

5. *As recommended the plan is revised providing a separate Open Space Plan that identifies age-targeted, age-restricted, open space, active and passive recreation, stormwater management areas, etc.*
   a. As previously noted stormwater management facilities shall not be included in required open space areas.

6. The plan must be revised to show the revised dimensions and percentages within the zoning schedule in order to confirm compliance.

7. *As recommended the plan is revised providing a larger detail drawing of only the streetscape along the Black Horse Pike and Erial Road with particular attention to environmentally sensitive areas.*
   a. This plan must be revised to properly depict the required Blackwood West Redevelopment Plan sidewalk detail.

8. The Applicant should address the ability to provide a pedestrian/bikepath along the Mingus Run as a component of the Recreation Plan; bicycle compatible roadways and/or alleys; or other recreational opportunities benefiting the proposed planned development and nearby municipal bikepath.
   a. The Board should note the existing municipal bike path is only ±0.10 miles west along the former railroad right-of-way.
      i. The plan is revised to provide a "Proposed 8' wide wood chip trail from the apartments thence crossing Mingus Run along the rear of townhouses to Southwind Drive.
         1. Consideration should be given to providing an alternative to wood chips such as asphalt or other more stable surface course acceptable to the NJDEP.

9. The plan must be revised to provide details of the proposed retaining walls.

10. The plan must be revised to indicate proposed private and public rights-of-ways.

11. The Applicant must address the measures to be implemented and the plan be revised to show a clear distinction between the section of Southwind Drive that is a public roadway and private roadway.

12. The plans shall be revised to amend Sheet 4E, 5E. 6E, 7E, 8E to remove the words "Age-Restricted on the 4-Story Apartment Building and add the following:
    a. 100 unit affordable family rental housing in accordance with the Gloucester Township adopted and court approved Housing Element & Fair Share Plan."

13. The plans shall be revised to amend Sheet 4E to remove the parking for age-restricted units.

14. The plans shall be revised to amend Sheet 4E to remove the parking bedroom count to be consistent with the Gloucester Township adopted and court approved Housing Element & Fair Share Plan.

15. Consideration should be given to revising the plan to convey proposed Lot 26 (Wood Chip Trail) to Block 10899, Lot 3.

IX. BLACKWOOD WEST REDEVELOPMENT PLAN

The subject parcel is located in the "Mingus Run Redevelopment Zone" of the Blackwood West Redevelopment Plan, Gloucester Township Ordinance #O-04-13, adopted June 28, 2004 and effective July 01, 2004.

The Applicant must address and the Board should give consideration to the following outstanding site plan issues of the Blackwood West Redevelopment Plan.

1. *The amended the Planning Narrative to address the following components of the Blackwood West Redevelopment Plan to the satisfaction of the Board.*
   a. *Compliance of the proposed development with the ten (10) primary objectives of the Blackwood West Redevelopment Plan [p. 3].*
   a. *Provision for empty nester and young professional housing [pp. 6-7].*
   b. Open Space [p. 7].
      i. "The Mingus Run stream is proposed to be an open space corridor that leads from the railroad line bike path to the Blackwood Elementary School. If environmentally feasible, a natural pathway along the Mingus for public use is anticipated."
         1. <u>It's recommend the Applicant address a "natural pathway" along the Mingus Run as envisioned in the Redevelopment Plan and previously proposed by the Applicant</u>.
   c. Streets [p. 9].
      i. "As depicted on the Illustrative Site Plan, a new loop street is proposed to create two new four-way intersections where Lincoln Avenue and Cleveland Avenue intersect Rte 168. The purpose of the street is to create a new commercial block ..."
         1. *While described in the former narrative, as previously noted the plan is revised indicating the location of the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a requirement of the Redevelopment Plan and a component of the executed Redevelopment Agreement.*
   d. Design Concepts for the Redevelopment Plan [pp. 11-16].
      i. <u>While described in the narrative, compliance of the proposed architectural styles of dwelling units (i.e., Condominiums, Townhouses, and Apartment building) with the Blackwood West Redevelopment Plan are subject to review and recommendations of the Redevelopment Entity Architect</u>.
         1. <u>It is recommend all architectural components of the proposed condominiums, townhouses, and apartment building be submitted as a requirement of final approval, if applicable</u>.

2. The section on Public Improvements anticipates "Individual site and tracts of land are redeveloped with the design policies and standards that are contained within the Redevelopment Plan" [p. 9].
   a. *The Applicant provided testimony addressing how the proposed redevelopment project addresses the following, but not necessarily limited to Streetscape Standards, [page 52 and 53].*
      i. Trees, Planting, and Open Space:
         1. *The plan is revised to provide additional landscaping along street frontages and parking lots.*
      ii. Pedestrian Walks and Curbs:
         1. The proposed sidewalks along the Black Horse Pike and Erial Road must be revised utilizing the Blackwood West decorative design (Concrete – Brick Pavers - Concrete).
         2. Seek opportunities to link important pedestrian areas of activity beyond what is depicted in the redevelopment plan.
            a. Consideration should be given to extending sidewalks approximately 775 feet from the proposed development along the Black Horse Pike into the downtown Central Business District as an off-tract improvement.
      iii. Street furniture and Lighting:
         1. The proposed street lighting along the Black Horse Pike and Erial Road is revised providing the HADCO Series decorative street lighting and at 75-foot intervals consistent with the public light fixtures specified for the downtown.
            a. However, it is recommended the HADCO Series decorative street lights be provided at apartment driveway intersections with the Black Horse Pike and Erial Road.

X. RESOLUTION REVIEW COMMENTS

Findings of Fact

1. The Applicant must provide testimony and revised plans to address the need for a snow easement [Finding of Fact #15].
2. The Applicant must provide testimony and revised plans to address sidewalks into Blackwood West (Off-Site Improvement) and roadway extension that is part of the Blackwood West Redevelopment Plan [Finding of Fact #16].
3. The plans must be revised to address Birdsall Services Group review letter dated December 07, 2010 [finding of Fact #17].
4. The plans must be revised to address the Gloucester Township Department of Community Development & Planning review memo dated December 08, 2010 [Finding of Fact #18].
5. The Applicant shall provide a contribution of $300,000.00 towards a recreation obligation in accordance with Township ordinances [finding of Fact #19].
   a. Fifty (50) percent or $150,000.00 at final approval (recommended prior to signing Final Plan of Lots).
   b. Balance at time of each building permit (recommended based on number of units within an apartment building or townhouse building).

6. The Applicant is required to comply with the Fire Marshal's report dated December 14, 2010 [finding of Fact #22].
7. The Applicant is required to comply with the Traffic Commander's report dated July 29, 2010 [finding of Fact #23].
8. The Applicant is required to comply with the Construction Official's report dated June 06, 2010 [finding of Fact #24].
9. The Applicant is required to comply with the Building Subcode Official's report dated June 16, 2010 [finding of Fact #25].
10. The Applicant is required to comply with the Tax Assessor's report dated May 25, 2010 [finding of Fact #26].

Conditions

The Applicant is advised the approval is also subject to the following conditions:

11. Compliance with government agencies, professional reports, public testimony [Conditions A-F].

XI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

XII. RECOMMENDATIONS

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

We have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Southwinds at Gloucester, LLC
Robert D. Mintz., Esq.
Lawrence M. DiVietro, Jr.
Andrew Hogg, PE
Stephen Boraske, Esq.
Steven M. Bach, PE
Stan Slachetka, PP, AICP

YOUR GOALS. OUR MISSION.

GTRP-R0010

August 23, 2018

Gloucester Township Community Development and Planning
1261 Chews Landing Road
Gloucester Township, NJ 08021
Attn: Kenneth Lechner, PP, AICP, Director/Planner

(via email)

Re: First Architectural and Planning Review
Final Major Site Plan – Application #181022E
Crossroads Village, LLC (Southwinds at Gloucester, LLC)
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

Dear Mr. Lechner:

We have reviewed the following materials as part of the above-referenced application:

- Site Plans prepared by Land Dimensions Engineering, dated April 30, 2018
- Site Plan Revised Sheets, prepared by Land Dimensions Engineering, dated July 11, 2018
- Architectural Renderings, no title block, undated

This review focuses specifically on the architectural features and urban design principles as described in the Redevelopment Plan to assess to what degree the site plans and renderings submitted to the Township are responsive to the provisions of the Redevelopment Plan. In preparing this review, T&M Associates, serving as the Township's Redevelopment Planner and Architect, engaged Mark Keener, AICP, PP, AIA, of the firm Stromberg/Garrigan & Associates to assist in the review of the application.

The development regulations governing land use, site layout, and building design for the site are found in the Blackwood West Redevelopment Plan, which supersedes the Gloucester Township Land Development Ordinance except in certain circumstances as noted in the review comments below. Accordingly, the following review addresses the Purposes and Objectives, Design Concepts, and Development Regulations in the redevelopment plan that are relevant to this application and those provisions of the Land Development Ordinance that also must be addressed by the applicant.

We offer the following comments regarding the above application and supplemental materials:

1. Project Description

The subject property is within the Mingus Run Redevelopment Zone (M-RD) district of the Blackwood West Redevelopment Area and is comprised of Block 10801, Lot 10 and Block 10899, Lots 1-3. The subject property is bound by Erial-Blenheim Road to the north and east, by a single family detached residential neighborhood to the south, beyond which lies Church Street, and the Black Horse Pike to the west. The site is bisected by a stream and associated wetlands as well as by a power line right access easement.

The applicant is requesting Final Major Site Plan approval for a development that consists of a 478-unit residential development (including 220 multi-family apartment units, 158 townhomes, and a 100-unit age-restricted apartment building), a 2,500 square foot clubhouse, pool and tot lot area, and associated site improvements.

Re: **First Architectural and Planning Review**
Final Major Site Plan – Application #181022E
Crossroads Village, LLC
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

2. Redevelopment Plan Purpose and Objectives

The Objectives section of the Redevelopment Plan states that the plan: "is intended primarily as a means of revitalizing the commercial core of Blackwood with a secondary emphasis on residential development, redevelopment and rehabilitation. New residential development is intended mainly for vacant areas at the periphery of the redevelopment area that will provide additional customers for retail businesses [and to] facilitate the development of high quality housing types not presently offered in Gloucester Township." Another stated purpose is to "Improve the functionality of streets and parking [and to] provide for pedestrian access from neighborhoods to businesses and public recreation." The Redevelopment Plan presents a clear expectation that direct, convenient, connection to retail, services, and amenities is an important element, necessary to attract the expected user. **The applicant should demonstrate how this objective is to be achieved.**

The Blackwood West Redevelopment Plan is intended to provide a more flexible development review and approval process than can be achieved by application of the Township's Land Development Ordinance so that, "the municipality can be more responsive to changing circumstances and private sector interest in redevelopment parcels." Therefore, the Board's review of the application and its evaluation of the architectural design elements should be undertaken in this context.

3. Design Concepts

The design concepts presented on pages 11 through 16 of the Redevelopment Plan relate to the design standards of the Redevelopment Plan in much the same way as the Land Use Plan relates to the zoning regulations (see Appendix A). The design concepts use pictures and illustrations to describe and illustrate the architectural elements that can be used in new and infill construction. Key recommendations intended to guide design of multi-family buildings relate to building facades, building form, location of parking lots and garages, pedestrian mobility, and landscape design features. These design concepts are not requirements per se, but rather are intended to serve as helpful suggestions to assist applicants and designers to understand and meet the provisions of the relevant Development Regulations. Relevant design concepts and corresponding images represented in the Redevelopment Plan include the following:

A. **Avoid long, unrelieved flat facades (page 13):** "The two-story elements of the design are closest to the sidewalk, with the three-story elements recessed."
B. **Façade design (page 13)**: "This building is also notable for the demonstration of the horizontal three module approach to traditional buildings that have a clearly defined base, middle, and top or cornice."
C. **Mix two- and three-story heights in same building grouping (page 13):** "This example of a townhouse development shows a means of mixing two- and three-story designs together in one project."
D. **Vary building form (page 13):** "The two-story elements of the design are closest to the sidewalk, with the three-story elements recessed. The three-story recess is tied together with the roof line of the two-story portions to create a well-scaled project."

Re: First Architectural and Planning Review
Final Major Site Plan – Application #181022E
Crossroads Village, LLC
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

E. **Massing and scale of apartment buildings (page 14):** "The design of apartment buildings can incorporate some of the same concepts in townhouse design in terms of massing and scale of the buildings." **The applicant shall provide architectural design renderings for the proposed apartment buildings.**
F. **Parking at rear or side (page 14):** "In the redevelopment area, townhouse garages and parking lots should be located to the rear of the buildings and access provided by alleys or parking lot driveways intersecting secondary streets."
G. **Garages not prominent feature (page 14):** "Three-story townhouses allow for the inclusion of garages on the first floor with two stories of living space above them."
H. **Use fences and low walls to distinguish different areas and create sense of privacy and domain (pages 15-16):** "Though this building is set back only 12–15 feet from the sidewalk, the fencing demarcates public and private areas and landscaping is used to soften the edges of the building… Masonry walls should be used to screen parking areas from public view and should be supplemented by landscaping."

The applicant shall demonstrate how these design concepts are incorporated into the proposed development and building design or indicate why this was not feasible.

4. **Development Regulations—Redevelopment Plan**

A.0: Specific Intent, page 29: The district provides for integration of retail sales and services. This is also a Redevelopment Plan Objective listed on Page 3.	The Redevelopment Plan provides no detail as to how this expectation is to be met. It could be accomplished by a continuous illuminated sidewalk to each of the two commercial nodes. The Site Plan labeled "Open Space Plan" appears to show the sidewalk network as an integral element of the design. **The applicant shall demonstrate how and when the project will build new walkable connections in the district.**
C.5: Fences, walls, gazebos, mail kiosks and other street furniture, page 29. *As recommended by Design Concepts for the Redevelopment Plan (pages 14–15).*	The Redevelopment Plan describes desirable design attributes and provides examples that may be useful models to accomplish a preferred design approach, which also is a Township requirement for apartment buildings in some instances. **This is addressed below in 2.5 General Provisions of the Land Development Ordinance §512.A.11.**

Re: First Architectural and Planning Review
Final Major Site Plan – Application #181022E
Crossroads Village, LLC
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

E.6: Clubhouse. Any development in the M-RD district composed of semi-detached, townhouse dwellings and/or multi-family dwellings shall include a separate clubhouse or community center for residents *(2,500 sf. minimum)*.	The clubhouse/community center building on the Site Plan labeled "Open Space Plan" indicates an intention to meet this standard. **The applicant shall provide floor plans for the propose clubhouse building.**
F.2: Additional Requirements: Apartment buildings shall have a strong relationship to a public or private street with parking generally located to the sides and rear of the building. Alternatively, apartment buildings may be designed around a pocket park development in the M-RD district composed of semi-detached townhouses.	It appears that the Applicant does not meet this standard. Most of the parking fields on Sheets 4A-B are located on the principal streets directly in front of the buildings. Furthermore, the renderings provided as part of the submittal and stamped "Received June 18" omit the parking lots planned for the multi-family buildings shown on Sheets 4A-B and therefore misrepresent the street front design and appearance of the project as depicted by the Site Plans. **The applicant shall revise the plans accordingly or seek variance relief.**
F.3: Additional Requirements: Access to garages for semi-detached and townhouse dwellings shall be from mid-block alleys.	It appears from Site Plan on Sheets 5A-B that the Applicant does not meet this standard. Furthermore, the renderings show garages quite dominant on the front of most units. **The applicant shall revise the plans accordingly or seek variance relief.**

5. <u>Additional Redevelopment Plan Requirements</u>

Pages 37-38 **B: Apartment and Commercial Building Design Requirements:** "In addition to designing buildings to the extent feasible utilizing the design guidelines contained herein, the following design requirements should be used in the design of apartment, commercial and mixed-use buildings." **B.1:** The front elevation of a building facing a street should be the primary contribution to the design. It shall be the primary focus of the architect's design and the relative allocation of expense and workmanship by the developer. **B.3:** The first story of the building should generally constitute the base of the design for any building three stories or higher. The design of the base, as well as the quality and durability of its materials, should be emphasized.	The renderings show design intent consistent with Plan guidance with respect to materials, horizontal delineation of base/middle/top, and window-to-wall ratio. Some elevations do not correspond to the Township ordinance requirement for variation in the frontage. **See notes below regarding Township**

Re: First Architectural and Planning Review
Final Major Site Plan – Application #181022E
Crossroads Village, LLC
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

B.4: In addition to the base, the design shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. **B.9:** The openings on the building elevation shall remain within a void-to-solid ratio of no more than 4.5 to 5.5 with each facade measured independently. **B.10:** The minimum requirement for fenestration on residential facades shall be 20%of the total area.	**ordinances §512.A.4, §512.C.1, and §512.C.2.**

6. Land Development Ordinance Provisions

The Redevelopment Plan regulations supersede the Gloucester Township Land Development Ordinance. As noted in the Redevelopment Plan, "where the design and performance standards in the Redevelopment Plan and LDO conflict, the standards contained herein shall apply to the subject property." The General Provisions of the municipal Land Development Ordinance apply unless they conflict with the development regulations adopted or amended as part of the approved Redevelopment Plan. As such, the following provisions located in Section 512: Residential Building Design Standards shall apply to the current application:

512.A. Apartments. The following standards shall be used in the design of apartment buildings:	
512.A.2.: Apartment buildings shall not exceed 240 lineal feet through the long axis of the building.	The five 28-unit buildings shown on Sheets 4A-B are well in excess of this length and therefore do not meet this standard. **The applicant shall revise the plans or request a design waiver.**
512.A.4.: Each unit above the ground floor shall have a balcony or terrace of at least 60 square feet in area	Balconies shown on the renderings provided appear to be approximately 3 feet by 6 feet, or 18 square feet, rather than the required 60 square feet. **The applicant shall revise the plans accordingly or request a design waiver.**
512.A.7.: Double loaded, rectangular, slab-configured structures are expressly prohibited.	Though the phrase "slab-configured" is not defined, the four-story building shown for the Age-restricted apartment building (Sheet 4E) does not appear to follow this requirement. **The applicant should seek clarification and, depending on response, modify design or pursue relief from requirement as part of final submission.**
512.A.10.: The exterior of the building shall be designed to visually break up any facade	The buildings shown on Sheets 4A–B do meet this standard on the primary street-facing façade, but do

Re: First Architectural and Planning Review
Final Major Site Plan – Application #181022E
Crossroads Village, LLC
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

in excess of 50 lineal feet. A minimum of a 4-foot deep offset shall be provided in each 100 lineal feet of facade length. The design should distinguish between the base, middle, and top of the building.	not for the rear-facing elevations. The renderings provided do show architectural delineation of base, middle, top. **The applicant shall revise the plans accordingly or request a design waiver from the requirement to offset every 50 to 100 feet.**
512.A.11.: Where an outdoor living space is required, adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways shall be provided. Screening may be accomplished with plant materials, masonry structures or wood fencing a minimum of 4 feet in height. Architectural elements, such as masonry walls and fences, shall be compatible in both style and materials with the dwelling unit.	The applicant does not identify how the balconies will be adequately screened. **The applicant shall demonstrate compliance with this requirement.**
512.C. Townhouses. The following standards shall be used in the design of townhouse buildings:	
512.C.1. Vary Façade Setback. The front facades of at least 40% of the number of units in a structure shall be set back not less than 4 feet behind the facades of the remaining units…	Though building forms indicated on the Site Plans and the renderings do not appear to meet this standard, the requirement conflicts with, and is therefore superseded by, the Redevelopment Plan, which clearly anticipates a dominant street frontage. **We recommend the applicant demonstrate how the project achieves the varied appearance and distinctiveness of individual townhouses intended by the ordinance.**
512.C.2. Stagger Roof Lines. The roof lines of at least 30% of the number of units, which are attached in a structure, shall be staggered in height by not less than 5% of the height of the roof lines of the remaining units in such structure...	The building forms in one of the four untitled renderings show a roof ridgeline that varies, but with gradual slope, rather than breaking 5% or more at a unit. **The applicant shall demonstrate how this objective will be achieved.**
512.C.3. Screen Outdoor Living Space. Where an outdoor living space is included for a unit, it shall be provided with adequate visual screening... accomplished with plant materials, masonry structures or wood fencing…	The site Plans and renderings offer no indication that the proposed design complies. **The applicant shall demonstrate how this objective will be achieved.**

We recommend the above comments be addressed prior to the Board acting on the site plan application.

