Township of Gloucester
Planning Board Agenda
October 09, 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 – September 11, 2018

RESOLUTIONS FOR MEMORIALIZATION

#171062RDMPFSe
Aqua New Jersey
Spring Hollow/Blackwood
Well No. 20 Treatment
System

Block: 18403 Lots: 19 & 20
Location: 567 Berlin-Cross Keys
Road/Extension of Resolution

APPLICATIONS

#181033CM
Richard F. Williams
Zoned: R2

Block: 18501 Lot: 9
Location: 917 Sicklerville Rd.
Sicklerville
Minor Subdivision/Bulk C

#181034SPW Laurel Hill Plaza Association Zoned: HC	Block: 14402 Lot: 29.01 Location: 200 College Drive Clementon Site Plan Waiver Handicap parking renovations & improvement proposed for (2) Commercial /Retain Buildings
#181022E-PFSPFSPa Southwinds @ Gloucester LLC Original date 8/28/18 Postponed to 10/09/18 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 100 Unit Apartment for Affordable Family COAH Rental housing
Correspondence	Letter of Interpretation Applicant: Winslow CCUM 4 LLC Winslow Cross Creek Development (Phase V) Location: Erial Rd., Rt. 706 Block: 2903 Lot: 12A

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday September 11, 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	Absent
Councilman Hutchison	Present
Mrs. Costa	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Absent
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.

Minutes for Memorialization

Minutes from August 28, 2018.
Chairman Reagan requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Resolutions for Memorialization

#181023IRDFSa
Dave & Busters Inc.

Block: 13105 Lot: 1
Amending Preliminary/Final Site Plan

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

Roll Call:

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

Application for Review

#18101RZ
Anthony Bentivegna
Zoned: OR

Request for Zoning Change
Change OR to HC Zone
Block: 12204 Lots: 34/36
Location: Todays Plaza Shopping Center
1031 Little Gloucester Rd.
1057 Little Gloucester Rd.

NOTES:
Certified Letter was Received by the Planning Board today 9/11/18 requesting a postponement of their application review due to technical issues.
Mr. Boraski suggested that a renotification of residents within 200 ft. be done for the meeting rescheduling.
Chairman Regan made announcement concerning the application postponement.

#171062RDMPFSe
Aqua New Jersey
Spring Hollow/Blackwood
Well #20
Treatment System

Extension/Minor Subdivision
Expires 10/3/18 – 120 days to 1/31/19
Block: 18403 Lots: 19/20
Location: 567 Berlin-Cross Keys Rd.
Combining existing water utility facility located on the adjoining
Block: 18403 Lot: 19

NOTES:
Mr. Neal O'Brien, Esq. from Archer & Greiner Law Firm approached the podium. He representing Aqua New Jersey. The applicant is requesting an extension of 120days till January 31st, 2019. The request comes in light of problem obtaining the deed to the property. The time requested will allow the Deed process to be completed.

Chairman Reagan asked if there were any questions from the Board?
None
Chairman Reagan asked if there were any questions from the Public?
None

Chairman Reagan asked for a motion to approve the Request for the Extension.
Mrs. Rossi made a motion seconded by Mrs. Bradley.

Roll Call:

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

Correspondence

NONE

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING GRANT OF EXTENSION OF MINOR SUBDIVISION APPROVAL TO JANUARY 31, 2019 FOR AQUA NEW JERSEY, INC. APPLICATION NO.: 171062RDMPFSE

WHEREAS, at a Regular Meeting of the Gloucester Township Planning Board (the "Board") held on September 11, 2018, the Board heard the Application of Aqua New Jersey, Inc. (hereinafter the "Applicant") requesting an extension of minor subdivision approval and protection for the property located at 567 Berlin – Cross Keys Road, identified on the Tax Map for the Township of Gloucester as Block 18403, Lots 19 and 20 (hereinafter the "Subject Property"); and

WHEREAS, Mr. Niall J. O'Brien, Esq., of Archer & Greiner, P.C., appeared on behalf of the Applicant, and summarized the Application, its history, and his request for an extension of approvals; and

WHEREAS, the Applicant was previously granted minor subdivision and preliminary and final major site plan approval with design waivers for the Subject Property by the Board on February 27, 2018, with said approval memorialized by Board Resolution adopted March 27, 2018; and

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

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

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

WHEREAS, Mr. O'Brien represented the Applicant was unable to complete the recording process and submit the deed to the Board for municipal approval as required because of delays in having the deed reviewed and approved by the appropriate officials; and

WHEREAS, Mr. O'Brien further represented the Applicant has promptly and diligently sought all additional governmental approvals; and

WHEREAS, Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., and Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., testified and confirmed Mr. O'Brien's representations regarding the Applicant's diligent efforts at securing the necessary approvals and having the minor subdivision deeds reviewed; and

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

1. The Applicant is Aqua New Jersey, Inc. The Subject Property is: 567 Berlin – Cross Keys Road, designated as Block 18403, Lots 19 and 20.