Re: First Architectural and Planning Review
Final Major Site Plan – Application #181022E
Crossroads Village, LLC
Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
BW Mingus Run Redevelopment Zone

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES

Stan Slachetka/dk

STAN SLACHETKA, PP, AICP
REDEVELOPMENT PLANNER

SCS:JAC:dk
Enclosure

cc: Stephan Boraske, Florio, Perrucci, Steinhardt, and Fader, Board Solicitor
Steven Bach, Bach Associates, P.C., Board Engineer
Jeremy Teicher, jeremy@buildwithinreach.com
Bob Mintz, Freeman & Mintz, Applicant's Attorney, bob@freemanandmintzpa.com
Lawrence M. DiVietro, Jr., PLS, PP, AICP, Land Dimensions Engineering, Applicant's Planner, larry@landdimensions.com
Mark Keener, AICP, PP, AIA, Stromberg/Garrigan Associates, mkeener@s-ga.com

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Design Concepts for the Redevelopment Plan

The design concepts presented here relate to the design standards of the Redevelopment Plan in much the same way as the Land Use Plan relates to the zoning regulations. The design concepts utilize pictures and illustrations to embody the architectural elements that can be used in new and infill construction.

Simon Property Group

This picture illustrates several important design concepts. The front edge of the building creates a "streetwall" or edge to the development even though the facades are not uniformly at the same distance from the curb line. Projections of the buildings establish entrances inside. The sidewalk varies in width from 15 to 22 feet which allows for the width next to the curb to be used for street trees, lighting, trash cans, traffic control boxes, benches and other street furniture while maintaining ample width for pedestrian movements. The wider sidewalks provide a location for outdoor cafes. The use of awnings helps to demarcate store fronts and provides a location for signage, if desired.

Simon Property Group

This picture demonstrates how design elements can be used to transition between two story and one

story buildings. The parapet of the middle store is raised to the top of windows on the second floor of the two-story building and horizontal elements break up what would otherwise be an excessively tall one-story building. The store on the right is slightly lower to complete the transition from two to one stories. The picture also indicates appropriate locations for façade signage that are boxed by architectural elements such as color bands and relief brick.

Calthorpe Associates

This picture demonstrates a method of incorporating apartments with first floor retail development. The long mass of the building has been broken up both vertically and horizontally through different window heights, set back entrances, and building projections. Awnings punctuate store fronts and balconies allow residents to look up and down the street. This picture also depicts a different method of hanging signs through perpendicular brackets that are designed for pedestrians, as opposed to motorists.

Lionsgate – Gary Sutto

This mixed use development emphasizes a cluster of apartment flats and strongly varies the facades of the development. The variation is at a common

width of single family or semi-detached buildings but in this development incorporate several flats with a common entrance way. Color is used to make the corner stand out and provide a focal point. This is further accentuated by the use of a recessed storefront supported by a pillar – a traditional method of addressing a corner in the early part of the 20th century when decorative cast iron pillars were used.

Urban Design Associates

This picture on the left exemplifies the use of federal style design elements to define the upper floors of this three story building that contain apartments. The lower floor is clearly for retail use.

The elements that contribute to its retail appearance are the larger windows, use of awnings, and temporary window signs. This building is also notable for the demonstration of the horizontal three module approach to traditional buildings that have a clearly defined base, middle and top or cornice. Here the cornice utilizes bracketed eaves to define its upper edge.

WRT

This example of a townhouse development shows a means of mixing two and three story designs together in one project. A two story building with dormers anchors the corner property of the development. Its all brick design complements the existing three story building located at the far left. The two story elements of the design are closest to the sidewalk, with the three story elements recessed. The three story recess is tied together with the roof line of the two story portions to create a well-scaled project.

WRT

In the same project as the immediately preceding picture, this three story presence at the edge of the right-of-way has created a stronger streetwall than the previous picture. In the Redevelopment Plan, a strong streetwall is required on the Black Horse Pike. Church Street and the interior streets of the redevelopment plan that have been developed with two story structures - many that are setback from the street - would benefit from the scale and massing depicted in the first picture.

Three story townhouses allow for the inclusion of garages on the first floor with two stories of living space above them.

Lionsgate – Gary Sutto

In the picture here, parking is located to the rear of the building to eliminate voids on the street in the massing and scale of the building. In the redevelopment area, townhouse garages and parking lots should be located to the rear of the buildings and access provided by alleys or parking lot driveways intersecting secondary streets.

The design of apartment buildings can incorporate some of the same concepts in townhouse design in terms of massing and scale of the buildings.

Michael Ronkin

In the building in the picture above, the design of the three story apartment building uses sloped roofs, stepped back sections at the third floor level and pentroofs over secondary entrances on the first floor to create a human-scaled relationship of the building to the street. Though this building is set back only 12-15 feet from the sidewalk, the fencing demarcates between public and private areas and landscaping is used to soften the edges of the building. These same techniques could be used to lower the apparent height of four story apartment buildings. In this picture, color is also used to accent a building module.

Within commercial development, landscape elements can add to the quality of the development. In the picture below, a courtyard with a cast stone fountain is used as the focal point of its design. Courtyards should be used for outdoor dining and

may be used for coffee bars or cafés. The courtyard creates a more enclosed space than delineating an outdoor space through fencing or low planters.

Masonry walls should be used to screen parking areas from public view and should be supplemented by landscaping.

CCH

Decorative fencing should be used for any areas that are visible from the public right-of-way to separate public from private areas where the sense of enclosed space is not desired.

Whether using fencing or walls, maintaining a clear sight distance at driveway entrances and exits is essential for public safety purposes.

CCH

Site Illustration

An illustrative site plan is presented on the following page that depicts the redevelopment of the west side of the Black Horse Pike between Prospect Avenue and Cleveland Avenue into a new commercial center. The site plan concept depicts the general location of the proposed loop street, buildings, parking and street trees superimposed on an aerial photograph. While illustrative, the redevelopment of this area requires the functional equivalent of this plan.

YOUR GOALS. OUR MISSION.

GTRP-R0010

May 7, 2018

Gloucester Township Community Development and Planning
1261 Chews Landing Road,
Gloucester Township, NJ 08021

RECEIVED
MAY 09 2018

Attn: Kenneth Lechner, PP, AICP, Director/Planner

Re: Application # 171031 ReEntity
CrossRoads Village, LLC
553-557 N Black Horse Pike—Block 10801, Lots 6-10 and Block 10899, Lots 1-3
Redevelopment Entity Review

As requested, we have reviewed the above-referenced application for review of consistency with the architectural and design standards in the Blackwood West Redevelopment Plan, consisting of the following documents:

- Land Development Application
- Overall Plan, prepared by Lawrence M Divietro Jr of the firm Land Dimensions Engineering, one page, dated April 9, 2018
- Architectural renderings, two pages, undated

We offer the following comments for the Board's consideration:

The subject property is within the Mingus Run Redevelopment Zone (M-RD) district of the Blackwood West Redevelopment Area. The application's compliance with the applicable design regulations as they relate to the M-RD zone are outlined below.

The Blackwood West Redevelopment Plan presents design concepts that utilize pictures and illustrations to embody the architectural elements that new developments can use. Most of the design concepts are not required, but rather offer examples of preferred development types. The preferred development/design types that the redevelopment plan mentions as they relate to residential development (along with the overall plan's or architectural renderings' relation to each in bold below) include the following:

1. Use of federal style design elements in apartment buildings;
   The architectural renderings are generally consistent with this standard.
2. Use of dormers;
   The architectural renderings are generally consistent with this standard.
3. Brick design elements;
   The architectural renderings do not appear to show brick design elements.
4. Two-story design elements located closer to the sidewalk, with three-story elements recessed;
   The architectural renderings do not show variety in building setbacks.
5. Three-story townhouses with garages on the first floor and two stories of living space above;
   The townhouse units shown in the architectural renderings show residential spaces on the first floor and no garage space.

Le: Kenneth Lechner, PP, AICP, Director/Planner

Re: Application # 171031 ReEntity
CrossRoads Village, LLC
553-557 N Black Horse Pike
Redevelopment Entity Review

6. Parking located to the rear of buildings and access provided by alleys or parking lot driveways intersecting secondary streets, in order to eliminate voids on the street in building massing and scale;
The overall plan shows parking in the front of most of the units. Alleyways are proposed on only part of the townhouse portion of the development, with parking in the front of the majority of the townhouse units.

In addition to the preferred (but not required) design elements, a "strong streetwall" is required along the Black Horse Pike Corridor. The proposed retail components of the development comply with this requirement. The residential components of the proposed development are not along the Black Horse Pike Corridor and as such this requirement does not apply here.

If there are any questions or you require any additional information, please contact me.

Very truly yours,

T&M ASSOCIATES

STAN SLACHETKA, PP, AICP
REDEVELOPMENT PLANNER

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GLOUCESTER TOWNSHIP FIRE DISTRICT 4
BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

July 7, 2018

RECEIVED
JUL - 9 2018

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: CrossRoads Village, LLC
Application No.: 181022E-PFSPFSamended

I have received your plans for the above mentioned project, upon review of the plans I have submitted the following changes, changes are based on our firefighting strategies and life safety measures:

Townhome Section:

1. Remove last 3 islands located inside the main entrance from Rt. 168 (limits apparatus setup)
2. Paved gated access connecting Southwind Drive and East Court
3. Provide full 360 degree 24' paved access road around all Townhomes, in lieu of access roads fully sprinklered dwelling units with individual shutoffs will be accepted

Hydrant Locations:

1. All hydrants shall be outfitted with 5" Storz connections
2. Across from lot 7
3. Across from lot 20
4. Across from lot 32
5. Across from lot 56
6. Corner of lot 75
7. Front of lot 103
8. Front of lot 124
9. Front of lot 150
10. Between lot 163,164
11. Intersection of Chapel Ct & Lenape Alley

Multi-Family Section:

1. Units to remain fully sprinklered as shown on plans

Hydrant Locations:

1. All hydrants shall be outfitted with 5" Storz connections
2. Corner of building 2 across from building 9
3. Corner of building 3 across from building 4
4. Corner of building 4 by entrance driveway
5. End of island between buildings 10 & 11

Age Restricted Section:

1. Provide full 360 degree 24' paved access road around all Townhomes, in lieu of access roads fully sprinklered dwelling units with individual shutoffs will be accepted
2. Standpipe connections inside stairwells on each level (2.5" National standard thread)

Hydrant Locations:

1. All hydrants shall be outfitted with 5" Storz connections
2. North side on island near parking spaces
3. South corner of building on Rt. 168

Special Considerations:

1. All road access and islands should be able to accommodate fire apparatus with a 45 degree cramp angle, 46' feet long w/ 220" wheelbase.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # **Block: 10801 & 10899 Lot: 10 & 1-3**

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

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

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

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

✓Other

- Attached is the application to have NJ Motor Vehicle Statues and Chapter 81 Municipal Ordinance Made Applicable to Private Property (L.O. 81-35)

RECEIVED JUL 2 - 2018

Reviewed By: ■ Lt. T. Kohlmyer #206 Signature: 206 Date: 6/27/18

APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE STATUES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE APPLICABLE TO PRIVATE PROPERTY

1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3. SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:

4. By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statues and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	
	5.
	6. ↑Authorized Signature
	↑Print Name

Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Lieutenant Timothy Kohlmyer #206
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-5714
Fax: 856-374-3530
Email: tkohlmyer@gtpolice.com

TOWNSHIP OF GLOUCESTER

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

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

To whom it may concern:

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

Name Blackwood Plaza Inc.

Address 555 N. Black Horse Pike

Block 10801 Lot 10

6-4-18
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

TOWNSHIP OF GLOUCESTER

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

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

To whom it may concern:

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

Name Blackwood Plaza Inc.

Address 553 Black Horse Pike, 86 Erial Rd, 100 Erial Rd.

Block 10899 Lot 1, 2, 3

6-4-18
Date

Maryann Buse
Asst. Gloucester Township Tax Collector

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 15, 2018

RECEIVED
JUN 18 2018
BY:

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

Re: Application #181022E-PFSPFSPamended
CrossRoads Village, LLC
Former Southwinds
Black Horse Pike South of Intersection with Erial/New Brooklyn Road
Block 10801, Lot 10
Block 10899, Lots 1-3

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

APP- BIN# 65
PLANS-TRAY # 19

B

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: June 5, 2018

APPLICANT: CrossRoads Village, LLC
Former Southwinds#051024RACPPSP
LOCATION: Blackhorse Pike S. of
Intersection with Erial/New Brooklyn Rd.

Application:# 181022E-PFSPFSPamended
Block: 10801 Lot: 10
Block: 10899 Lots: 1-3
Zoned: BWMingus Run Redevelopment
Escrow: #12324

TRANSMITTAL TO:

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

STATUS OF APPLICATION –478 Residential unit development, 220 are multi-family and 158 Townshomes, & 100 additional Apartment units AMENDED Preliminary/Final Major Site & Final Subdivision

- ☑ 1 Copy – Final Major Site Plan
- ☐ 1 Copy – Hydrological Report
- ☐ 1 Copy - Closure Report/Freshwater Wetland Letter
- ☐ 1 Copy - Traffic Impract Study
- ☐ 1 Copy - Stormwater Management Analysis/Soil Erosion
- ☐ 1 Copy – Floor Plans

OK if Townhouses are Not COAH Units JG 6-18-18

Signature

Jeanine please type Note for Ken

Cross Roads File

Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

Date: June 18, 2018

RECEIVED
JUN 18 2018
BY:

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: CrossRoads Village, LLC

Site: Black Horse Pike / Erial-N.B. Rd (former Southwinds)

Block: 10801 Lot: 10
Block: 10899 Lot: 1-3

Application #: 181022E-PSFPFSPamended

1. Ok if townhouses are not COAH units.

Thank you,

Jim Gallagher
Building SubCode Official

LAW OFFICES

FREEMAN & MINTZ, P.A.

ROBERT D. MINTZ
LAURA A. COCHET

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

STANTON D. FREEMAN
(Retired)

FILE NO. L22764M

June 19, 2018

Tax Collector
Township of Gloucester
P. O. Box 8
Blackwood, New Jersey 08012

RE: BLOCK 10801, LOT 10 and BLOCK 10899, LOTS 1, 2, and 3

Dear Sir/Madam:

Our client anticipates application for site plan/subdivision approval for the premises located at Block 10801, Lot 10, and Block 10899, Lots 1, 2 and 3, Gloucester Township. Under the provisions of New Jersey law, every application for development submitted to the Planning Board must be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the premises; or if delinquent, any approval or other relief granted by the Board may be conditioned upon prompt payment or the making of adequate provision for payment.

Accordingly, we ask that you advise the Secretary to the Planning Board of the tax status of Block 10801, Lot 10, and Block 10899, Lots 1, 2 and 3. This property is currently owned by Blackwood Plaza, Inc.

Please provide the original to the Secretary to the Planning Board; however, we would also ask that you provide a copy to this office in the envelope provided. I thank you for your cooperation and courtesy, and remain,

Very truly yours,

Robert D. Mintz
For the Firm
RDM:ra
Encls.

RECEIVED
JUN 26 2018

FILE #L22764M

BLOCK 10801, LOT 10

Taxes paid: Yes X No_____ Amount owed (if any) $_____

BLOCK 10899, LOT 1

Taxes paid: Yes X No_____ Amount owed (if any) $_____

BLOCK 10899, LOT 2

Taxes paid: Yes X No_____ Amount owed (if any) $_____

BLOCK 10899, LOT 3

Taxes paid: Yes X No_____ Amount owed (if any) $_____

Signature of Tax Collector

Date of Report: 6/25/18

Submitted to Secretary of Planning Board this 25th day of June, 2018.

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: June 5, 2018

APPLICANT: CrossRoads Village, LLC
Former Southwinds#051024RACPPSP
LOCATION: Blackhorse Pike S. of Intersection with Erial/New Brooklyn Rd.

Application:# 181022E-PFSPFSPamended
Block: 10801 Lot: 10
Block: 10899 Lots: 1-3
Zoned: BWMingus Run Redevelopment
Escrow: #12324

TRANSMITTAL TO:

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

STATUS OF APPLICATION –478 Residential unit development, 220 are multi-family and 158 Townshomes, & 100 additional Apartment units
AMENDED Preliminary/Final Major Site & Final Subdivision

- ☑ 1 Copy – Final Major Site Plan
- ☐ 1 Copy – Hydrological Report
- ☐ 1 Copy - Closure Report/Freshwater Wetland Letter
- ☐ 1 Copy - Traffic Impract Study
- ☐ 1 Copy - Stormwater Management Analysis/Soil Erosion
- ☐ 1 Copy – Floor Plans

CONTINUED ISSUES WITHOUT ANSWERS:

① Block/Lot/Address to be issued at final approval & construction/site work.

② Cannot use "Southwinds Alley" and "Chapel Alley" as they are duplicates of Southwinds Drive & Chapel Court

③ Who will own & be responsible for Open Space areas & Club house?

④ How is area under PSE&G easement (high tension power lines) "useable open space"? Oth

Signature

[signature] Assessor 6/5/18

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING PRELIMINARY SUBDIVISION AND SITE PLAN WITH WAIVERS AND DE MINIMUS EXCEPTIONS FOR SOUTHWINDS DEVELOPMENT, LLC,
APPLICATION NO: 051024RACPPSP

WHEREAS, on September 14th and December 14th, 2010 consideration was given to the application of Southwinds Development, LLC for property located at Block 10801, Lots 6 and 10; Block 10899, Lots 2 and 3; and

WHEREAS, Rick Hoff, Esquire appeared on behalf of the applicant and Lawrence Divietro, applicants planner, Andrew Hogg, applicant's engineer testified as did Jennifer Marandino, applicant's traffic engineer on behalf of the application and no one appeared and testified from the public at the September 14, 2010 hearing; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authority having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary subdivision and site plan with waivers and de minimus exceptions:

1. Existing Zoning: Mingus Run Redevelopment Zone.

2. Intended Use: At the initial hearing on September 14th, 2010, Rick Hoff summarized the background of the subject application which included an initial application with hearings thereon for 497 units, a denial of that application, resultant litigation and the settlement of the aforesaid litigation.

3. As reflected in the settlement agreement the bases for denial concerned the inadequacy of information submitted sufficient to permit the Board to make a reasoned determination on the various issues implicated by the subject application. The settlement agreement accomplished, among other things, a delineation of additional information that would be submitted with a revised application.

4. As part of his summary of the presentation Mr. Hoff emphasized that there are no variances and briefly touched upon the waivers hereinafter set forth in full below.

5. Mr. DiVietro's testimony discussed the generalities of the subject application referencing Exhibit A-1 - Consent Order; Exhibit A-2 - the old site plan; Exhibit A-3 - the new concept plan; Exhibit A-4 - the new site plan. The latter plan was described as depicting 96 units of senior housing of the 475 total unit count. There would be a multi family section of 221 homes (222 in the prior application). There would be 158 town homes (which were 175 in the prior application). The overall density was described at 8.45 per acre where 10 dwellings per acre was permitted. 76 COAH units will be provided as a part to the subject application. Mr. DiVietro also testified relative to the submission of additional information required by the settlement agreement between the parties.

6. Various other renderings were marked and described to the Board including landscape details for the reverse frontage on the Black Horse Pike (A-5) and on County Road 706 (A-6). An open space plan was described in detail to include clubhouse, two pocket parks, walkway, environmental areas/stream corridor and passive open space (A-7). An attractive design for the entrance off the Black Horse Pike showed two tiers with landscaping and walkways along the entirety of the Black Horse Pike (A-8). The architectural renderings were demonstrated for the town homes on Southwind Drive (A-9) as was the senior housing (A-10) and the town homes (A-11). To give the board a sense of perspective renderings of the flats from the three story perspective and from the view point of County Road 706 were provided (A-12).

7. By way of additional background Mr. DiVietro recapped the redevelopment aspects of the parcel and the proposal including a designation of the areas of the site as an area in need of development in 2003 and the generation of a 2004 redevelopment plan.

8. The following waivers were requested, considered and granted granted based on testimony satisfying NJSA 40:55D-51:

a. EXCEPTION from Residential Site Improvement Standards ("RSIS"). Parking ratio for Seniors Housing.
b. EXCEPTION from RSIS - Street Intersection offsets.
c. EXCEPTION from RSIS - Maximum grade of 5% for secondary

streets within 50 feet of intersection at 6 locations throughout the project;

d. WAIVER - from Section 506.A6 embankments greater than 3 feet shall not exceed 5.1 grade. The applicant agreed to work with the Engineer to meet this provision of the Ordinance and obviate the need for any waiver.

e. WAIVER - access from right-of-way at maximum of 10% grade to bottom of basin;

f. WAIVER - Section 517H basins adjacent to/readily visible to public shall provide side slope of 4.:1 or flatter. The applicant agreed to maintain a 4:1 ratio above the water, but the slope will exceed that ratio below the water, we are requesting the waiver.

g. WAIVER - Section 506A provide a minimum useable perimter area with maximum grade of 5% for minimum of 25 feet for residential laws;

h. WAIVER - Section 507D street tree spacing to be 40 feet on center (proposed at 60 feet);

i. WAIVER - Section 508 Lighting - allow mixture of lighting as proposed;

j. WAIVER - Section 511 Recreation and Open space/Payment in lieu of Improvements. As set forth below.

9. Ms. Marandino then offered substantial credible testimony in support of waivers a, b, c, hereinafter described.

10. Mr. Hogg then testified with respect to waiver numbers b and c. The Board Engineer specifically accepted the testimony supportive of waivers b and c. Mr. Hogg provided substantial credible testimony in support of waivers # d, e and f. Mr. DiVietro testified with respect to waiver #g and h.

11. The matter next came on before the Board on October 12th, 2010. At that time the Board heard from the public. First, Theo Palumbo testified regarding the necessity of confirming the lack of a connection between East Court and the subject application. This was done. There will be no connection.

12. Paul Sandrock the Camden County Fire Marshall testified, Amelia Murray Palmer testified regarding traffic concerns. Gary Smith, Chief of Fire District #3 offered comments with respect to fire safety.

13. The matter was then opened up for commentary by Board Members and the applicant responded to various questions

or comments by Mr. Gurace, Mr. Kricun, Ms. Musser, Mr. Palmer, Mr. Dunn, Mr. DelDuke and Mr. Moffa at which time the matter was carried until the December meeting.

14. The last meeting on the subject application was on December 14th, 2010 at which time the remaining issues concerning traffic and fire safety were discussed. Messrs. DiVietro and Hogg testified again as did Ms. Marandino. New exhibits were offered and described including Exhibit December 1. This exhibit depicted changes made to the plan to reflect comments by various members including Board Chairman Kricun, regarding the likelihood that the stream crossing would not be permitted. Ms. Marandino and Mr. Hogg both testified with respect to the engineering and traffic issues in-so-far as this plan revision would be accomplished and A-4 (the old plan) was compared in detail to the new exhibit December-1. It was noted for the board's information that Southwind Road is a dedicated public street. Ultimately Ms. Marandino's testimony concluded that there were no traffic concerns generated by the revisions and that all RSI standards were met. Ms. Commins responded by indicating that the original TIS (Traffic Impact Statement) did not contemplate this revision and that the TIS should be reevaluated to reflect the elimination of the cross over. By way of clarification, Ms. Commins indicated that she would accept the analysis on the base data from 2005 and that she was not requiring all new traffic counts. This is a condition of approval to be addressed at the time of final.

15. The Board had additional questions including the necessity for a snow easement at a point to be determined before final. This is a condition of approval.

16. There were additional questions with respect to sidewalks and in particular the varying obligations under the developer's agreement to installing sidewalks and designing the roadway extension.

17. Ms. Commins revised report of December 7th was dealt with and they agreed to comply in all respects except as follows:

Paragraph 4a. Easements will be provided on the plan at final.

Paragraph 4 b: Lot numbers will be provided at final.

Paragraph 4c: After due deliberation the Board concluded that Southwind drive will remain public as proposed.

Paragraph 4d: At final.

Paragraph 4e: To be satisfied at final.

Paragraph 5a: To be satisfied at final.

Paragraph 5e: De minimis exception is granted under this RSIS standard.

Paragraph 6b: To be satisfied at final.

Paragraph 6c: To be satisfied at final.

Paragraph 6d: Waiver or De minimis exception is appropriate and was granted by the Board.

Paragraph 6f: To be satisfied at final.

Paragraph 6g: To be satisfied at final.

Paragraph 7© - Applicant agreed to work with Planning Board engineer relative to slope of embankments throughout the project.

Paragraph 7d (i through vii): Waivers or exception are appropriate and are granted from the noted RSIS standards.

Paragraph 7m. The issue is deferred until final and to include placing fence as necessary.

Paragraph 7o: The requirements of this paragraph i. through v. shall be met at the time of final.

Paragraph 7p: The board accepted the testimony provided by the applicant as satisfactorily addressing the issues of paragraph p.

18. Mr. Lechner's revised report of December 8th, 2010 was discussed and the applicant agreed to comply except as noted:

VII:

2: A waiver was deemed appropriate to grant under this paragraph.

3: To be satisfied at final.

6 (a) To be satisfied at final.

13. With respect to recreational obligations and as set

forth in the previous findings of fact the applicant and the planning board agreed that the applicant's remaining obligation after the proposed improvements to be installed is $300,000.00 to be paid in accordance with the Land Development Ordinance.

14. To be satisfied at final.

15. To be satisfied at final.

16. To be satisfied at final.

VIII:

4 (a) The applicant agrees that this is their responsibility per redevelopment agreement.

8. To be satisfied at final.

10. To be satisfied at final.

11. To be revisited at final consistent with the above factual finding.

IX:

1-b. - I-1: To be addressed at final with the applicant being unable to commit officially and the board desiring to continue to review the matter.

2-i-2-a: Applicant is unable to comply.

Further, the applicant reaffirmed that they will, at the time of final, address the bike path and trail.

19. Finally, the discussion revisited the issue of recreation obligations. "December 2" is an exhibit that was said to reflect the estimated value of improvements proposed to be installed by the applicant as well as the applicant's obligation under subdivision ordinance requirements. The proposed improvements were described as being appropriate to an age targeted development, while others that were not being provided were said to be less appropriate. The applicant concluded and the Board accepts that after factoring in all the value of all subdivision ordinance requirements being constructed and provided within the project the applicant would have an unmet obligation of $300,000.00 in improvements which obligation the applicant agreed to satisfy by payment of $300,000.00 pursuant to Township

Ordinances.

20. The issue of fire safety was again revisited. The applicant described a series of meetings with all Fire Officials and it was established that all requirements of said officials were satisfied except for the un-requited request that the applicant construct the town homes with sprinklers even though such is not presently required by law. The applicant indicated that they simply could not comply with this requirement. The Board Solicitor ruled that the board after exhausting its abilities to persuade and cajole had no authority to demand such improvements not otherwise legally required. The Board followed the Solicitor's advice and did not so require.

21. The Board Planner reviewed the following plans:

New Information

1. Bisgaier Hoff, LLC Waiver Letter dated 11/29/10.
2. Traffic Engineering Assessment as prepared by Horner & Canter Associates dated 11/17/10.
3. Supplemental Pipe Network Calculations as prepared by Land Dimensions Engineering darted 11/24/10.

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10 / 11-24-10
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	01-2007 / 11-24-10
3A	Preliminary Subdivision Plan	01-2007 / 8-31-10
3B	Preliminary Subdivision Plan	01-2007 / 11-24-10
3C	Open Space	12-2007 / 11-24-10
3D	Ownership Plan	01-27-08 / 11-24-10
4	Composite Site Plan	01-2007 / 11-24-10
4A	Site plan (Condominium)	01-2007 / 8-31-10
4B	Site Plan (Condominium)	01-2007 / 11-24-10
4C	Site plan (Town home)	01-2007 / 8-31-10
4D	Site plan (Town home)	01-2007 / 11-24-10
4E	Site plan (Age-Restricted)	01-2007 / 8-31-10
5	Composite Grading and Drainage Plan	01-2007 / 11-24-10
5A	Grading and Drainage Plan (Condominium)	01-2007 / 8-31-10
5B	Grading and Drainage Plan (Condominium)	01-2007 / 11-24-10
5C	Grading and Drainage Plan (Town home)	01-2007 / 8-31-10
5D	Grading and Drainage Plan (Town home)	01-2007 / 11-24-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 / 8-31-10
6	Composite Utility Plan	01-2007 / 11-24-10
6A	Utility Plan (Condominium)	01-2007 / 8-31-10
6B	Utility Plan (Condominium)	01-2007 / 11-24-10
6C	Utility Plan (Town home)	01-2007 / 8-31-10
6D	Utility Plan (Town home)	01-2007 / 11-24-10
6E	Utility Plan (Age-Restricted)	01-2007 / 8-31-10

7	Composite Landscape and Lighting Plan	01-2007 / 11-24-10
7A	Landscape and Lighting Plan (Condominium)	01-2007 / 8-31-10
7B	Landscape and Lighting Plan (Condominium)	01-2007 / 11-24-10
7C	Landscape and Lighting Plan (Town home)	01-2007 / 8-31-10
7D	Landscape and Lighting Plan (Town home)	01-2007 / 11-24-10
7E	Landscape and Lighting Plan (Age-Restricted)	01-2007 / 8-31-10
7F	Blenheim Erial Streetscaping Plan	01-2007 / 01-27-08
7G	Route 168 Streetscape Plan	01-2007 / 8-31-10
8	Composite Soil Erosion Control and Sediment Control Plan	01-2007 / 11-24-10
8A	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 / 8-31-10
8B	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 / 11-24-10
8C	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 / 8-31-10
8D	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 / 11-24-10
8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 / 8-31-10
9	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 4-30-10
10A	Construction Details	01-2007 / 8-31-10
10B	Construction Details	01-2007 / 8-31-10
10C	Construction Details	01-2007 / 8-31-10
10D	Construction Details	01-2007 / 8-31-10
10E	Construction Details	01-2007 / 11-24-10
10F	Construction Details	01-2007 / 11-24-10
11A	Profiles (Town home)	01-2007 / 11-24-10
11B	Profiles (Town home)	01-2007 / 11-24-10
11C	Profiles (Town home)	01-2007 / 11-24-10
11D	Profiles (Town home)	01-2007 / 11-24-10
12	Phasing Plan	01-2007 / 11-24-10
13A	Fire Truck Maneuvering Plan	01-2007 / 11-24-10
13B	Trash Truck Maneuvering Plan	01-2007 / 4-30-10

Previous Preliminary Information

4. Bisgaier Hoff, LLC Transmittal Letter dated May 13, 2010.
5. Land Development Application Form (Amended).
6. NJDEP Letter of Interpretation/Line Verification, File No.: 0414-04-0001.1-FW040001 dated 8/17/04.
7. Itemized List of Enumerated Items of Settlement Agreement.
8. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2007, last revised May 04, 2010.
9. Keystone Retaining Wall Systems Specifications.
10. Engineering plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10
2	Plan of Survey	02-09-06 / 12-13-04

3	Composite Subdivision Plan	01-2007 / 4-30-10
3A	Preliminary Subdivision Plan	01-2007 / 4-30-10
3B	Preliminary Subdivision Plan	01-2007 / 4-30-10
3C	Open Space	12-2007
3D	Ownership Plan	01-27-08 / 4-30-10
10	Composite Site Plan	01-2007 / 4-30-10
4A	Site plan (Condominium)	01-2007 / 4-30-10
4B	Site Plan (Condominium)	01-2007 / 4-30-10
4C	Site plan (Town home)	01-2007 / 4-30-10
4D	Site plan (Town home)	01-2007 / 4-30-10
4E	Site plan (Age-Restricted)	01-2007 / 4-30-10
11	Composite Grading and Drainage Plan	01-2007 / 4-30-10
5A	Grading and Drainage Plan (Condominium)	01-2007 / 4-30-10
5B	Grading and Drainage Plan (Condominium)	01-2007 / 4-30-10
5C	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5D	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 / 4-30-10
12	Composite Utility Plan	01-2007 / 4-30-10
6A	Utility Plan (Condominium)	01-2007 / 4-30-10
6B	Utility Plan (Condominium)	01-2007 / 4-30-10
6C	Utility Plan (Town home)	01-2007 / 4-30-10
6D	Utility Plan (Town home)	01-2007 / 4-30-10
6E	Utility Plan (Age-Restricted)	01-2007 / 4-30-10
13	Composite Landscape and Lighting Plan	01-2007 / 4-30-10
7A	Landscape and Lighting Plan (Condominium)	01-2007 / 4-30-10
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7F	Blenheim Erial Streetscaping Plan	01-2007 / 4-30-10
7G	Route 168 Streetscape Plan	01-2007 / 4-30-10
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8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 / 4-30-10
15	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 4-30-10
10A	Construction Details	01-2007 / 4-30-10
10B	Construction Details	01-2007 / 4-30-10
10C	Construction Details	01-2007 / 4-30-10
10D	Construction Details	01-2007 / 4-30-10

10E	Construction Details	01-2007 / 4-30-10
10F	Construction Details	01-2007
11A	Profiles (Town home)	01-2007 / 4-30-10
11B	Profiles (Town home)	01-2007 / 4-30-10
11C	Profiles (Town home)	01-2007 / 4-30-10
11D	Profiles (Town home)	01-2007 /4-30-10
12	Phasing Plan 01-2007 /4-30-10	
13A	Fire Truck Maneuvering Plan	01-2007 /4-30-10
13B	Trash Truck Maneuvering Plan	01-2007 /4-30-10
N.J.-1	Black Horse Pike – NJSR 168 (Profile)	01-2007
N.J.-2	Black Horse Pike – NJSR 168 (Profile)	01-2007
C.C.-1	Erial New Brooklyn Rd. – CC 706	01-2007
C.C.-2	Erial New Brooklyn Rd. – CC 706	01-2007
C.C.-3	Erial New Brooklyn Rd. – CC 706	01-2007

11. Traffic Impact Study, as prepared by Horner &Canter Associates dated 10/08/07.
12. Horner &Canter Associates Response Letter dated 7/12/07.
13. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07, last revised 10/04/07.
14. Fiscal report, as prepared by Land Dimensions Engineering dated 4/12/07.
15. Land Development Application Form with Development Schedule and checklist dated 5/08/07.
16. Affidavit of Ownership dated 4/27/07.
17. Redevelopment Agreement for Mingus Run Redevelopment Zone, Hill Creek, LLC, t/a South Wind Development (Redeveloper) executed April 23, 2007.
18. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 3/12/07.
19. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07.
20. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 3/19/07.
21. Traffic Impact Study, as prepared by Horner &Canter Associates dated 12/21/05.
22. Horner &Canter Associates Traffic Study Letter dated 5/23/07.
23. Hydrological Report, as prepared by Land Dimensions Engineering dated 02/19/07.
24. Phase I Environmental Site Assessment (ESA) Report, as prepared Powell-Harpstead, Inc. dated 02/07/05.
25. Phase II Limited Site Investigation,
26. Roadway Improvement Plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
CC-1	Camden County Route #706	02-20-07
CC-2	Camden County Route #706	02-20-07

CC-3	Camden County Route #706	02-20-07
NJ-1	New Jersey Route #168	02-20-07
NJ-2	New Jersey Route #168	02-20-07

27. Engineering composite plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	02-20-07
2	Topographic and Boundary Survey	02-09-04 / 12-13-04
3	Composite Subdivision Plan	3-22-05
4	Composite Site Plan	3-22-05
5	Composite Grading Plan	3-22-05
6	Composite Utility Plan	3-22-05
7	Composite Landscaping and Lighting Plan	3-22-05
8	Composite Soil Erosion Plan	3-22-05

21. The Board Engineer reviewed the following plans:

1. Plans entitled, "Preliminary Site Plan for Southwind Development, Block 10801, Lots 6, 10; Block 10899, Lots 1-3, Gloucester Township, Camden County, New Jersey", consisting of fifty-six (56) sheets, last revised November 24, 2010, as prepared by Land Dimensions Engineering.

2. Hydrological Report, dated January 7, 2007, last revised August 31, 2010, as prepared by Land Dimensions Engineering with Supplemental Pipe Network Calculations dated November 24, 2010.

3. Stormwater Management Maintenance Plan dated April 2007 and last revised August 31, 2010 as prepared by Land Dimensions Engineering.

Traffic Impact Study; dated December 21, 2005, Traffic Engineering Study Addendum, dated October 8, 2007 and Traffic Engineering Assessment dated November 17, 2010, as prepared by Horner & Canter Associates.

22 The applicant will comply with the Fire Marshall's report dated December 14, 2010, with the following exceptions: 9i) as noted above, the townhouse buildings within the project will not be sprinkled; (ii) the roadway widths shall be as per the plans submitted.

23. The applicant will comply with the Traffic Commander's report dated July 29, 2010.

24. The applicant will comply with the report of the Construction Official dated June 16, 2010.

25. The applicant will comply with the Building Subcode Official's report of June 16, 2010.

26. The applicant will comply with the Tax Assessor's report of May 25, 2010.

27. The applicant will comply with the Gloucester Township Municipal Utilities Authority report of June 2, 2010.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for preliminary subdivision and site plan with waivers and de minimus exceptions has substantial merit and should be approved subject, however, to the following conditions:

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer`s report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner`s report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Mercado	X	
Mr. Moffa		

Mrs. Washington
Mr. Pillo
Chairman Kricun

XX

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

ANDREW KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 24th day of May 2011

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING EXTENSION OF MAJOR SITE PLAN APPROVAL FOR CROSSROADS VILLAGE, LLC APPLICATION NO.: 171031RENTITY

WHEREAS, on June 12, 2018, consideration was given to the application of CrossRoads Village, LLC (hereinafter "Applicant") for the property located at 553-557 N. Blackhorse Pike, identified on the Tax Map for the Township of Gloucester as Block 10801, Lot 10 and Block 10899, Lots 1-3 (hereinafter "Property"), for an extension of major site plan approval and protection in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicant proposes to develop in accordance with existing approvals and an existing Redevelopment Agreement, and seeks a one-year extension of its prior approval and protection pursuant to the Municipal Land Use Law ("MLUL"), N.J.S.A. 40A:55D-1 et seq.; and

WHEREAS, Robert Mintz, Esq., appeared on behalf of the Applicant; introduced the Application and identified the location of the Property and the requested relief; Mr. Mintz further explained the history of the Applicant's approvals, proposed minor changes to the plans, and the Applicant's appearance before the Township's Redevelopment Entity for amended preliminary and final site plan approval; and

WHEREAS, the Board Engineer, Steven M. Bach, PE, RA, PP, CME, indicated he had no objection to the Applicant's request for an extension of approval and protection; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, indicated he had no objection to the Applicant's request for an extension of approval and protection; confirmed that the Applicant has appeared before the Township Council in its capacity as the Township's Redevelopment Entity; that the Applicant is moving forward diligently to develop the Property and has otherwise satisfied the standards and criteria prescribed for major site plan approval; and

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

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

1. The Applicant is CrossRoads Village, LLC. The Property is located at 553-557 N. Blackhorse Pike, identified on the Tax Map for the Township of Gloucester as Block 10801, Lot 10 and Block 10899, Lots 1-3. The Property is located in the BW-RD Zoning District.

2. To the extent required, public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

3. Requested Relief: the Applicant requests an extension of major site plan approval. The Applicant has submitted to the Township's Redevelopment Entity for Amended Preliminary and Final Major Site Plan Approval, but seeks an extension of its original approval while working on the amended approval.

4. The Board Planner, Kenneth D. Lechner, PP, AICP, and Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, indicated they agree the Applicant has been moving forward diligently to develop the Property in accordance with prior approvals and that they have no objection to granting the requested extension of approval and protection.

5. The Board finds and concludes that the Applicant has followed the standards prescribed for final approval and is entitled to a final one-year extension of approval and extension pursuant to N.J.S.A. 40:55D-52(a).

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the specific and standard conditions stated herein and on the record; and

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

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Costa	X	
Mr. Hutchinson	X	
Mr. Dintino	X	
Mr. Thomas	X	
Ms. Bradley	X	
Ms. Rossi	X	

IT IS FURTHER RESOLVED, the above relief is subject to the following standard conditions:

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially

misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.

3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.

4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.

5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer, and Planner.

7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.

8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.

9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.

10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

BRIAN REAGAN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 10th day of July 2018 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 12th day of June 2018.

KENNETH LECHNER, SECRETARY

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD:

SCOTT OWENS, CHAIRMAN

CERTIFICATION

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

KENNETH LECHNER, SECRETARY

R-18:06-200

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AMENDING RESOLUTION R-07:03-080 NAMING A REDEVELOPER FOR THE MINGUS RUN REDEVELOPMENT ZONE AREA AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT AGREEMENT (MEMORANDUM OF AGREEMENT) WITH SOUTH WINDS AT GLOUCESTER LLC

WHEREAS, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did previously direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area in need of redevelopment in accordance with the Redevelopment and Housing Law of the State of New Jersey; and

WHEREAS, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment, and

WHEREAS, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and in accordance with the provisions of the Local redevelopment and Housing Law of the State of New Jersey, did designate itself as the Redevelopment Entity, and

WHEREAS, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity, to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

WHEREAS, Hill Creek LLC did previously submit a proposal for designation as Redeveloper for the Redevelopment Area, and was designated as Redeveloper for the Mingus Run Redevelopment Zone area; and

WHEREAS, the Southwinds at Gloucester LLC is the successor intended developer for the project and desires the Township Council to amend their authorizing resolution to name Southwinds at Gloucester LLC for the development project; and

WHEREAS, the Redeveloper does agree to redevelop parcels within the Mingus Run Redevelopment Zone area as indicated.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester as follows,

1. Southwinds at Gloucester LLC is hereby designated Redeveloper for the area known and described as Mingus Run Redevelopment Zone area, all within the designated Redevelopment Area.