2. The Applicant was previously granted minor subdivision and preliminary and final major site plan approval with design waivers for the Subject Property by the Board on February 27, 2018, with said approval memorialized by Board Resolution adopted March 27, 2018.

3. The Applicant's minor subdivision approval was set to expire on October 3, 2018, 190-days from March 27, 2018, because the Applicant has not yet filed and recorded a minor subdivision deed. N.J.S.A. 40:55D-47(d).

4. The Applicant has been prevented from filing minor subdivision deeds because it must still be reviewed and approved by the Township and Township officials.

5. The Applicant has promptly and diligently sought the required approvals necessary to file and record the subdivision deeds for the Subject Property since being granted minor subdivision approval along with preliminary and final major site plan approval with design waivers, including obtaining the approval of the proposed minor subdivision deeds from the appropriate Township officials.

6. Submission to the Board, professional review, and administrative processing of the minor subdivision deed, along with securing any and all additional governmental approvals, has caused a period of delay of one hundred twenty (120) days.

7. The Applicant is therefore entitled to an extension of the protections and approvals afforded to the Subject Property by way of his minor subdivision approval for one hundred twenty (120) days from the date the original minor subdivision approval was to expire, through January 31, 2019, pursuant to N.J.S.A. 40:55D-47(f).

WHEREAS, a motion was duly made by Ms. Rossi and duly seconded by Ms. Bradley 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
Mr. Dintino	X	
Ms. Costa	X	
Ms. Bradley	X	
Ms. Rossi	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 9th day of October 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 11th day of September 2018.

KENNETH LECHNER, SECRETARY

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
AUG 02 2018
BY:

For Office Use Only

Submission Date: _____ Application №.: #181033CM

Taxes Paid Yes/No _____ (Initial)

Fees $360.00 Project # 12529

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. $1,350 Escr.# 12529

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Richard F. Williams
Address: P.O. Box 532
City: Blackwood
State, Zip: NJ 08012
Phone: (609) 970 - 6749 Fax: (___) ___ - ___
Email: rfwii@hotmail.com

2. Owner(s) (List all Owners)

Name(s): Richard F. Williams
Address: P.O. Box 532
City: Blackwood
State, Zip: NJ 08012
Phone: (609) 970 - 6749 Fax: (___) ___ - ___

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Brandon R. Croker, Esq.
Address: 521 Pleasant Valley Avenue
City: Moorestown
Firm: Comegno Law Group, P.C.
State, Zip: NJ 08057
Phone: (856) 234 - 4114 Fax: (856) 234 - 4262
Email: bcroker@comegnolaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Albert N. Floyd, L.S.	Name:
Address: P.O. Box 903	Address:
Profession: Surveyor	Profession:
City: Elmer	City:
State, Zip: NJ 08318	State, Zip:
Phone (856) 358-6500 Fax (856) 358-6565	Phone:(___)____-_____ Fax:(___)____-_____
Email: alfloydsurveying@gmail.com	Email:

7. Location of Property:

Street Address: 917 Sicklerville Road Block(s): 18501

Tract Area: Lot(s): 9

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application):

Minor Subdivision application, to subdivide current lot with dimensions of approximately 180' by 212' into two (2) equal rectangular parcels, with dimensions of approximately 90' by 212' each. The applicant also requests variance relief from the 100' lot frontage requirement set forth in Article 4, Section 404 to permit the proposed lots to have 90' lot frontages.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Please see cover letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	90'
Lot depth	212'
Lot area	19,080 s.f.
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 7/31/18

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

7/31/18
Date

Signature

RICHARD F. WILLIAMS
Print Name

Sworn and Subscribed to before me this

31ST day of July

2018 (Year).

KIMBERLY G. KITCHIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2019

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE: N/A

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: N/A

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

Signature of Applicant

RICHARD F. WILLIAMS
Print Name

7/31/18
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/1/18, shows and discloses the premises in its entirety, described as Block 18501 Lot 9; 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:
RICHARD F. WILLIAMS of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 31ST day of July,
2018 before the following authority.