2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement with Southwinds at Gloucester LLC, for the planning, construction, development or the undertaking of the project

ADOPTED: June 25, 2018

PRESIENT OF COUNCIL

ATTEST:

MUNCIPAL CLERK, RMC

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camden county

Making It Better, Together.

Applicant's Name: SOUTHWINDS AT GLOUCESTER LLC

Project Name: _____ Municipality: Gloucester Township

Project Address: 553-555 N. Black Horse Pike/86 Erial Road Plate: ____ Block: 10801, 10899 Lot: 10, 1, 2 and 3

Type of Plan

( ) Minor Subdivision (3 lots or less) (X) Major Subdivision (4 lots or more) (X) Site Plan

Subdivision Fees

( ) Minor Review Fee ($200.00) ..... $ _____

(X) Major Review Fee ($500.00) ..... $ 500.00

Site Plan Fees

( ) Design Review Fee ($500.00) ..... $ _____

(X) Total Parking Spaces ($8.00/Space) ..... 489 (Access County Road) ..... $ 3,912

(X) Dwelling Units ($16.00/Unit) ..... 221 (Access County Road) ..... $ 3,536

( ) Dedication, Easement, Deed, Etc. Review Fee ($150.00) ..... $ _____

( ) Inspection Fee ($200.00) ..... $ _____

Additional Other Fees

(X) Preliminary Fee ($200.00)... If not a revision ..... $ N/A

( ) Concept Drawing Review Fee ($200.00) ..... $ _____

( ) Request for Waiver Review or Letter of No Impact ($200.00) ..... $ _____

(X) Revisions ($200.00) ..... $ 200.00

( ) Signing of Filing Plats ($150.00) ..... $ _____

SOUTHWINDS AT GLOUCESTER LLC

Total $ 8,148

X _____ *Signature of Agent or Applicant* Jeremy Teicher

X 5/31/18 *Date*

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Southwinds at Gloucester LLC (formerly Southwinds Development LLC)

Project Address (if applicable) & Municipality: 553-555 N. Black Horse Pike/86 Erial Road

Abuts County Road: Erial Road County Route No.: 706

Type of Submission (please check one):

- ◯ New Site Plan - Amended
- ◯ New Minor Subdivision
- ◯ New Major Subdivision
- ◯ Request for Letter of No Impact or Waiver Review
- ⓧ Revision to Prior Site Plan
  - Original Site Plan Application No.: _____ Date Originally Approved: _____
- ⓧ Resubmission of Major Subdivision
  - Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): _____

Block(s): 10801 10899

Lot(s): 10 1, 2 and 3

Existing Zoning: M-RD

Variance(s) Required: Bulk C

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: http://www.camdencounty.com/government/offices-departments/planning-division . If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: Southwinds at Gloucester LLC Phone: 201-408-5546 Fax: 201-308-5535

Address: 15 Engle Street, Suite 104 Town & State: Englewood, New Jersey

Email: _____ Zip.: 07631

Attorney: Robert D. Mintz - Freeman & Mintz, PA Phone: 856-795-1234 Fax: 856-795-4620

Address: 34 Tanner Street Town & State: Haddonfield, New Jersey

Email: bob@freemanandmintzpa.com Zip.: 08033

Lawrence DiVietro and Andrew Hogg

Engineer: Land Dimensions Engineering Phone: 856-307-7800 Fax: 856-307-7805

Address: 3 East High Street Town & State: Glassboro, New Jersey

Email: larry@landdimensions.com Zip.: 08028

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
Ⓧ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	◯ Storage/ Warehouse
Ⓧ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ Other: _____

Project Description & Statistics:

Short Description of Project: 478 residential unit development plus Lot 10, of which 220 are multi-family and 158 townhomes; Lot 10 containing 100 additional apartment units.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: _____

Total New Residential Units: 378 + Lot 10 containing 100 additional apartment units.

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? ~~YES~~ / NO

Will new lots be created? YES / ~~NO~~ How Many New Lots? 160 +

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: SOUTHWINDS AT GLOUCESTER LLC

Signature of Applicant: Jeremy Teicher Date: 5/30/18

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:	***Stamp Date Received Below***
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: ***APPLICATION #181023IRDPFSa Escrow #12398***
Dave & Buster's, Inc.
Block 13105, Lot 1

DATE: August 23, 2018

The Applicant requests amended preliminary and final major site plan approval in conjunction with an approved Redevelopment Agreement to allow a 40,489 sf Dave & Buster's Restaurant with Indoor Amusement Park as an accessory use within the IR – Interchange Redevelopment District. The project is located at the northeast corner of College Drive and Premium Outlets Way.

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

Applicant:	Dave & Buster's, Inc., Attn: Lisa Warren, VP Development, 2481 Manana Drive, Dallas, TX 75220 (telephone #973-904-2259).
Owner:	Simon/PREIT Gloucester Development, LLC, P.O. Box 6120, Indianapolis, IN 46206.
Engineer:	Brian M. Conlon, PE, Langan, 1818 Market Street, Suite 3300, Philadelphia, PA 19103 (telephone #215-845-8900).
Landscape Architect:	Jayne O. Spector, LA, Langan, 1818 Market Street, Suite 3300, Philadelphia, PA 19103 (telephone #215-864-0640).
Attorney:	Louis L. D'Arminio, Esq., Price, Meese, Shulman & D'Arminio, P. C., 50 Tice Boulevard, Suite 380, Woodcliff Lake, NJ 07677 (telephone #201-391-3737).

I. INFORMATION SUBMITTED

1. Price, Meese, Shulman & D'Arminio, P. C. Transmittal Letter dated 6/20/18.
2. Land Development Application Form and checklist dated 7/25/18.
3. Interim Redevelopment Agreement – Redeveloper: Gloucester 42 Associates, signed 8/23/11.
4. Redevelopment Agreement (Draft) – Redeveloper: Dave & Buster's, Inc.
5. Architectural Renderings (Color – Ledger Size).
6. Architectural Renderings (Color – Large Format), as prepared by Aria Group dated 6/14/18.
7. Recycling Report, as prepared by Langan dated 6/08/18.
8. Traffic Statement, as prepared by Langan dated 6/15/18.
9. Stormwater Management Summary, as prepared by Langan Engineering & Environmental Services dated 6/13/18.

10. Engineering plans, as prepared by Langan consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	6-13-18
2	Tax Map, Zoning Map & Adjacent Property Owners List	6-13-18
3	ALTA/NSPS Title Survey	6-03-18
4	Master Site Plan	6-13-18
5	Site Plan	6-13-18
6	Vehicle Circulation and Pavement Plan	6-13-18
7	Site Construction Details	6-13-18
8	Grading & Drainage Plan	6-13-18
9	Storm Sewer Profiles	6-13-18
10	Drainage Notes & Details	6-13-18
11	Soil Erosion & Sediment Control Plan – Stage I	6-13-18
12	Soil Erosion & Sediment Control Plan – Stage II	6-13-18
13	Soil Erosion & Sediment Control Notes and Details	6-13-18
14	Utility Plan	6-13-18
15	Utility Profiles	6-13-18
16	Utility Notes & Details	6-13-18
17	Planting Plan	6-13-18
18	Planting Notes and Details	6-13-18
19	Lighting Plan	6-13-18
20	Lighting Notes and Details	6-13-18

II. REDEVELOPMENT PLAN COMMENTS

The following information in italics *"THUS"* applies to the Interchange Redevelopment Plan and Planning Analysis as provided for the previously approved preliminary approval under application #131009RDPFS, Simon Management Associates, II, LLC and is provided for informational purposes.

PLEASE NOTE: comments applicable to the instant application are "THUS" and recommendations for additional testimony and/or plan revisions are underlined, "THUS."

§2.0, Goals and Objectives

1. *Professional testimony was provided on how the proposed redevelopment project addresses Goal #1, which requires redevelopment that complements and integrates with the new Route 42 and College Drive Interchange as per §2.0(1).*
2. *Professional testimony was provided on how the proposed redevelopment project addresses Goal #2, which provides direction that projects complement existing community assets, multi-modal transportation solutions, and walkable neighborhoods as per §2.0(2).*
    a. *As recommended provisions for a bike lane and concrete sidewalks were addressed satisfying two redevelopment plan objectives, namely, multi-modal transportation solutions and walkable neighborhoods.*
3. *The Planning Analysis addressed Goal #3, which requires redevelopment projects to be architecturally pleasing and contributing to a community's sense of place as per §2.0(3).*
    a. *The plan was revised to provide* HADCO ornamental Lights *at the following locations as features to enhance the aesthetics and improve vistas*
        i. *Black Horse Pike*
            1. *Sixteen (16) HADCO ornamental Lights 100' on-center.*

ii. College Drive

1. Seven (7) HADCO ornamental Lights 100' on-center.

iii. Pedestrian Sidewalk Link from the Black Horse Pike.

1. One (1) HADCO ornamental Light on the curve.

iv. Gloucester Premium Outlets Entrances.

1. Two (2) HADCO ornamental Lights on each side.

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b. It's recommended the plans for the instant application be revised to provide HADCO Ornamental Lights at the following locations:

i. Entrances to Dave & Buster's.

1. On each side of each entrance.

ii. College Drive.

1. Northeast corner of College Drive and Premium Outlets Way.

2. College Drive – 100-foot on-center.

a. The purpose of this requirement is to complement the existing ornamental lights at the entrances to Gloucester Premium Outlets and College Drive and to contribute to the community's and the redevelopment area's sense of place.

i. The Lighting Plan, Sheet LL-101 and LL-501 must be revised to provide the location, detail, and specifications for the required "S5" light pole, which should be the PSE &G Signature Series Colgate I Light Fixture and Pole for Luminaire A including the "GT" logo, banner posts and an electrical outlet.

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c. As recommended the plan was revised to clarify site clearing limits to provide additional site clearing of insignificant plant growth, grading, and landscaping of same to contribute to the Township's sense of place.

i. The plan was also revised to provide additional landscaping comprising a mixture of shrubs, ornamental trees, evergreen trees, perennial flowers, grasses, etc. along the Black Horse Pike and college Drive.

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d. It's recommended the plan be revised to provide additional site clearing along College Drive, grading, and landscaping to contribute to the Township's sense of place and complement existing landscaping patterns along College Drive provided at the Gloucester Premium Outlets.

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4. *The Planning Analysis addressed Goal #4, which requires redevelopment projects provide a variety of land uses and consistency with the Township's Master Plan as per §2.0(4).*

5. *The Planning Analysis addressed Goal #5, which requires redevelopment projects to provide opportunities that improve the physical and functional layout of the redevelopment area to promote social and economic development as per §2.0(5).*
6. *The Applicant provided professional testimony on how the proposed redevelopment project addresses Goal #6, which requires flexibility in the traffic design to accommodate future land uses as per 2.0(6).*
7. *The Planning Analysis addresses Goal #7, which requires redevelopment projects preserve and protect wetlands and other environmentally sensitive areas as per §2.0(7).*
8. *The Planning Analysis addresses Goal #8, which requires redevelopment projects generate revenue for the Township as per §2.0(8).*
9. *The Planning Analysis addresses Goal #9, which requires redevelopment activities be in the best interest of public health, safety, and welfare as per §2.0(9).*

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§3.1, IR – Interchange Redevelopment Plan

10. The subject parcel is located within the IR – Interchange Redevelopment District as per §3.1, Interchange Redevelopment District (IR).
    a. Restaurants and other eating establishments is a permitted use within the Interchange Redevelopment Plan [§3.1.C(2)(b)].
    b. Bars, Taverns, and nightclubs is a permitted use within the Interchange Redevelopment Plan [§3.1.C(2)(f)].
    c. Planned Commercial Development is also a permitted use within the Interchange Redevelopment Plan [§3.1.C(4)(b)].
    d. Recognized Amusement Park as defined by Township Code Chapter 27, titled "Amusement Devices, Coin Operated" within a restaurant or other establishment is a permitted accessory use within the Interchange Redevelopment Plan [§3.1.G(16)].

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§3.1.K, Parking Standards

11. <u>The Applicant must provide professional testimony to satisfaction of the Planning Board addressing the adequacy of the proposed number of parking spaces to meet the expected demand of the proposed Dave & Buster's as per §3.1.K, Parking Standards</u>.
    a. The Planning Board is advised the Interchange Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and design considerations current to the time period and land uses.
        i. However, the Planning Board should note the Gloucester Township Land Development Ordinance would require at least 243 parking spaces (6 spaces per/1,000 sf); the instant application provides 435 parking spaces.

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§3.1.N, Additional Requirements

12. The application proposes public water and sanitary sewerage facilities to be provided as per §3.1.N(1).

13. The Applicant provided professional testimony to satisfaction of the Redevelopment Entity addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §3.1.N(2).
14. Sheets 17 and 18 are signed and sealed by a NJ Licensed Landscape Architect as per §3.1.N(3).

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15. It's recommended the plans be revised to provide additional landscaping comprising a mixture of shrubs, ornamental trees, evergreen trees, perennial flowers, grasses, etc. along College Drive to enhance the aesthetics of the development and the vistas and viewsheds of the Interchange Redevelopment Area and the Township as per §3.1.N(4).
16. The Applicant must provide professional testimony to satisfaction of the Planning Board that the proposed retaining wall and guide rail comply with §425, Fences, Hedges, Walls of the Gloucester Township Land Development Ordinance as per §3.1.N(6).
    a. At a minimum the applicant should address the following:
        i. Sight lines as per §425.D, Clear Sight Distance.
        ii. Materials, finishes, and drainage as per §425.F, Finished Side.
        iii. As an attribute to landscaping as per §425.L, Landscape Plan.
    b. The plan must be revised to provide details of the proposed retaining wall and guide rail.

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17. *The Applicant provided professional testimony to the satisfaction of the Redevelopment Entity that the proposed signs are suitably sized and designed for the proposed development and consistent with Section 2, Goals and Objectives of the Interchange Redevelopment Plan as per §3.1.N(7).*

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18. It's recommended consideration be given to the ability to provide a pedestrian walkway of appropriate width for the center parking area that comprises 243 parking spaces as per §3.1N(8).
19. The Applicant must professional testimony addressing the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §3.1.N(9).
    a. The applicant proposes 30-foot high light standards with a single and double "Gleon Galleon LED" lights for the parking area, which requires a performance and design waiver from §508, Lighting of the Gloucester Township Land Development Ordinance.
        i. The maximum lighting height is 25 feet.
    b. The Applicant proposes an average illumination of 1.7 foot-candles.
        i. The maximum average illumination is 2.0 foot-candles.
    c. It's recommended in addition to the proposed lighting for the parking areas the plans be revised to provide the HADCO ornamental lights at the following locations:
        i. Entrances to Dave & Buster's.
            1. On each side of each entrance.

ii. College Drive.

1. Northeast corner of College Drive and Premium Outlets way.
2. College Drive – 100-foot on-center.

---

20. *The Applicant provided professional testimony to the Redevelopment Entity addressing the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §3.1.N(10).*

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist.

It's not recommend to waive underlined items

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. Application #131009RDPFS, Simon Management Associates, II, LLC previously provided an Environmental Impact Statement, as prepared by Langan. dated 4/24/13, which indicated the absence of freshwater wetlands on the subject property.
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
    a. The Interchange Redevelopment Plan does not have specific requirements for the number and size of free-standing and facade signs.
        i. The plans shall be revised to incorporate the proposed facade and monument signage considered by the Redevelopment Entity.
3. 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.

IV. WAIVER COMMENTS

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
    a. The Applicant previously provided an Environmental Impact Statement, as prepared by Langan. dated 4/24/13.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
    a. The Applicant previously provided a Traffic Impact Statement, as prepared by Langan dated 4/24/13.

V. VARIANCE COMMENTS

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

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

VI. SITE PLAN DESIGN REVIEW COMMENTS

1. It's recommended the plans be revised to include additional lighting within the subject parcel as a landscape feature providing a streetscape that is architecturally pleasing and contributes to the Township's sense of place (Goal #3) by utilizing the HADCO, PSE&G Colgate I with Signature globe incorporating the "GT" brand and including banner posts and an electrical outlet at the following locations as per §508.D, Lighting:
    a. Entrances to Dave & Buster's.
        i. On each side of each entrance.
    b. College Drive.
        i. Northeast corner of College Drive and Premium Outlets way.
        ii. College Drive – 100-foot on-center.
2. It's recommended consideration be given to revising the plans to provide a pedestrian walkway within the center parking area as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping consistent with Goal #2 of the Interchange Redevelopment Plan and as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above.

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review my concerns, please contact my office at (856) 374-3511.

cc: Dave & Buster's Inc.
Louis L. D'Arminio, Esq.
Brian M. Conlon, PE
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

August 24, 2018

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

Attn: Ken Lechner, Community Development Director

Re: Dave & Buster's at the Gloucester Premium Outlets
Dave & Buster's, Inc.
400-600 Premium Outlets Drive
Block 13105, Lot 1
Review No. 1
Bach Project No. GTPB-2018-07

Dear Mr. Lechner:

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

- Cover letter from Price, Meese, Shulman & D'Arminio, dated June 20, 2018 (received by Gloucester Township Planning Board on July 25, 2018).
- Township of Gloucester Land Development Application, dated July 25, 2018.
- Township of Gloucester Land Development Submission Checklist, dated July 25, 20168
- Architectural Plans (set of 8 sheets) entitled "Dave & Buster's, Gloucester, NJ, Interior Design Presentation", prepared by Aria Group, dated June 14, 2018.
- Traffic Statement for Final Site Plan Application, Dave & Buster's at The Gloucester Premium Outlets, Block 13106, Lot 1, Gloucester Township, Camden County, New Jersey, prepared by Langan Engineering, dated June 15, 2018, no revision.
- Stormwater Management Summary, Dave and Buster's at Gloucester Premium Outlets, Amended Preliminary and Final Major Site Plan for Dave and Buster's, prepared by Langan Engineering, dated June 13, 2018, no revision.
- Drawings entitled "Amended Preliminary and Final Major Site Plan for Dave & Buster's at The Gloucester Premium Outlets, Gloucester Township, Camden County, New Jersey", prepared by Langan Engineering:

Sheet	Title	Date/Last Revision
GI-001	Cover Sheet	June 13, 2018, none
GI-101	Tax Map, Zoning Map & Adj. Owners List	June 13, 2018, none
VL-101	Boundary & Topographic Survey	May 10, 2018, none
CS-100	Master Site Plan	June 13, 2016, none
CS-101	Site Plan	June 13, 2016, none
CS-301	Truck Circulation & Pavement Plan	June 13, 2016, none
CS-501	Site Construction Details	June 13, 2016, none
CG-101	Grading & Drainage Plan	June 13, 2016, none
CG-201	Storm Sewer Profiles	June 13, 2016, none
CG-501	Drainage Notes & Details	June 13, 2016, none
CE-101	Soil Erosion & Sediment Control Plan –Stage 1	June 13, 2016, none
CE-102	Soil Erosion & Sediment Control Plan –Stage 2	June 13, 2016, none
CE-501	SESC Notes and Details	June 13, 2016, none
CU-101	Utility Plan	June 13, 2016, none
CU-201	Utility Profiles	June 13, 2016, none
CU-501	Utility Notes & Details	June 13, 2016, none
LP-101	Planting Plan	June 13, 2016, none
LP-501	Planting Notes and Details	June 13, 2016, none
LL-101	Lighting Plan	June 13, 2016, none
LL-501	Lighting Notes and Details	June 13, 2016, none

SITE INFORMATION:

Applicant: Dave & Buster's, Inc.
2481 Manana Drive
Suite 250
Dallas, Texas 75220
Attn: Lisa Warren, VP Development
973-904-2259
Lisa_Warren@daveand busters.com

Owner: Simon/Preit Gloucester Development, LLC
PR Gloucester, LLC
C/O Simon Premium Outlets
60 Columbia Road, Building B, 3rd Floor
Morristown, NJ 07960
973-228-6111
973-683-1359 (fax)

PROJECT SUMMARY:

This application is for the construction of a 40,489 SF Dave & Buster's Indoor Game Center and associated site improvements on a previously approved out parcel of the Gloucester Premium Outlets Shopping Center. The project site is surrounded by New Jersey State Highway Route 42, Cooper Boulevard (a.k.a. Premium Outlets Way - County Route 762) and College Drive (County Route 673) in the Township's Interchange Redevelopment (IR) District. The applicant is seeking amended preliminary and final major site plan approval.

WAIVERS:

The following waivers were previously granted for Lot 1, Block 13106:

1. §506.A-7 Grades shall not be changed within 5 feet of the boundary with an adjacent property.

2. §508.F-2 The maximum average lamination shall not exceed 2.0 foot-candles. A foot-candle average of 2.8 was permitted.

3. §508.F-3 Luminaires shall be installed on 30 foot poles. Poles with a 40 foot mounting height were permitted.

4. §509.D-3 Loading Areas are not to be used for the storage of refuse, recyclable material, or inventory unless approved by the appropriate Township authority.

5. §509.D-3 Sidewalk and curb shall be provided on both sides of a street. Curb is proposed along the entire frontage. However sidewalk is permitted to connect to the existing intersection and not the entirety of the property.

GENERAL:

1. The previously approved preliminary major site plans proposed a total building square footage of 20,330 sf. The applicant is proposing to double the square footage of the building to 40,489 sf.

2. The previously approved preliminary major site plans proposed 360 parking spaces for Lot 1. The applicant is proposing to increase the parking spaces by 75 for a total parking of 435 spaces.

3. The previously approved preliminary major site plans proposed an impervious cover of 64.8%. The applicant is proposing to increase the impervious cover by 14.9% for a total impervious cover of 79.7%.

4. The previously approved preliminary major site plans provided a 25' buffer along the Route 42 highway. The applicant is proposing to eliminate the prosed buffer and proposes to construct a retaining wall 2.4' from the Route 42 right of way.

5. The applicant shall provide our office with floor plans of the proposed building.

PARKING / SITE PLAN:

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.

2. The applicant is proposing two (2) temporary loading areas within the drive aisles surrounding the building. Off-street loading areas shall abut the buildings being served per §509.C(8). The applicant shall provide testimony regarding requirements and timing for truck shipments to the site.

3. Parking is proposed within appears to be a sight triangle but is referred to a county access easement on the plans. The parking shall be relocated out of the easement area.

4. The proposed trash enclosure is located on the easterly side of the proposed building adjacent to a 24' wide drive aisle. A trash truck turning template shall be provided on the Vehicle Circulation Plan. The applicant shall provide testimony regarding the procedure for trash collection.

5. Dimensions shall be provided from the proposed training wall to the closest property line at every change in direction.

6. The applicant shall revise the Vehicle Circulation Plan to illustrate that the proposed truck can egress the site in one motion from the westerly drive adjacent to the building.

7. Our office recommends painted traffic arrows in all drive aisles.

8. The plans are subject to the review and approval of the Fire Marshal.

PERFORMANCE STANDARDS (ARTICLE V):

A. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands.

2. The width of all sidewalk surrounding the building shall be indicated on the plans.

3. The striped island prosed in the center of the parking lot shall be curbed. Parking spaces may need to be eliminated in this area to provide accessibility for any proposed truck traffic. The island shall be reconfigured as necessary to accommodate truck turning movements.

4. The reverse curb in the southeasterly corner of the building shall be revised to provide better accessibility for any proposed truck traffic accessing the rear of the building.

5. Dimensions shall be provided from the proposed building to the face of all adjacent curb.

6. The plans shall provide dimensions from the face of curb to the closest property line for all proposed curb.

B. Stormwater Management (Section 517)

1. Our office has reviewed the Stormwater Memorandum prepared by Langan, dated June 13, 2018 and find it consistent with the previously approved stormwater report for the Gloucester Premium Outlets. The Stormwater Memorandum, however, shall be supplemented with storm pipe calculations for review by our office.

C. Utilities (Section 518)

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. The applicant shall provide a Will Serve letter from South Jersey Gas.

3. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. The GTMUA will require a Form F application. Once approved, a Form F approving resolution shall be provided to our office.

4. The applicant shall provide a Will Serve letter from Atlantic City Electric.

5. All electric, telephone, television and other communication service facilities, both

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

D. Grading (Section 506)

1. The Grading & Drainage Plans shall provide top of curb and bottom of curb elevations at all curb intersections and for all PC's and PT's of all curb of curbed islands.

2. The parking lot grading adjacent to NJ Route 42 Southbound in the area of the proposed inlet exceeds a 3:1 slope and shall be revised.

3. The applicant is proposing a retaining wall in excess of seven (7') feet around the perimeter of the proposed building. Structural calculations shall be provided for the entirety of the wall and shall be a condition of any final approvals.

4. The proposed guiderail adjacent to Robert Kelly Boulevard shall be relocated to the southerly side of the proposed retaining wall, adjacent to the proposed curbline.

5. Additional top of curb and bottom of curb elevations shall be provided at the southerly most parking area.

6. Spot elevation shall be added at all four (4) corners of the handicap parking area.

7. The proposed contours adjacent to NJSH Route 42 shall be labeled.

E. Lighting (Section 508)

1. Our office defers technical review of site lighting to the Township Planner.

F. Traffic Statement (Section 815)

1. The previously approved Gloucester Premium Outlets Major Site Plans provided one (1) ingress/egress from Premium Outlets Way (County Route 762) to Lot 1. The current site plans revised for Dave and Buster's have added an additional ingress/egress from Premium Outlets Way to the main entrance drive in the front of the proposed building.

2. The parking for the proposed Dave and Buster's has been increased by 75 spaces from the approved plan set for the Gloucester Premium Outlets. The proposed parking required for the use is 220 spaces. The proposed plans exceed the required parking for the site by 215 parking spaces for a total parking count of 435 spaces.

3. A stop bar and stop sign shall be added to the northbound drive aisle (truck route) closest to and parallel with Route 42 as it approaches the proposed building.

4. The concrete island on the easterly side of the proposed handicap parking spaces shall be enlarged to extend to the end of the four (4) parking spaces adjacent to the parking. A stop sign (R1-1) shall be added in the island and a stop bar adjacent to the sign.

5. Our office finds the Traffic Statement supplied is consistent with the original Traffic Impact Statement (TIS) approved with the original application for the Gloucester Premium Outlets with the exception of the variation of trip generation basis between the original approval (20,330 sf restaurant) and this application (569 seat restaurant). The applicant shall provide justification for using number of seats for trip generation for this application as opposed to square footage as previously utilized.

G. Environmental Impact Statement (Section 816)

1. An Environmental Impact Statement was previously reviewed and approved as part of the Gloucester Premium Outlets Preliminary and Final Major Site Plan review.

H. Construction Details

1. Details of the proposed retaining wall shall be shown on the plans.

2. The Handicap Ramp Detail shall indicate what type of material the truncated domes will be constructed of, i.e. PVC plate or brick. The color shall also be noted on the detail.

3. Our office recommends the handicap parking stall be painted with blue thermoplastic paint in lieu of latex paint. The associated detail shall be revised accordingly.

4. The concrete pavement detail shall provide a vertical dimension for the placement of the welded wire fabric.

5. Our office recommends the use of epoxy paint for the proposed parking stalls, stop bars and crosswalks. The associated details shall be revised accordingly.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshall
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. Any other as may be necessary

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised plans.

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Steven Boraski, Esq. PB Solicitor
Lisa Warren, LLC, Dave & Buster's, Inc.
Simon/Preit Gloucester Development, LLC, Owner
Louis L. D'Arminio, Esq., Applicant's Attorney
Brian M. Conlon, PE, Applicant's Engineer

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TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #0181022E-PFSPFSPa** **Escrow #12340**
- **Formerly Application #051024RACPPSP**

Southwinds at Gloucester, LLC
BLOCK 10801, LOT 10
BLOCK 10899, LOTS 1, 2 and 3

DATE: August 23, 2018

The Applicant requests amended preliminary and final major site plan and major subdivision approval of a planned development in accordance with an approved settlement agreement to construct 220 multi-family apartments, 158-townhomes, and a 100 unit apartment for affordable family COAH rental housing within the M-RD – Mingus Run Redevelopment Zone of the Blackwood West Redevelopment Plan. The project is located on the northeast corner of Erial Road and the Black Horse Pike.

The revised plans and support documents have been reviewed for conformance to the Blackwood West Redevelopment Plan, and, as applicable, the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Southwinds at Gloucester, LLC, 15 Engle Street, Suite 104, Englewood, NJ 07631 (telephone #201-408-5546).
- Owner (Block 10899, Lots 1, 2, and 3): Crossroads Village, LLC, c/o Land Dimensions Engineering, 3 High Street, Glassboro, NJ 08028 (Telephone #856-307-7800).
- Engineer: Andrew Hogg, PE, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Surveyor: Lawrence M. Di Vietro, Jr., PLS, PP, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Traffic Engineer: David H. Horner, PTOE, Horner & Canter Associates, 105 Atsion Road – Suite F, Medford, NJ 08055 (telephone #609-654-4104).
- Attorney: Robert D. Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

New Information

1. Land development Application and checklist dated 6/04/18.
2. Affidavit of Ownership date 5/30/18.
3. Traffic Impact Study, as prepared by Horner & Canter Associates dated 5/24/18.
4. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2007, last revised April 30, 2018.

5. Supplemental Pipe Network Calculations as prepared by Land Dimensions Engineering darted 11/24/10.

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10 / 4-30-18
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	5-31-18
3A	Subdivision Plan – Sheet "A"	5-31-18
3B	Subdivision Plan – Sheet "B"	5-31-18
3C	Subdivision Plan – Tables	5-31-18
3D	Open Space	12-2007 / 4-30-18
3D	Ownership Plan	01-27-08 / 4-30-18
4	Composite Site Plan	01-2007 / 4-30-18
4A	Final Site Plan (Apartments)	01-2007 / 4-30-18
4B	Final Site Plan (Apartments)	01-2007 / 4-30-18
4C	Final Site Plan (Townhomes)	01-2007 / 4-30-18
4D	Final Site Plan (Townhomes)	01-2007 / 4-30-18
4E	Final Site Plan (4-Story Apartment)	01-2007 / 4-30-18
5	Final Composite Grading Plan	01-2007 / 4-30-18
5A	Final Plan (Apartments)	01-2007 / 4-30-18
5B	Final Plan (Apartments)	01-2007 / 4-30-18
5C	Final Plan (Townhomes)	01-2007 / 4-30-18
5D	Final Plan (Townhomes)	01-2007 / 4-30-18
5E	Final Plan (4-Story Apartment)	01-2007 / 4-30-18
6	Final Composite Utility Plan	01-2007 / 4-30-18
6A	Final Utility Plan (Apartments)	01-2007 / 4-30-18
6B	Final Utility Plan (Apartments)	01-2007 / 4-30-18
6C	Final Utility Plan (Townhomes)	01-2007 / 4-30-18
6D	Final Utility Plan (Townhomes)	01-2007 / 4-30-18
6E	Final Utility Plan (4-Story Apartment)	01-2007 / 4-30-18
7	Composite Final Landscape and Lighting Plan	01-2007 / 4-30-18
7A	Final Landscape and Lighting Plan (Apartments)	01-2007 / 4-30-18
7B	Landscape and Lighting Plan (Apartments)	01-2007 / 4-30-18
7C	Landscape and Lighting Plan (Townhomes)	01-2007 / 4-30-18
7D	Landscape and Lighting Plan (Tow homes)	01-2007 / 4-30-18
7E	Landscape and Lighting Plan (4-Story Apartment)	01-2007 / 4-30-18
7F	Blenheim Erial Streetscaping Plan	01-2007 / 4-30-18
7G	Route 168 Streetscape Plan	01-2007 / 4-30-18
8	Composite Soil Erosion Control and Sediment Control Plan	01-2007 / 4-30-18
8A	Final Soil Erosion Plan (Apartments)	01-2007 / 4-30-18
8B	Final Soil Erosion Plan (Apartments)	01-2007 / 4-30-18
8C	Final Soil Erosion Plan (Townhomes)	01-2007 / 4-30-18
8D	Final Soil Erosion Plan (Townhomes)	01-2007 / 4-30-18
8E	Final Soil Erosion Plan (4-Story Apartment)	01-2007 / 4-30-18
9	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 4-30-18
10A	Final Construction Detail Sheet	01-2007 / 4-30-18
10B	Final Construction Detail Sheet	01-2007 / 4-30-18
10C	Final Construction Detail Sheet	01-2007 / 4-30-18
10D	Final Construction Detail Sheet	01-2007 / 4-30-18
10E	Final Construction Detail Sheet	01-2007 / 4-30-18
11A	Profile (Southwind Drive)	01-2007 / 4-30-18
11B	Profile (Chapel Court & Southwind Alley SW)	01-2007 / 4-30-18
11C	Profile (Chapel Alley SE & Lenape Alley)	01-2007 / 4-30-18
12	Phasing Plan	01-2007 / 4-30-18

13A	Fire Truck Maneuvering Plan	01-2007 / 4-30-18
13B	Trash Truck Maneuvering Plan	01-2007 / 4-30-18

Extensions

6. Planning Board Resolution – Crossroads Village, LLC - #051024RACPPSP, adopted July 12, 2016 (Extension #1).
7. Planning Board Resolution – Crossroads Village, LLC - #171031E, adopted June 27, 2017 (Extension #2).
8. Planning Board Resolution – Southwinds at Gloucester, LLC - #182022E (Extension #3).

9. ***Previous Preliminary Information***
10. Southwinds at Gloucester, LLC Application #18022E, Extension dated 5/31/18.
11. Crossroads Village, LLC, Application #2171031E
12. Traffic Engineering Assessment, as prepared by Horner & Canter Associates dated 11/17/10.
13. Bisgaier Hoff, LLC Transmittal Letter dated May 13, 2010.
14. Land Development Application Form (Amended).
15. NJDEP Letter of Interpretation/Line Verification, File No.: 0414-04-0001.1-FW040001 dated 8/17/04.
16. Itemized List of Enumerated Items of Settlement Agreement.
17. Keystone Retaining Wall Systems Specifications.
18. Engineering plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	01-2007 / 4-30-10
3A	Preliminary Subdivision Plan	01-2007 / 4-30-10
3B	Preliminary Subdivision Plan	01-2007 / 4-30-10
3C	Open Space	12-2007
3D	Ownership Plan	01-27-08 / 4-30-10
10	Composite Site Plan	01-2007 / 4-30-10
4A	Site plan (Condominium)	01-2007 / 4-30-10
4B	Site Plan (Condominium)	01-2007 / 4-30-10
4C	Site plan (Town home)	01-2007 / 4-30-10
4D	Site plan (Town home)	01-2007 / 4-30-10
4E	Site plan (Age-Restricted)	01-2007 / 4-30-10
11	Composite Grading and Drainage Plan	01-2007 / 4-30-10
5A	Grading and Drainage Plan (Condominium)	01-2007 / 4-30-10
5B	Grading and Drainage Plan (Condominium)	01-2007 / 4-30-10
5C	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5D	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 / 4-30-10
12	Composite Utility Plan	01-2007 / 4-30-10
6A	Utility Plan (Condominium)	01-2007 / 4-30-10
6B	Utility Plan (Condominium)	01-2007 / 4-30-10
6C	Utility Plan (Town home)	01-2007 / 4-30-10
6D	Utility Plan (Town home)	01-2007 / 4-30-10
6E	Utility Plan (Age-Restricted)	01-2007 / 4-30-10
13	Composite Landscape and Lighting Plan	01-2007 / 4-30-10
7A	Landscape and Lighting Plan (Condominium)	01-2007 / 4-30-10
7B	Landscape and Lighting Plan (Condominium)	01-2007 / 4-30-10
7C	Landscape and Lighting Plan (Town home)	01-2007 / 4-30-10
7D	Landscape and Lighting Plan (Town home)	01-2007 / 4-30-10
7E	Landscape and Lighting Plan (Age-Restricted)	01-2007 / 4-30-10
7F	Blenheim Erial Streetscaping Plan	01-2007 / 4-30-10

7G	Route 168 Streetscape Plan	01-2007 /	4-30-10
14	Composite Soil Erosion Control and Sediment Control Plan	01-2007 /	4-30-10
8A	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 /	4-30-10
8B	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 /	4-30-10
8C	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 /	4-30-10
8D	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 /	4-30-10
8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 /	4-30-10
15	Soil Erosion and Sediment Control Detail Sheet	01-2007 /	4-30-10
10A	Construction Details	01-2007 /	4-30-10
10B	Construction Details	01-2007 /	4-30-10
10C	Construction Details	01-2007 /	4-30-10
10D	Construction Details	01-2007 /	4-30-10
10E	Construction Details	01-2007 /	4-30-10
10F	Construction Details	01-2007	
11A	Profiles (Town home)	01-2007 /	4-30-10
11B	Profiles (Town home)	01-2007 /	4-30-10
11C	Profiles (Town home)	01-2007 /	4-30-10
11D	Profiles (Town home)	01-2007 /	4-30-10
12	Phasing Plan	01-2007 /	4-30-10
13A	Fire Truck Maneuvering Plan	01-2007 /	4-30-10
13B	Trash Truck Maneuvering Plan	01-2007 /	4-30-10
N.J.-1	Black Horse Pike – NJSR 168 (Profile)	01-2007	
N.J.-2	Black Horse Pike – NJSR 168 (Profile)	01-2007	
C.C.-1	Erial New Brooklyn Rd. – CC 706	01-2007	
C.C.-2	Erial New Brooklyn Rd. – CC 706	01-2007	
C.C.-3	Erial New Brooklyn Rd. – CC 706	01-2007	

19. Traffic Impact Study, as prepared by Horner &Canter Associates dated 10/08/07.
20. Horner &Canter Associates Response Letter dated 7/12/07.
21. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07, last revised 10/04/07.
22. Fiscal report, as prepared by Land Dimensions Engineering dated 4/12/07.
23. Land Development Application Form with Development Schedule and checklist dated 5/08/07.
24. Affidavit of Ownership dated 4/27/07.
25. Redevelopment Agreement for Mingus Run Redevelopment Zone, Hill Creek, LLC, t/a South Wind Development (Redeveloper) executed April 23, 2007.
26. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 3/12/07.
27. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07.
28. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 3/19/07.
29. Traffic Impact Study, as prepared by Horner &Canter Associates dated 12/21/05.
30. Horner &Canter Associates Traffic Study Letter dated 5/23/07.
31. Hydrological Report, as prepared by Land Dimensions Engineering dated 02/19/07.
32. Phase I Environmental Site Assessment (ESA) Report, as prepared Powell-Harpstead, Inc. dated 02/07/05.
33. Phase II Limited Site Investigation,

34. Roadway Improvement Plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
CC-1	Camden County Route #706	02-20-07
CC-2	Camden County Route #706	02-20-07
CC-3	Camden County Route #706	02-20-07
NJ-1	New Jersey Route #168	02-20-07
NJ-2	New Jersey Route #168	02-20-07

35. Engineering composite plans, as prepared by Land Dimensions Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	02-20-07
2	Topographic and Boundary Survey	02-09-04 / 12-13-04
3	Composite Subdivision Plan	3-22-05
a.	Composite Site Plan	3-22-05
5	Composite Grading Plan	3-22-05
6	Composite Utility Plan	3-22-05
7	Composite Landscaping and Lighting Plan	3-22-05
8	Composite Soil Erosion Plan	3-22-05

II. PROJECT DESCRIPTION

The final major site plan and subdivision provides for a residential development comprising the following housing:

1.	Multi-family units: 220		
	a. Five (5) buildings comprise twenty eight (28) units at 2 stories:		140 units
	b. Two (2) building comprises sixteen (16) units at 2 stories:		32 units
	b. four (4) buildings comprise twelve (12) units at 2 stories:		48 units
		Subtotal	220 units
2.	Townhomes:	Subtotal	158 units
3.	Apartment units:	Subtotal	100 units
		TOTAL	478 Units

III. PHASING SCHEDULE

1.	Phase 1	
	a. Multi-Family	40 units
	b. Townhouses	58 units
		98 units
2.	Phase 2	
	a. Multi-Family	68 units
	b. Townhouses	56 units
		124 units
3.	Phase 3	
	a. Multi-Family	56 units
	b. Townhouses	44 units
		100 units
4.	Phase 4	
	a. Multi-Family	56 units

4-Story 100 Unit Family Affordable Housing Apartment

5. It's recommended the Phasing Plan (Sheet 12) be amended to include the 4-Story Apartment in Phase 2 and a condition of approval requiring this component to start on or before Phase 3.

III. ZONING REVIEW

1. Bulk Zoning Requirements:

   Zone: "MR-D" ~ Mingus Run Redevelopment Zone.

   a. The following uses are permitted in the Redevelopment Zone:

      i) Townhouse.

      ii) Multi-family dwellings in an apartment building.

General District Requirements, Mingus Run Redevelopment Zone)

Description	Required	Proposed	Conforms
Tract Area (min.) – Residential	2 ac.	56.52 ac.	yes
Density	10 units/ac.	8.45 units/ac.	yes
Nonresidential Floor Area Ratio	0.30	n/a	n/a
Townhouse (min.)	10%	33%	yes
Age-restricted (min.)[SA]	20%	n/a	n/a
3 or more bedrooms (max.)	15%	0%	yes
Age-restricted component[SA] Age 55 years or older (min.) Occupancy by persons under 18 years of age. Compliance with requirements of the U.S. secretary for Housing and Urban Development (HUD)	 80% N. P. yes	n/a	n/a
Clubhouse	2,500 sf	≥ 2,500 sf	yes
Open space (min.)	30%	±38%[1, 2]	yes
Rte. 168 setback south of high voltage transmission line.	400 ft.	±520 ft.[1]	yes
High voltage Transmission Setback (min.)	125 ft.	≥ 125 ft.	yes
Public water and sewer	yes	Yes	yes
Home owner's association[2]	yes	Yes	yes
Parking	425	439	yes

[1] = Scaled data.

[2] = Open space excludes stormwater management and PSE&G Easement area.

n/a = Not applicable.

N.P. = Not Permitted.

n/p = Not provided.

SA = The Settlement Agreement requires the apartment building be for affordable housing family rental subject to an amendment to the redevelopment plan.

Townhouse Dwellings, Individual Lots, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	1,200 sf	≥ 1,200 sf	yes
Lot frontage (min.)	20 ft.	≥ 20 ft.	yes
Lot width (min.)	20 ft.	≥ 20 ft.	yes
Lot depth (min.)	60 ft.	≥ 60 ft.	yes
Building coverage (max.)	80%	≤ 80%	yes
Lot coverage (max.)	80%	≤ 80%[2]	yes
Tract perimeter setback (min.)	35 ft.	≥ 35 ft.	yes
Arterial or collector road setback (min.)	75 ft.	±174 ft.	yes
Number of dwellings attached together (max.)	18 units	≤ 7 units	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	10 ft.	10 ft.	yes
Side yard (min.)	20 ft. end wall only[3]	20 ft.	yes
Rear yard (min.)	10 ft.[4]	10 ft.	yes
Height (max.)	3 stories and 45 ft. for dwellings with integrated garages.	3 stories and ±38 ft. for dwellings with integrated garages, 2 ½ stories and 35 ft. otherwise	yes
Parking Lot Setback			
From arterial or collector street (min.)	35 ft.	±265 ft.[5]	yes
From residential access street (min.)	15 ft.	≥ 15 ft.	yes

1 = Scaled data.

2 = Applies to a 20' x 40' townhouse (800 sf) and 9' x 22' driveway (198 sf).

3 = A project proposing fee-simple townhouse dwellings, where buildings contain no more than eight (8) units, may reduce the side yard setback to ten (10) feet minimum as per Mingus Run Redevelopment Zone – Section G(4).

4 = A project proposing fee-simple townhouse dwellings, where buildings provide 2 car attached garages that are "rear loaded" from a private alley at least eighteen (18) feet wide may reduce the rear yard setback to ten (10) feet minimum as per Mingus Run Redevelopment Zone – Section G(6).

Apartment Building, Multi-family – Age-Targeted, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	14.049 acres	yes
Lot frontage (min.)	150 ft.	1,326.39 ft.	yes
Lot depth (min.)	300 ft.	>300 ft.	yes
Building coverage (max.)	**20%**	**±22%**	**no***
Lot Building coverage (max.)	75%	±57%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	≥ 88 ft.	yes
Distance from the front corner of any building to any other front corner (min.)	20 ft.	≥ 47 ft.	yes
Distance from the side of any building to any other building (min.)	20 ft.	≥ 35 ft.	yes
Distance from the rear of any building to any other building (min.)	**60 ft.**	**35 ft.[2]**	**no***
Tract perimeter setback (min.)	65 ft. for 3 stories	±240 ft.	yes
Principal building height (max.)	4 stories and 54 ft.	2 stories	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)[3]	15 ft. to R.O.W. or 20 ft. to curb line up to 100 ft.	n/a	n/a
Number of dwelling units per apartment building (max.)[4]	28 units	28 units	yes

1 = Scaled data.

2 = This applies to the distance between Buildings #1 and #11.

3 = The proposed buildings front on common parking lots; therefore, the Build-to-Line requirement is not applicable as per Mingus Run Redevelopment Zone - Section (G)(8).

4 = Non age-restricted buildings may comprise 28 units subject to an exterior compliant with the "Design Concepts for the Redevelopment Plan" as per Mingus Run Redevelopment Zone - Section (G)(9).

Description	Required	Proposed[1]	Conforms
Parking Lot Setback			
From arterial or collector street (min.)	35 ft.	35 ft.	yes
From residential access street (min.)	15 ft. to right-of-way or 20 feet to curb line.	≥ 15 ft.	yes

Apartment Building, Multi-family – Family Affordable Housing, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	2.640 acres	yes
Lot frontage (min.)	150 ft.	421.25 ft.	yes
Lot depth (min.)	300 ft.	537.43 ft.	yes
Building coverage (max.)	20%	±19.23%	yes
Lot coverage (max.)	75%	±52%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	n/a	n/a
Distance from the front corner of any building to any other front corner (min.)	20 ft.	n/a	n/a
Distance from the side of any building to any other building (min.)	20 ft.	n/a	n/a
Distance from the rear of any building to any other building (min.)	60 ft.	n/a	n/a
Tract perimeter setback (min.)[1]	**100 ft. for 4 stories**	**57 ft.**	**no***
Principal building height (max.)	4 stories and 54 ft.	4 stories	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)	**15 ft. to right-of-way or 20 feet to curb line.**	**24 ft.**	**no***
Number of dwelling units per apartment building (max.)	100 units	100 units	yes
Parking Lot Setback			
From arterial or collector street (min.)	**35 ft.**	**±27 ft.**	**no***
From residential access street (min.)	15 ft. to right-of-way or 20 feet to curb line.	n/a	n/a

1 = Scaled data.

2 = Tract perimeter is 100-foot minimum as per Ordinance O-06-31 adopted November 13, 2006.

3 = Age-restricted buildings may comprise 100 units subject to compliance with the rules and regulations of the Council on Affordable Housing (COAH) and an exterior compliant with the "Design Concepts for the Redevelopment Plan" as per Ordinance O-06-31 adopted November 13, 2006.

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant has provided the required checklist items or is requesting a waiver.

V. WAIVER COMMENTS

The Applicant previously received a waiver from the following checklist requirements.

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission [Checklist #21].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

A waiver was approved from the following Performance & Design Standards:

3. Side lot lines that are at right angles to straight streets and radial to curved streets as per §502.B(2), Lots or request a waiver.

VI. NON-COMPLIANCE COMMENTS

The application as submitted indicates following non-compliances from the Blackwood West Redevelopment Plan.

Historically, the Township has required the respective redevelopment plan be amended by ordinance in lieu of the Planning Board considering variances and/or noncompliance with the Redevelopment Plan.

- **The Applicant's engineer has indicated the plans would be revised to remove the following items in noncompliance:**

MARKET RATE APARTMENTS

1. Building coverage: (±22% provided v. 20% maximum allowed).
2. Distance from the rear of any building to any other building:
   a. Building #1 - #11: (35 ft. provided v. 60 ft. minimum required).

AFFORDABLE APRTMENT BUILDING

3. Tract Perimeter Setback: (57 ft. provided v. 100 ft. min. required).
4. Build to Line to Curb : (24 ft. provided v. 20 ft. max. allowed).
5. Parking Lot Setback : (±27 ft. provided v. 35 ft. min. required).

TOWNHOUSES

6. Frontage (Lot 6): (19.98 ft. provided v. 20 ft. minimum required).
7. Frontage (Lot 26): (19.98 ft. provided v. 20 ft. minimum required).
   a. It's recommend this proposed lot be conveyed to Block 10899, Lot 3.
8. Frontage (Lot 113): (5.15 ft. provided v. 20 ft. minimum required).
9. Frontage (Lot 114): (0 ft. provided v. 20 ft. minimum required).
10. Frontage (Lot 115): (6.27 ft. provided v. 20 ft. minimum required).

VII. PRELIMINARY MAJOR SITE PLAN/SUBDIVISION REVIEW COMMENTS

1. *The Applicant previously provided testimony addressing the impacts to ambient air quality for development involving 100 or more dwelling units and parking areas that have more than 300 parking spaces as per §502.A, Air Quality.*
2. The proposed 100-foot buffer must be delineated as a permanent buffer easement with metes and bounds and filed with a maintenance narrative approved by the Board solicitor as per §503.D, Easements/Restricted Covenants.

3. The plans must be revised to indicate the responsible authority for the proposed sidewalk easement along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sidewalk Easement dedicated to 'responsible authority'."
4. The plans must be revised to indicate the responsible authority for the proposed Sight Triangle Easements along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sight Triangle Easement dedicated to 'responsible authority'."
5. The plans must be revised to conspicuously identify a permanent benchmark as per §502.C(3).
6. The site plan and subdivision plan must be revised identifying the proposed thirty five (35) foot wide landscape area along Erial Road and the fifteen (15) foot wide landscape area along the Black Horse Pike as a "Streetscape Easement to be dedication to the Home Owners Association" or other responsible authority and recorded within the deeds as per §503.D, Easements/Restricted Covenants.
   a. The Deed narrative shall include descriptions that clearly indicate the purpose of the easement is to maintain "a defined street edge" as per§411a(G)(7), Minus Run Redevelopment Zone.
7. *As required the plan is revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).*
8. *The plan is revised to provide substantially more landscaping along existing roadways as depicted in the original submitted color renderings to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping, as follows:*
   a. Along the entire frontage of the Black Horse Pike with particular attention to the following areas:
      i. *The plan is revised providing additional landscaping for the stormwater management basins at the intersection of the Black Horse Pike and South Wind Drive.*
      ii. *The entrance from the Black Horse Pike to the Townhouse development.*
      iii. *The ±600 foot frontage adjacent to the environmentally sensitive areas.*
         1. *The submitted Black Horse Pike roadway improvement plans proposed four (4) foot concrete sidewalks.*
      iv. *The plan is revised providing additional landscaping along the frontage of the proposed affordable apartment building.*
   b. *Along the entire frontage of Erial Road with particular attention to the following areas:*
      i. *Both entrances to the condominium development.*
      ii. *The front yard between Erial Road and Buildings #4.*
9. *The plan is revised to provide substantially more landscaping for the proposed clubhouse to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping.*
10. *The plan is revised to provide evergreen shrubs to establish a screen and reduce light glare as per §507.C(1), Off-Street Parking Areas, as follows:*
    a. *Between the apartment building parking area and Block 10801, Lot 9.*

11. The plan must be revised to provide additional streetlights and parking lighting as per §508, Lighting, as follows:

APARTMENTS

a. *The plan is revised providing a light at the Intersection of Erial Road and Southwind Drive.*

TOWNHOUSES

b. *Intersection of the Black Horse Pike and South Wind Drive.*
c. Clubhouse Parking lot.
d. Chapel Court Parking lots.

12. *The plan is revised providing decorative street lighting along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §508, Lighting, as follows:*
    a. *Along the Black Horse Pike.*
        i. The plan provides decorative street lights at 75 foot intervals.
    b. *Along Erial Road.*
        i. The plan provides decorative street lights at 75 foot intervals.
    c. *The entrance from the Black Horse Pike to the Townhouse development.*
    d. *The boulevard entrance from Erial Road to the condominium development.*
        i. The plan must be revised providing the Blackwood West Redevelopment HADCO Series lumenaire and pole details.
            1. It is recommended this location provide four (4) decorative lights:
                a. Two on either side between the curb and sidewalk in relation to the front landscape island.
                ii. Two on either side between the curb and sidewalk in relation to the rear (tear-drop) landscape island.
    e. The HADCO ornamental streetlight details must be revised to include the following:
        i. A "14' 6" pole, which is a "6"-4" Round Tapered Fluted Aluminum w/3" O.D. Tenon o.188" wall thickness, cast aluminum base w/access cover."
        ii. An "Outlet: "120V Single Weatherproof Receptacle W/ Clear In-Use Cover."
        iii. Banner post in accordance with the Department of Public Works Specifications.

13. *As a planned development, the Applicant addressed the requirements for open space and recreation as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.*
    a. The MR–D, Mingus Run Redevelopment Zone requirement for open space is 30% or 16.86 acres and one-half or 8.43 acres must be for active recreation as per §511.B(1), Open Space Standards.
        i. The Applicant addressed the location of proposed active and passive recreation facilities.
            1. The following active recreation activities were previously required for a residential development of 475 units as per §511.C, Recreation Facilities.
                a. Five (5) Tot Lots as per §511.G, Tot Lots.
                b. Two (2) Basketball Courts as per §511.H, Basket and Tennis Courts.

c. Three (3) Tennis Courts as per §511.H, Basket and Tennis Courts.

d. Two (2) Multi-Purpose Fields as per §511.I, Multi-Purpose Fields.

2. In the alternative, the Planning Board may consider a payment in lieu of facilities: $1,000.00 for recreational facilities (475 dwelling units) and $1,500.00 for land (30% required open space = 16.86 acres) for a total of $2,500.00 per residential unit. This does not reduce the requirement for open space as per §511.E, Payment In Lieu Of Facilities.

Facilities:	$1,000.00 x 475	=	$475,000.00
Land:	$1,500.00 x 16.86	=	$25,290.00
Total	$500,290.00		

b. The Applicant agreed to provide a contribution of $300,000.00 in accordance with the Township Ordinances.

i. Section 511.E, Payment In-Lieu of Facilities requires one-half at time of final approval and the balance per unit at time of each building permit.

14. The plan must be revised to provide a detail of the proposed clubhouse and associated active and passive recreation amenities as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.

15. *The plan is revised providing a trash enclosure detail comprising masonry construction with an outside covering compatible with the proposed principal structures as per §510.L(1),Refuse/Recyclable Storage Area.*

16. It's recommended the plans be revised to provide entrance signage for the proposed development that would enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §513, Signs.

17. *The plan is revised to interconnect interior sidewalks within the condominium development section to reduce pedestrian and vehicular conflicts as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*

18. *The plan is revised extending sidewalks from parking areas and along front of the clubhouse to facilitate pedestrian access as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*

19. The plan must be revised to provide the Blackwood West Redevelopment decorative sidewalk detail (Concrete – Brick Pavers - Concrete) along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways, as follows:

a. The Black Horse Pike – eight (8) foot wide.

c. Erial Road – four (4) wide.

i. Consideration should be given to providing eight (8) foot wide decorative sidewalks on Erial Road.

VIII. GENERAL REVIEW COMMENTS

1. *As recommended the plan is revised providing a separate plan to identify all active and passive recreation facilities and open space.*

   a. *Stormwater management facilities shall be excluded from the required open space percentage.*

2. *As recommended the plan is revised to provide typical lot detail for the proposed townhouses.*

3. *As recommended the plan of lots is revised to provide varying line weights in order to clearly show existing and proposed lots.*

4. *As recommended the plan is revised and the Applicant's engineer provided professional testimony on the ability to accomplish the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a component of the executed Redevelopment Agreement.*

5. *As recommended the plan is revised providing a separate Open Space Plan that identifies age-targeted, age-restricted, open space, active and passive recreation, stormwater management areas, etc.*
   a. As previously noted stormwater management facilities shall not be included in required open space areas.

6. The plan must be revised to show the revised dimensions and percentages within the zoning schedule in order to confirm compliance.

7. *As recommended the plan is revised providing a larger detail drawing of only the streetscape along the Black Horse Pike and Erial Road with particular attention to environmentally sensitive areas.*
   a. This plan must be revised to properly depict the required Blackwood West Redevelopment Plan sidewalk detail.

8. The Applicant should address the ability to provide a pedestrian/bikepath along the Mingus Run as a component of the Recreation Plan; bicycle compatible roadways and/or alleys; or other recreational opportunities benefiting the proposed planned development and nearby municipal bikepath.
   a. The Board should note the existing municipal bike path is only ±0.10 miles west along the former railroad right-of-way.
      i. The plan is revised to provide a "Proposed 8' wide wood chip trail from the apartments thence crossing Mingus Run along the rear of townhouses to Southwind Drive.
         1. Consideration should be given to providing an alternative to wood chips such as asphalt or other more stable surface course acceptable to the NJDEP.

9. The plan must be revised to provide details of the proposed retaining walls.

10. The plan must be revised to indicate proposed private and public rights-of-ways.

11. The Applicant must address the measures to be implemented and the plan be revised to show a clear distinction between the section of Southwind Drive that is a public roadway and private roadway.

12. The plans shall be revised to amend Sheet 4E, 5E. 6E, 7E, 8E to remove the words "Age-Restricted on the 4-Story Apartment Building and add the following:
    a. 100 unit affordable family rental housing in accordance with the Gloucester Township adopted and court approved Housing Element & Fair Share Plan."

13. The plans shall be revised to amend Sheet 4E to remove the parking for age-restricted units.

14. The plans shall be revised to amend Sheet 4E to remove the parking bedroom count to be consistent with the Gloucester Township adopted and court approved Housing Element & Fair Share Plan.

15. Consideration should be given to revising the plan to convey proposed Lot 26 (Wood Chip Trail) to Block 10899, Lot 3.

IX. BLACKWOOD WEST REDEVELOPMENT PLAN

The subject parcel is located in the "Mingus Run Redevelopment Zone" of the Blackwood West Redevelopment Plan, Gloucester Township Ordinance #O-04-13, adopted June 28, 2004 and effective July 01, 2004.

The Applicant must address and the Board should give consideration to the following outstanding site plan issues of the Blackwood West Redevelopment Plan.

1. *The amended the Planning Narrative to address the following components of the Blackwood West Redevelopment Plan to the satisfaction of the Board.*
   a. *Compliance of the proposed development with the ten (10) primary objectives of the Blackwood West Redevelopment Plan [p. 3].*
   a. *Provision for empty nester and young professional housing [pp. 6-7].*
   b. Open Space [p. 7].
      i. "The Mingus Run stream is proposed to be an open space corridor that leads from the railroad line bike path to the Blackwood Elementary School. If environmentally feasible, a natural pathway along the Mingus for public use is anticipated."
         1. <u>It's recommend the Applicant address a "natural pathway" along the Mingus Run as envisioned in the Redevelopment Plan and previously proposed by the Applicant</u>.
   c. Streets [p. 9].
      i. "As depicted on the Illustrative Site Plan, a new loop street is proposed to create two new four-way intersections where Lincoln Avenue and Cleveland Avenue intersect Rte 168. The purpose of the street is to create a new commercial block ..."
         1. *While described in the former narrative, as previously noted the plan is revised indicating the location of the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a requirement of the Redevelopment Plan and a component of the executed Redevelopment Agreement.*
   d. Design Concepts for the Redevelopment Plan [pp. 11-16].
      i. <u>While described in the narrative, compliance of the proposed architectural styles of dwelling units (i.e., Condominiums, Townhouses, and Apartment building) with the Blackwood West Redevelopment Plan are subject to review and recommendations of the Redevelopment Entity Architect</u>.
         1. <u>It is recommend all architectural components of the proposed condominiums, townhouses, and apartment building be submitted as a requirement of final approval, if applicable</u>.

2. The section on Public Improvements anticipates "Individual site and tracts of land are redeveloped with the design policies and standards that are contained within the Redevelopment Plan" [p. 9].

   a. *The Applicant provided testimony addressing how the proposed redevelopment project addresses the following, but not necessarily limited to Streetscape Standards, [page 52 and 53].*

      i. Trees, Planting, and Open Space:

         1. *The plan is revised to provide additional landscaping along street frontages and parking lots.*

      ii. Pedestrian Walks and Curbs:

         1. The proposed sidewalks along the Black Horse Pike and Erial Road must be revised utilizing the Blackwood West decorative design (Concrete – Brick Pavers - Concrete).
         2. Seek opportunities to link important pedestrian areas of activity beyond what is depicted in the redevelopment plan.
            a. Consideration should be given to extending sidewalks approximately 775 feet from the proposed development along the Black Horse Pike into the downtown Central Business District as an off-tract improvement.

      iii. Street furniture and Lighting:

         1. The proposed street lighting along the Black Horse Pike and Erial Road is revised providing the HADCO Series decorative street lighting and at 75-foot intervals consistent with the public light fixtures specified for the downtown.
            a. However, it is recommended the HADCO Series decorative street lights be provided at apartment driveway intersections with the Black Horse Pike and Erial Road.

X. RESOLUTION REVIEW COMMENTS

Findings of Fact

1. The Applicant must provide testimony and revised plans to address the need for a snow easement [Finding of Fact #15].
2. The Applicant must provide testimony and revised plans to address sidewalks into Blackwood West (Off-Site Improvement) and roadway extension that is part of the Blackwood West Redevelopment Plan [Finding of Fact #16].
3. The plans must be revised to address Birdsall Services Group review letter dated December 07, 2010 [finding of Fact #17].
4. The plans must be revised to address the Gloucester Township Department of Community Development & Planning review memo dated December 08, 2010 [Finding of Fact #18].
5. The Applicant shall provide a contribution of $300,000.00 towards a recreation obligation in accordance with Township ordinances [finding of Fact #19].
   a. Fifty (50) percent or $150,000.00 at final approval (recommended prior to signing Final Plan of Lots).
   b. Balance at time of each building permit (recommended based on number of units within an apartment building or townhouse building).

6. The Applicant is required to comply with the Fire Marshal's report dated December 14, 2010 [finding of Fact #22].
7. The Applicant is required to comply with the Traffic Commander's report dated July 29, 2010 [finding of Fact #23].
8. The Applicant is required to comply with the Construction Official's report dated June 06, 2010 [finding of Fact #24].
9. The Applicant is required to comply with the Building Subcode Official's report dated June 16, 2010 [finding of Fact #25].
10. The Applicant is required to comply with the Tax Assessor's report dated May 25, 2010 [finding of Fact #26].

Conditions

The Applicant is advised the approval is also subject to the following conditions:

11. Compliance with government agencies, professional reports, public testimony [Conditions A-F].

XI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

XII. RECOMMENDATIONS

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

We have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Southwinds at Gloucester, LLC
Robert D. Mintz., Esq.
Lawrence M. DiVietro, Jr.
Andrew Hogg, PE
Stephen Boraske, Esq.
Steven M. Bach, PE
Stan Slachetka, PP, AICP

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

August 23, 2018

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

Attn: Ken Lechner, Township Director / Planner

Re: Preliminary/Final Major Site Plan & Major Subdivision Review
Hill Creek, LLC / Southwind
Black Horse Pike & Erial Road
Block 10801, Lots, 6 & 10
Block 10899, Lots 2 & 3
Review No. 1
Bach Project No. GTPB-2018-07

Dear Board Members:

The above referenced development received Preliminary Major Site Plan and Subdivision Approval at a meeting of the Gloucester Township Planning Board in 2010. The applicant is currently seeking to comply with the resolution associated with Application No. 051024RACPPSP in support of the Preliminary Approvals. Additionally, the applicant has submitted an application for Final Major Site Plan and Subdivision Approval of the subject development.

Our office has received the following items in support of the above-referenced application:

1. Township of Gloucester Land Development Application for Revised/Amended Major Site Plan, Final Major Site Plan, Final Major Subdivision and Redevelopment Agreement, dated June 4, 2018.

2. Township of Gloucester Land Development Submission Checklist, not dated.

3. Stormwater report entitled "Hydrological Report for Southwind Redevelopment Site, Plate 108, Block 10801, 10, Plate 108, Block 10899, Lots 1 thru 3, Black Ho9rse Pike (N.J.S.R. 168) and Blemheim –Erial-New Brooklyn Road (Co. Rte. 706), Gloucester Township, Camden County, New Jersey", prepared by Land Dimensions Engineering, dated January 2007, revised to April 30, 2018, endorsed 5-31-18.

4. Traffic Report entitled "Traffic Impact Study, Southwind Development, Block 10801, Lot 10, Block 10899, Lots 1-3, Gloucester Township, Camden County, NJ", prepared by Horner & Canter Associates., dated May 24, 2018, no revisions.

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

5. Resolution of the Gloucester Township Planning Board Memorializing Preliminary Subdivision and Site Plan with Waiver and De minimus Exceptions for Southwinds Development, LLC, Application No 051024RACPPASP

6. Review Letter regarding previous Preliminary Approval prepared by Birdsall Services Group, dated December 7, 2010.

7. Review Letter regarding previous Preliminary Approval prepared by Kenneth D. Lechner, PP, AICP, dated December 8, 2010.

8. Elevation (11x17") of Apartment Building and Elevation (11x17) of Townhouse Building.

9. Drawings entitled "Final Site Plan for Southwind Development, Block 10801, Lot 10 and Block 10899, Lots 1-3, Gloucester Township, Camden County, New Jersey", prepared by Land Dimensions Engineering:

Sheet	Title	Date/Last Revision
1	Cover Sheet	none, 4-30-18
2	Plan of Survey	2-9-04, 12-13-14
3	Composite Subdivision Plan	May 2018, none
3A	Subdivision Plan	May 2018, none
3B	Subdivision Plan	May 2018, none
3C	Subdivision Tables	May 2018, none
3D	Open Space Plan	Jan 2007, 4-30-18
3E	Ownership Plan	Jan 2007, 4-30-18
4	Composite Site Plan	Jan 2007, 4-30-18
4A	Final Site Plan (Apartment)	Jan 2007, 4-30-18
4B	Final Site Plan (Apartment)	Jan 2007, 4-30-18
4C	Final Site Plan (Townhome)	Jan 2007, 4-30-18
4D	Final Site Plan (Townhome)	Jan 2007, 4-30-18
4E	Final Site Plan (Age Restricted)	Jan 2007, 4-30-18
5	Composite Grading and Drainage Plan	Jan 2007, 4-30-18
5A	Final Grading and Drainage Plan (Apartment)	Jan 2007, 7-11-18
5B	Final Grading and Drainage Plan (Apartment)	Jan 2007, 7-11-18
5C	Final Grading and Drainage Plan (Townhome)	Jan 2007, 7-11-18
5D	Final Grading and Drainage Plan (Townhome)	Jan 2007, 7-11-18
5E	Final Grading and Drainage Plan (Age-Restricted)	Jan 2007, 4-30-18
6	Composite Utility Plan	Jan 2007, 4-30-18
6A	Final Utility Plan (Apartment)	Jan 2007, 4-30-18
6B	Final Utility Plan (Apartment)	Jan 2007, 4-30-18
6C	Final Utility Plan (Townhome)	Jan 2007, 4-30-18
6D	Final Utility Plan (Townhome)	Jan 2007, 4-30-18
6E	Final Utility Plan (Age-Restricted)	Jan 2007, 4-30-18

7	Composite Landscape and Lighting Plan	Jan 2007, 4-30-18
7A	Final Landscape and Lighting Plan (Apartment)	Jan 2007, 4-30-18
7B	Final Landscape and Lighting Plan (Apartment)	Jan 2007, 4-30-18
7C	Final Landscape and Lighting Plan (Townhome)	Jan 2007, 7-11-18
7D	Landscape and Lighting Plan (Townhome)	Jan 2007, 7-11-18
7E	Landscape and Lighting Plan (Age-Restricted)	Jan 2007, 4-30-18
7F	Blenheim Erial Road Streetscape Plan	Jan 2007, 4-30-18
7G	Final Route 168 Streetscape	Jan 2007, 4-30-18
8	Composite SESC Plan	Jan 2007, 4-30-18
8A	Final SESC Plan (Apartment)	Jan 2007, 4-30-18
8B	Final SESC Plan (Apartment)	Jan 2007, 4-30-18
8C	Final SESC Plan (Townhome)	Jan 2007, 4-30-18
8D	Final SESC Plan (Townhome)	Jan 2007, 4-30-18
8E	Final SESC Plan (Age-Restricted)	Jan 2007, 4-30-18
9	SESC Detail Sheet	Jan 2007, 4-30-18
10A	Final Construction Details	Jan 2007, 4-30-18
10B	Final Construction Details	Jan 2007, 4-30-18
10C	Final Construction Details	Jan 2007, 4-30-18
10D	Final Construction Details	Jan 2007, 4-30-18
10E	Final Construction Details	Jan 2007, 4-30-18
10F	Final Construction Details	Jan 2007, 4-30-18
11A	Profiles (Townhome)	Jan 2007, 4-30-18
11B	Profiles (Townhome)	Jan 2007, 4-30-18
11C	Profiles (Townhome)	Jan 2007, 4-30-18
12	Phasing Plan	Jan 2007, 4-30-18
13A	Fire Truck Maneuvering Plan	Jan 2007, 4-30-18
13B	Trash Truck Maneuvering Plan	Jan 2007, 4-30-18

SITE INFORMATION:

Applicant: Southwind at Gloucester LLC
15 Engle Street (Suite 104)
Englewood, NJ 07631
201-408-5546
201-308-5525 (fax)
jeremy@buildwithinreach.com

Owner: Crossroads Village LLC
c/o Land Dimensions Engineering
3 East High Street
Glassboro, NJ 08028
201-307-7800
201-307-7805 (fax)

WAIVERS / EXCEPTIONS:

The following waivers / exceptions were requested, considered and granted at a meeting of the Gloucester Township Planning Board on December 14, 2010:

1. Exception from Residential Site Improvement Standards (RSIS). Parking ratio for senior housing.

2. Exception from Residential Site Improvement Standards (RSIS). Street Intersection Offsets.

3. Exception from Residential Site Improvement Standards (RSIS). Maximum grade of five (5%) percent for secondary streets within 50 feet of intersection at six locations throughout the project.

4. Waiver from Section 506.A6 requiring embankments greater than 3 feet shall not exceed 5:1 grade. ***The applicant agreed to work with the engineer to meet this provision of the ordinance and obviate the need for any waiver. However, the revised plans provide 3:1 embankments throughout the entire development.***

5. Waiver from access from right of way at maximum of 10% grade to bottom of basin.

6. Waiver from Section 517H requiring that basins adjacent to/readily visible to public shall provide side slope of 4:1 or flatter. The applicant agreed to maintain a 4:1 ratio above the water, but the slope will exceed that ratio below the water. ***Applicant agreed to work with the engineer to meet this provision of the ordinance and obviate the need for any waiver. However, much of the area above the water line on both basins maintain a 3:1 side slope and do not comply.***

7. Waiver from Section 506.A requiring a minimum useable perimeter area with maximum grade of 5% for minimum of 25 feet for residential laws.

8. Waiver from Section 507D requiring street tree spacing to be 40 feet on center (proposed 60 feet).

9. Waiver from Section 508 Lighting, allowing a mixture of lighting as proposed.

10. Waiver from Section 511 allowing for a Recreation and Open Space / Payment in lieu of improvements. As set forth in the resolution.

CONDITIONS OF APPROVAL :

At the Planning Board meeting of December 14, 2010 the applicant agreed to provide the following items at Final Major Subdivision and Site Plan application as indicated in the corresponding resolution:

1. Easements to be provided on all plans. (paragraph 4a in resolution and Birdsall review letter). ***Easements have not been provided on all plans.***

2. Lot numbers. (paragraph 4b in resolution and Birdsall review letter). ***Lot numbers have been provided. As a condition of Final Major Subdivision approval the tax assessor shall review and approve the proposed lot numbers.***

3. Conformance with the Map Filing Law. (paragraph 4d in resolution and Birdsall review letter). ***As a condition of Final Major Subdivision approval our office will review the final plans for conformance with the map filing law.***

4. The following certification is to appear on the plans: (paragraph 4e in resolution and Birdsall review letter). ***The requested certification does not appear on the plans.***

   "I HEREBY CERTIFY THAT THE STREETS, ROADS, LANES, OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE TOWNSHIP OF GLOUCESTER. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE TOWNSHIP OF GLOUCESTER TO MAINTAIN OR EXERCISE JURISDICTION OF SUCH STREETS."

5. Easements for retaining walls to be provided on all plans. (paragraph 5a in resolution and Birdsall review letter). ***Easements for the retaining walls do not appear on the plans.***

6. Copies of all NJDOT Access permits. (paragraph 6b in resolution and Birdsall review letter). ***The required permits have not been provided.***

7. Calculations for the length of need for guiderails. (paragraph 6c in resolution and Birdsall review letter). ***Calculations have not been provided.***

8. Cross sections of County Route 706 be incorporated into plan set. (paragraph 6f in resolution and Birdsall review letter). ***Cross sections have not been provided.***

9. Right of way dedication for the Black Horse Pike (NJSH Route 168). (paragraph 6g in resolution and Birdsall review letter). ***Right of way dedication has not been shown on the plans.***

10. Embankments greater than 3-feet in height shall not exceed a grade of 5:1 in accordance with section 506A6. ***The applicant agreed to work with reviewing engineer relative to slope of embankments throughout the project. However, the applicant has designed the entirety of the project with 3:1 embankments with as much as a 22 foot vertical drop. Our office does not recommend such steep embankments.***

11. Providing a residential lawn with a usable perimeter area with a maximum grade of 5% and with possible fencing. (paragraph 7m in resolution and Birdsall review letter). ***The plans have been revised to provide a usable perimeter area of ten (10') feet around the majority of the buildings. However, the northerly side of Building No. 10 has a 3:1 slope at the building foundation. We recommend that the 10'perimeter area be provided in this area.***

12. Revisions to the Stormwater Management Maintenance Plan. ***A revised Stormwater Management Plan has not been provided for review.***

13. Snow easement. ***A snow easement does not appear on the plans.***

PRELIMINARY MAJOR SUBDIVISION AND SITE PLAN REVIEW:

The following comments regarding the previously approved Preliminary Major Subdivision and Site Plan application are contained in a letter prepared by Birdsall Engineering and dated December 7, 2010. The italicized comments below are from Bach Associates. The applicant has failed to fully address the underlined items delineated below:

1. The property consists of five (5) lots located in the Mingus Run Development Zone. It contains 56.2 acres of land fronting on the eastern side of the Black Horse Pike (N.J.S.H. Route 168) and the southwestern frontage of Blenheim-Erial-New Brooklyn Road (C.R. 706). The site is currently wooded and is bisected by two tributaries of the Mingus Run. Onsite wetlands and a stream corridor are present along the banks. A PSE&G high voltage transmission line also crosses the parcel.

   The application proposes to develop the property with three, independent developments:

   a. 221 multi-family garden apartments in 17 separate 3-4 story structure each containing 12-14 units, accessed from CR 706;

   b. 158 townhouses accessed from the Black Horse Pike; and

c. 96-unit (100 in stormwater report) age-restricted, 4-story apartment building with access on the Black Horse Pike as well as CR 706.
Bach Comment: Revised to remove access to CR 706.

Associated parking facilities, stormwater management facilities and recreational elements are also proposed; however, none of these developments are linked for cross vehicular access.

This report will discuss site design and development as well as review the on-site and off-site engineering. The report will compare this application, as submitted with the Township Land Development Ordinance and the Residential Site Improvement Standards (RSIS). Inconsistencies may be identified; however, at the direction of the Township Planner, variances are not identified, only deviations from the Land Use Ordinances or exceptions from the RSIS.

2. The subject application was heard before the Planning Board in August and September of 2010. The Application has been amended to eliminate the Southwind Drive roadway connection in between the townhouse and garden apartment components of the developments.

3. The following comments are offered with respect to existing site conditions and environmental constraints:

   a. The Applicant has obtained the following approvals from the NJDEP:

      i. Transition area Waiver;

      ii. Major Stream Encroachment;

      iii. Freshwater Wetland General Permits #2, #10A, #11 and #17.

   The Applicant should be prepared to discuss what, if any, modifications to these permits will be necessary as a result of the site redesign.

   b. The Applicant's Letter of Interpretation (LOI) verifying the wetland and buffer limits has expired. The Applicant will be required to provide an extension as LOI's are not covered under the Permit Extension Act.
   Bach Comment: Our office has not received any permits related to the subject development. As a condition of Preliminary Approval the applicant was to provide all required state permits at Final Major Subdivision Application. The applicant shall provide any and all permits as required.

4. The following comments are offered with respect to the preliminary major subdivision:

   a. Existing and proposed easements should be provided on the plan.
   Bach Comment: As a condition of Preliminary Approval the applicant was to provide all required easements at Final Major Subdivision Application. The applicant shall provide any and all easements associated with the development.

   b. With the exception of Southwind Drive, the internal roads are private. As such, lot numbers will be required.
   Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required Lot Numbers. Lot numbers are shown on the plans and shall be verified by the tax assessor.

   c. Southwind Drive is to be dedicated to the Township of Gloucester as a public right of way. Southwind Drive's current configuration provides no benefit to the general public, only to the proposed residents of the development. As such, there is no benefit to the Township to take responsibility or ownership of this road. We recommend this right of way remain private under the responsibility of the homeowner's association like the remainder of the roads.
   Bach Comment: It was agreed upon at the meeting of the Planning Board that a portion of Southwind Drive would become a public right-of-way and be dedicated to Gloucester Township.

   d. A full review for conformance with the Map Filing Law will be required prior to the issuance of final approval.
   Bach Comment: As a condition of Preliminary Approval the applicant was to conform with the Map Filing Law at Final Major Subdivision Application submission. Our office will review the Final Subdivision Plans as a condition of Final Major Subdivision approval.

   e. Should any of the roads be dedicated, the plans should include the following certification for the Township Clerk:
   Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required statement at Final Major Subdivision Application. As a portion of Southwind Drive will be dedicated to Gloucester Township, this note shall be added to the Subdivision Plans.

   "I HEREBY CERTIFY THAT THE STREETS, ROADS, LANES, OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE TOWNSHIP OF GLOUCESTER. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE TOWNSHIP OF GLOUCESTER TO MAINTAIN OR EXERCISE JURISDICTION OF SUCH STREETS."

5. The following comments are offered with respect to the site plan and overall layout:

   a. Retaining walls are necessary for the construction of the access road to the garden apartments. Easements are required for Township entry, inspection and maintenance in the event of an emergency. These easements must be finalized prior to the execution of final approval.
   Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required easement(s) at Final Major Subdivision Application. The easement(s) shall be shown on the Plans.

   b. Curbing and sidewalk has not been provided for the southernmost 180-feet of frontage on the Black Horse Pike or Southwind Drive, south of the PSE&G right of way.
   Bach Comment: Applicant has addressed.

   c. Sidewalk easements required where the Black Horse Pike sidewalk and CR 706 sidewalk encroach beyond the right of way limits shall be formalized prior to the execution of final approval.
   Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required sidewalk easement(s). The sidewalk easements are shown on the plans. Legal Descriptions shall be provided.

   d. Crosswalks should be provided at the garden apartment buildings K and J.
   Bach Comment: No longer applies.

   e. In accordance with the RSIS, 1.8 – 2.1 parking spaces are required per mid-rise apartment. 173 – 201 spaces will be required whereas 105 spaces have been provided.
   Bach Comment: waiver was granted from residential site improvement standards parking ratio for senior housing.

6. The following comments are offered with respect to traffic and on-site circulation:

   a. The application has eliminated the Southwinds Drive connection from the Black Horse Pike to Blenheim-Erial-New Brooklyn Road. The following items should be reevaluated and a revised traffic report provided:

      i. The assignment of trip traffic within the study area was evaluated using percentages. For example, 35% of the site traffic traveling to/from the north was estimated to be 35% of the total volume, while 23% of the trips were assigned to Almonesson Road.

ii. Trip generation must be reevaluated understanding that all of the Townhouse Traffic will be restricted to using the Black Horse Pike and all the garden apartment traffic will be limited to utilizing CR 706.
Bach Comment: The applicant has adequately revised the traffic report to address this comment.

iii. Additionally, the off-site impacts of the surrounding circulation notes should be re-evaluated. It is anticipated that there will be an increased strain on the existing signal located at the intersection of the Black Horse Pike and Blenheim-Erial-New Brooklyn Road.
Bach Comment: The Applicant should include analysis of the Black Horse Pike / Clementon Avenue intersection in the traffic study.

iv. "Age Targeted" values utilized in the report for the apartments should be re-evaluated with market values.
Bach Comment: The applicant has adequately revised the traffic report to address this comment.

v. Verification of unit types used in the report should be provided for the garden apartments.
Bach Comment: The applicant has adequately revised the traffic report to address this comment.

b. Copies of all NJDOT Access permits will be required.
Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required permit at Final Major Subdivision Application. Applicant shall provide.

c. Calculations for the length of need of the guiderails should be provided in accordance with NJOT design guidelines.
Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required calculations at Final Major Subdivision Application. Applicant shall provide.

d. In accordance with RSIS 4.19(b), street intersections shall be 150-feet apart, whereas the offsets of Southwind Access SW, Southwind Two and Chapel Court with Southwind Drive do not comply.
Bach Comment: A waiver was granted from residential site improvement standards for street intersection off-sets.

e. The plans provide a Future Connection to Cleveland Avenue. Sidewalk has been provided on the connector road. The Board should discuss if pedestrian access is desirable.
Bach Comment: The future connection to Cleveland Avenue has been removed.

f. Cross sections of CR 706 will be required by the County Engineering Department. We respectfully request that they be incorporated into the plan set for review and informational purposes.
Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required cross-sections at Final Major Subdivision Application. Applicant shall provide.

g. A right of way dedication should be provided for the Black Horse Pike in order to accommodate the Desirable Typical Section in accordance with the State's plan for the Route at this location.
Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required right of way dedication for the Black Horse Pike at Final Major Subdivision Application. Applicant shall provide.

7. The following comments are offered with respect to grading, drainage and stormwater management:

a. The stormwater management system design meets the intent and requirements of the N.J.A.C. 7:8; however, the development may cause an increase in the groundwater elevation; an increase in the pond water surface elevation; and expansion of the wetland area. This could have an adverse effect on the existing, surrounding development.
Bach Comment: Additional information is required to confirm compliance with stormwater requirements, namely NJAC 7:8. The infiltration basins and wet pond are not in compliance.

b. Retaining walls in excess of 30-inches in height must have a safety barrier. 36-inches in height incorporated at the top of wall in order to increase safety and prevent falls.
Bach Comment: An aluminum fence is proposed at the top of the retaining walls. However, the height of the fence shall be shown on the plans and a detail of the fence provided.

c. In accordance with section 506A6, embankments greater than 3-feet in height shall not exceed a grade of 5.1 whereas a design grade of 3:1 is provided.
Bach Comment: ***A waiver was requested. However, the applicant agreed to meet this requirement. The entirety of the site does not comply and all embankments greater than 3-feet in height are designed with a 3:1 design grade. The applicant shall comply or request a waiver from this requirement. Our office does not recommend any embankment of 3:1 within ten (10') feet of any building and furthermore recommend a fence be placed at the top of any embankment in excess of 3 feet in height that exceeds the required 5:1 design grade.***

d. In accordance with RSIS Table 4.6, the maximum grade of a secondary street within 50-feet of an intersection is 5%. The following intersections do not comply:

   i. Southwind Drive and Southwind Alley SW – west intersection;

   ii. Southwind Drive and Southwind One;

   iii. Southwind Drive and Southwind Two;

   iv. Southwind Drive and Southwind Three;

   v. Southwind Alley North and Southwind One;

   vi. Southwind Alley North and Southwind Two; and

   vii. Southwind Alley North and Southwind Three

   Bach Comment: A waiver was granted from residential site improvement standards for maximum grades of secondary streets within 50 feet of an intersection for all of the streets noted above.

e. All stormwater management systems have been designed to incorporate the on-site perched water table and route any post-development flows directly through the drainage system.

f. Basin 1, Basin 7, Basin 8 and Basin 9 fall under the classification of a Class IV Dam. As such, the spillway servicing the Basin should be designed in accordance with the Dam Safety standards and the Residential Site Improvement Standards. This requires that the spill be designed to convey 150% of the 100-year storm, with a foot of freeboard to the top of the basin berm.
Bach Comment: ***The calculations do not reflect the use of 150% of the 100 year storm. The required freeboard at each spillway is not provided.***

g. The Stormceptor CD Sizing Program indicates the design capacity of the Model STC 900 to be 0.636 cfs whereas the water quality design flow to be treated is 1.12 cfs in the stormwater report (subcatchment 14S: DA Basin 9). Additional methods of verification for water quality must be identified.
Bach Comment: ***The Stormceptor CD unit has been removed from the plans. Details shall be provided for manufactured treatment devices if they are proposed.***

h. For privately maintained basins, easements shall be provided to allow the Township to enter, inspect and maintain the basins in the event of an emergency situation, with all costs being charged to the owner.

i. In accordance with Section 517 H, basins near residential uses or readily viable to the public shall be aesthetically designed and provide side slopes of 4.1 or flatter. The basins have side slope of 3 horizontal to 1 vertical, for heights up to 18-feet. These slopes begin immediately adjacent to walkways and building foundations. Assurances of public safety should be provided.
Bach Comment: ***A waiver was requested. The applicant agreed to maintain a 4:1 or flatter side slope above the water line of the basins and a 3:1 side slope below the water line of the basins. However, it does not appear that the areas above the water line have been designed at a 4:1 or flatter side slope. The plans shall indicate the slopes of all embankments greater than three (3') feet in height.***

j. The 100-year water surface elevations should be delineated on the plan set.
Bach Comment: ***The 100 year water surface elevations have been delineated on the plans. However, they do not correspond with the 100 year water surface elevation shown on the previously approved plan set.***

k. Off-road profiles should be provided for review.
Bach Comment: ***The off-road profiles have not been provided. The applicant shall provide.***

l. An easement is required for the storm sewer connection from the adjacent Lot 4 (Walgreens).
Bach Comment: ***The easement has not been provided. The applicant shall provide.***

m. In accordance with Section 506A, residential lawns shall provide a usable perimeter area with a maximum grade of 5% for a minimum of 25-feet. The remainder of the lot shall not exceed grades of 10%. Additionally, embankments greater than 3-feet in height must not exceed a slope of five to one. This is not achieved for the majority of units.
Bach Comment: A waiver was granted from Section 506A requiring a usable perimeter area with a maximum grade of 5% for a minimum of 25-feet. However, our office recommends a minimum area of ten (10) feet wide with a maximum grade of 10% be provided around the perimeter of any building for public access. A 3:1 design grade shall not be proposed adjacent to any building foundation.

n. Preliminary earthwork calculations should be provided.
Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required earthwork calculations at Final Major Subdivision Application. Applicant shall provide

o. The following comments are offered with respect to the stormwater management maintenance plan provided.
Bach Comment: The applicant has not submitted a revised Stormwater Maintenance Plan and therefore none of the comments below have been addressed. A Stormwater Maintenance Plan shall be submitted for review.

   i. The stormwater maintenance plan identifies "The Township of Gloucester" as the responsible party for the drainage conveyance system. This should be corrected to state the homeowner's association as the responsible party.
   ii. A sample inspection log should be included.
   iii. Chains used for fence locks shall replace (1) link each of chain with a padlock to be provided by the Township for access.
   iv. All chains, gates and locks should be checked annually for damage and integrity.
   v. The schedule of regular inspections and tasks should incorporate debris removal and sediment removal.

p. The grading adjacent to the following structures prevent vehicular access by emergency vehicles:

   i. South and west wall of Building H;

ii. South wall of Building G;

iii. South wall of Building I;

iv. East wall of Building M;

v. North wall of Building P, and,

vi. South wall of Building O.

Additionally, all secondary means of egress should be identified and landing areas provided.

Bach Comment: Testimony was provided by the applicant's professionals regarding vehicular access by emergency vehicles to the above areas and was accepted by the board.

8. The following comments are offered with respect to landscape and lighting:

   a. Additional plantings should be provided to supplement the proposed buffer to the south.
   Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

   b. Additional plantings should be provided to soften the visual impact of the high tension power lines from the internal roads. ***O***
   Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

   c. Plantings are proposed within the existing treeline designated as "to remain". The Applicant should verify the plantings in the woods and revise as necessary.
   Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

   d. Tree conservation easements should be provided where existing trees are to be saved.
   Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

e. In an effort to improve the screening along CR 706, berming is recommended along the entire frontage. A landscaped berm, a minimum of 3-feet in height, should be attractively landscaped in accordance with the Applicant's current planting schedule. In addition to providing height, the berming would screen light spillage from vehicles in the parking lots fronting on the road. This area should also be serviced with an underground irrigation system.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

f. Buffer plantings, including a mix of evergreens, deciduous and flowering trees and shrubs, should be provided around all of the stormwater management facilities. These plantings should function with the split rail (safety) fencing wherever practical.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

g. In accordance with Section 507D, street tree spacing should be reduced to 40-feet on center. Additionally, all plantings shall be placed a minimum of 5-feet behind the sidewalks. Tree planting easements should be provided as necessary.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

h. Several discrepancies between the plantings depicted on the plan and the schedule have been identified. Understanding that the availability of certain species may be limited at various times throughout the year, substitutions in size and species often result. The Applicant is made aware that all planting substitutions will be subject to the approval of the Township Engineer and/or Planner. A note stating such should be added to the landscape plan(s).
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

i. The lighting layout differs from that which is required in Section 508, however, the intent of the ordinance appears to have been met. The Applicant shall provide a verification that the lighting output is in compliance with Section 508 or request a waiver of compliance. ***Our office defers comments regarding Landscape and Lighting to the Township Planner.***

j. The lighting output has not been provided for the decorative post mounted lights. This needs to be provided to assess the lighting of the Black Horse Pike and Blenheim-Erial-New Brooklyn Road.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

k. Wall mount lighting for the apartments should be depicted on the plans.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

9. In accordance with Section 506 A. 11, Retaining walls greater than 3-feet in height or walls supporting vehicular loads shall only be allowed where the design has been approved by an engineer. Additionally, all retaining walls in excess of 4-feet in height will require a building permit in addition to an engineering approval. ***T***
Bach Comment: The applicant shall provide engineering calculations for any wall in excess of three feet (3') high.

10. Architectural Plans should be provided. Additionally, some assurance of bedroom count should be provided to ensure parking calculations as well as water demands are accurate as submitted.
Bach Comment: Architectural plans have not been provided. The applicant shall provide architectural plans for review.

11. The Applicant shall submit to, and appear before, all other Local, State and Federal agencies having jurisdiction over this project.
Bach Comment: Approvals from any outside agencies having jurisdiction over this project shall be submitted to our office as a condition of Final Major Subdivision approval.

12. The Board's attention is directed to Public Law 1975 Chapter 251, the Soil Erosion and Sediment Control Act Rules. All erosion prevention measures must be established on-site and maintained throughout construction.
Bach Comment: Approval from the Camden County Soil Conservation District shall be submitted to our office as a condition of Final Major Subdivision approval.

13. In accordance with the Township Ordinance and the Municipal Land Use Law, any approvals granted by the Board shall be conditioned upon the Applicant posting a performance guarantee and an inspection fund in an amount to be determined by the Township Engineer.
Bach Comment: Upon Final Major Subdivision approval, the applicant shall submit Engineer's Estimates for the development for review and approval by the Township Engineer and Township Solicitor and upon approval shall be utilized in the calculation of any performance bonds required for the project.

ADDITIONAL COMMENTS FROM BACH ASSOCIATES:

General:

1. ***The applicant shall confirm that the certified list of property owners as shown on the Cover is current.***

2. ***The Index of Sheets as shown on the Cover Sheet shall be revised to correctly correspond to the plan names.***

3. ***The owner indicated on the Cover Sheet does not match the owner shown on the Land Development application. Clarification shall be made and if necessary the plans revised.***

4. ***The property survey provided is more than 14 years old. Our office recommends that a certification be added to the survey that site conditions have not changed.***

5. ***The applicant shall provide final floor plans for all proposed buildings.***

Site Plan and Overall Layout:

1. ***Proposed Lot 114 is land locked. To eliminate the need for a variance the plans shall be revised to provide the minimum lot frontage of twenty (20') feet.***

2. ***Any and all easements, including but not limited to the easements surrounding the existing high voltage transmission towers shall be labeled and dimensioned on the Subdivision Plans.***

3. ***Our office defers review until all outstanding engineering items are addressed. Our office reserves the right to make additional comments upon revised plans.***

4. ***Dimensions between buildings shall be shown on the plans.***

5. ***Dimensions from proposed buildings to the closest property line shall be shown on the plans.***

6. ***Our office recommends that all underground piping be shown on the Landscape Plan to confirm that no trees are proposed with close proximity of any proposed pipes.***

7. ***The Landscape and Lighting Plan indicates the use of High Pressure Sodium (HPS) Lights. Our office recommends the use of LED lighting.***

8. ***The Planning Board previously discussed the necessity for a snow easement at a point to be determined before final. The applicant shall provide testimony.***

9. ***The applicant shall provide testimony regarding the "future access" as indicated on the plans.***

Traffic:

1. ***The applicant shall provide an additional stop sign and stop bar along the main access drive southbound approach prior to the crosswalk between buildings No. 2 and 3 of the Multifamily apartment section of the development.***

2. ***The applicant shall verify the design of Southwind Drive meets Residential Site Improvement Standards (RSIS) with regard to emergency access and the classification of Southwind Drive as a loop road.***

Grading:

1. ***Our office recommends the addition of a guiderail along the stone path in the rear of lots 25, 26, and 27 as there is a seven foot (7') vertical drop at a 3:1 side slope on the northeasterly side of the path.***

2. ***The ground spot elevations on the corners of many of the proposed buildings is the same elevation as the finished floor elevation. Our office recommends a minimum of eight inches (8") between the finished floor and the rear building corners.***

3. ***The sidewalk elevation at the corner of some buildings exceeds the finished floor elevation. Our office recommends that the sidewalk elevation not exceed the finished floor elevation in any location.***

4. ***The sidewalk adjacent to apartment building No. 11 is higher than the adjacent building and does not have the appropriate two percent (2%) slope away from the building. The grading shall be revised.***

5. ***The ground adjacent to the northerly side of Building No. 10 immediately drops off with a vertical difference of 22 feet at a slope of 3:1. Our office recommends an area of 10' with a maximum slope of 10% be provided from the building to the top of slope and a fence be provided along the entirety of the top of slope.***

6. ***Spot elevations shall be provided at all building corners.***

7. ***The ground in the rear of Building 21 is higher that the basement floor elevation and shall be revised to meet International Building Code - 2000 18.03.3 Site Grading which states "The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall or an approved alternate method of diverting water away from the foundation shall be used.***

8. ***The grade difference between the finished floor elevation and the sidewalk at the street has a vertical difference of approximately three (3') feet at Building 23. The plan shall indicate any steps that would be necessary to accomplish this grade difference.***

9. ***The grading on the southwesterly corner of building 19 would require quite a number of steps as there is a vertical difference of more than seven feet (7') from the back corner of the building and the adjacent sidewalk along the parking area. The required steps shall be shown on the plans to determine the need for steps and railings in this area.***

10. ***Buildings No. 10 and 11 indicate ground floor elevations that are ten (10) foot lower than the finished floor elevations. However, the grading for these units does not indicate walk out basements and would therefore not reflect the ten (10) foot difference.***

11. ***Additional spot elevations shall be provided in the area of the clubhouse.***

12. ***Spot elevations shall be shown at all four (4) corners of any handicap parking areas.***

Stormwater Management:

1. ***The applicant shall perform a minimum of two (2) in-situ infiltration tests for each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for the proposed infiltration basins. It appears that there may not be any test pits performed within the footprint of Basin 4 and 5, though the Stormwater Management Report refers to soil borings not identified on any plan. An Infiltration Testing Location Plan shall be provided with an overlay of the basin boundaries, confirming which test pits are within the proposed infiltration areas. Additional test pits and infiltration tests shall be provided as applicable.***

2. ***Infiltration tests shall be performed at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP, whichever is greater, in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009. The infiltration tests for proposed Infiltration Basin 4 were performed from a sample taken between elevation 75 to 77 which is above the proposed bottom of basin, elevation 73. The applicant shall provide testimony regarding the strata below the bottom of Basin 4 to support any waiver requests. The applicant shall also provide a soil boring location map. Basin 4 and Basin 5 do not show any soil borings within their footprints on the grading and drainage plans. Additional infiltration tests shall be performed as applicable.***

3. ***A note shall be added to the Grading and Drainage Plans stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer.***

4. ***Notes shall be added to the Grading and Drainage Plans indicating the use of heavy equipment shall be prohibited within the basin bottom areas in order to minimize compaction of the sub-soils where infiltration is proposed.***

5. ***The time of concentration calculations shall be revised to reflect a maximum of one hundred feet (100') of sheet flow length for use in calculations via NRCS segmental method per Chapter 15 of the USDA National Engineering Handbook, last revised May 2010. The applicant shall also provide additional information regarding the use of woods cover for sheet flow in an impervious area, i.e. Subcatchment 4S: Impervious, in the Basin 1 calculations.***

6. ***Separate hydrographs shall be provided for impervious and pervious areas for all drainage areas. It appears that some basin calculations have separate hydrographs while others use combined hydrographs. The calculations shall be revised accordingly.***

7. ***It shall be noted that contributing drainage areas for wet ponds shall be at least 20 acres per NJDEP BMP Manual Chapter 9.11. Basin 1 has a contributing drainage area of 17.7 acres which does not meet the standard. Additional documentation shall be provided regarding the ability for the pond to meet the standards and a waiver shall be requested if necessary.***

8. ***Additional details shall be provided for the construction of the proposed rip rap aprons within Basin 1. It appears that the incoming pipe inverts are above the normal permanent pool elevation of the basin and the rip rap aprons are to be constructed with 3 to 1 slopes towards the bottom of the basin. Our office recommends construction of the rip aprons on a level surface, above the permanent pool elevation.***

9. ***The plans shall be revised to incorporate basin access via curb cuts and basin access roads at a slope not greater than 5 to 1. If alternate methods of basin access are proposed the applicant shall provide testimony and revise the plans accordingly.***

10. ***Anti-seep collars shall be provided along outfall pipes at Basins 1, 2, 3, 4 and 5, in accordance with NJAC 5:21-7.8(d)1.iii. A detail has been provided but it is unclear where they are to be installed on the plans.***

11. ***Emergency spillways shall have a minimum of one foot (1') of freeboard above the water surface elevation, with the emergency spillway flowing at the design depth, in the basin in accordance with NJAC 5:21-7.8(d)4(6). The emergency spillways at each basin do not comply and shall be revised accordingly.***

12. ***Anti-vortex devices shall be provided in accordance with NJAC 5:21-7-8(d)1.ii. The outfall structure details shall be revised as necessary.***

13. ***The basin dewatering calculation for Basin 3 shall be revised to account for dewatering of the groundwater recharge volume in lieu of the water quality storm.***

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

15. ***Additional testimony and information shall be provided regarding infiltration basin dewatering. The calculations within the Hydrological Report indicate the use of 0.5 inches per hour which is the minimum accepted value. The actual tested rates are lower than 0.5 inches per hour for each basin. It does not appear that the infiltration basins will comply with the dewatering requirements. It shall also be noted that the subsoils are described as clay, clayey loam, and loam. These subsoils may not be suitable for infiltration basin design. The tested infiltration rates of the subsoils are less than 0.5 inches per hour. Alternate basin designs may be required unless calculations are provided that confirm infiltration basins are viable as proposed.***

16. ***Our office defers to the Camden County Soil Conservation District (CCSCD) regarding review of downstream stability from point discharges such as basin outfalls via piping. Calculations shall be provided for review by the CCSCD.***

17. ***The applicant should demonstrate how aeration of proposed wetponds will be achieved. Our office recommends a permanent fountain aeration devise be installed in each proposed wetpond.***

18. ***A Stormwater Management Maintenance Plan prepared in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management Measures, Chapter 9.5 Standard for Infiltration Basins, and Chapter 9.11 Standard for Wet Ponds of the New Jersey Stormwater Best Management Practices Manual shall be provided. In accordance with Chapter 9.5 the maintenance plan shall indicate the approximate time it would normally take to drain the maximum design storm runoff volume below the bottom of the basin or recharge area. This normal drain or drawdown time should then be used to evaluate the actual performance of each basin / recharge area. If significant increases or decreases in the normal drain time are observed, the basin and/or recharge area bottom surface, subsoil, and both groundwater and tailwater levels must be evaluated and appropriate measures taken to comply with the maximum drain time requirements and maintain the proper functioning of the basin and/or recharge area. A log sheet shall be provided in the Basin Maintenance Plan for tracking dewatering times of each basin and recharge area.***

19. ***The applicant shall provide additional information regarding the construction of permanent features such as the wet pond within the Atlantic City Electric ROW/Easement areas is permitted. Testimony shall be provided regarding Atlantic City Electric access requirements to their infrastructure.***

APPROVAL PROCESS:

If the Board grants approval to this project, the following conditions apply.

1. A cost estimate of all site improvements must be submitted to the Township Engineer for review. Upon review, the Township Engineer will forward the required performance bond and inspection escrow amount to the Township. Performance guarantees and inspection escrows shall be posted with the Township Clerk in the amounts approved by the Board.

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

    a. Gloucester Township Fire Marshall
    b. Gloucester Township MUA
    c. Aqua New Jersey
    d. Camden County Planning Board

e. Camden County Soil Conservation District
f. Any and all agencies having jurisdiction

3. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.7.

4. Twelve (12) sets of plans must be submitted upon final approval for signatures.

Our office has no objection to Amended Preliminary Major Site Plan and Major Subdivision approval. However, we do not recommend Final Major Site Plan or Major Subdivision approval at this time.

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised plans.

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Southwinds at Gloucester, LLC, Applicant
Robert Mintz, Esq., Applicant's Attorney
Larry Di Vietro, PP, Applicant's Engineer
Andrew Hogg, PE, Applicant's Engineer

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