Notary public

KIMBERLY G. KITCHIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2019

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #181033CM*** ***Escrow #12529***
Richard F. Williams
BLOCK 18501, LOT 9

DATE: September 12, 2018

The Applicant requests minor subdivision approval to create two (2) new lots within the R-2 Residential district. The property is located on the south side of Sicklerville Road west of Farmhouse Road.

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

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

- Applicant/Owner: Richard F. Williams, P.O. Box 532, Blackwood, NJ 08012 (telephone #609-970-6749).
- Surveyor: Albert N. Floyd, LS, Albert N. Floyd & Sons, P.O. Box 903, Elmer, NJ 08310 (telephone #856-358-6500).
- Attorney: Brandon Croker, Esq.,Comengo Law Group, P.C., 521 Pleasant Valley Avenue, Moorestown, NJ 08057 (telephone #856-234-4114).

I. INFORMATION SUBMITTED

1. Comengo Law Group, P.C. transmittal Letter dated 8/01/18.
2. Land Development Application Form with Checklist, dated 8/02/18.
3. Minor subdivision plan, as prepared by Albert N. Floyd & Sons, comprising one (1) sheet dated 5/01/18.

II. ZONING INFORMATION

R-2 Zone Requirements (§405.F):

Standard	Required	Proposed (Lot 9)	Proposed (Lot 9.01)	Complies
Lot size (min.)	**20,000 sf**	**19,080.0 sf**		**no***
Lot size (min.)	**20,000 sf**		**19,080.0 sf**	**no***
Lot frontage (min.)	**100 ft.**	**90 ft.**		**no***
Lot frontage (min.)	**100 ft.**		**90 ft.**	**no***
Lot depth (min.)	200 ft.	212 ft.	212 ft.	yes / yes
Building coverage	20%	n/a	n/a	n/a
Lot coverage	30%	n/a	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	50 ft.	50ft.	50ft.	yes / yes
Side yard (min.)	15 ft.	15 ft.	15 ft.	yes / yes
Rear yard (min.)	40 ft.	40 ft.	40 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

* = **Variance required.**

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. It's recommended the applicant provide testimony and/or a certification from an appropriate professional on the presence/absence of freshwater wetlands and transition areas in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
    a. The plan must be revised to provide the certified lit of property owners within 200 feet.
3. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
    a. The plan must be revised to provide a key map of the zoning map for this requirement.

4. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
    a. The plan must be revised to identify Lot 9 ("BIT. DRIVE") and Lot 9.01.
5. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

IV. WAIVER COMMENTS

1. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
    a. In lieu of providing a grading plan the plans it's recommended the plan be revised to provide the following note:
        i. "Grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance."
3. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
4. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].

V. VARIANCE REVIEW COMMENTS

The Application as submitted requires the following variances.

1. Lot area (Lot 9): (19,080 sf provided v. 20, 000 sf minimum required).
2. Lot area (Lot 9.01): (19,080 sf provided v. 20, 000 sf minimum required).
3. Lot frontage (Lot 9): (90 ft. provided v. 100 ft. minimum required).
4. Lot frontage (Lot 9.01): (90 ft. provided v. 100 ft. minimum required).

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

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

5. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to indicate a concrete monument along Sicklerville Road between proposed Lot 9 and Lot 9.01 as per §503,C(2), Monuments.
2. The plan must be revised providing a notation or detail to address the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
3. The plan must be revised to provide concrete sidewalks along Sicklerville Road as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways or request a waiver.
4. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.

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

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

cc: Richard F. Williams
Donald C. Pennell, PLS
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

September 5, 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: Williams Minor Subdivision
917 Sicklerville Road
Block 18501, Lot 9
Review No. 1
Bach Project No. GTPB-2018-9
GTPB Application No. 181033CM

RECEIVED
SEP 10 2018

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated August 2, 2018.
- Township of Gloucester Land Development Submission Checklist, dated August 2, 2018.
- Camden County Planning Board Application, dated 8-1-18.
- Legal Description entitled "Metes and Bounds Description 18-0114, Part of Lot 9, Block 18501, Sicklerville Road, Township of Gloucester, New Jersey", prepared by Al Floyd & Son, Land Surveying, dated May 1, 2018, no revision.
- Drawing entitled "Minor Subdivision, Lot 9, Block 18501, Sicklerville Road, Situate Township of Gloucester, Camden County, New Jersey", prepared by Albert N. Floyd & Son, dated 5-1-18, no revision.

SITE INFORMATION:

Owner / Applicant: Richard F. Williams
PO Box 532
Blackwood, NJ 08012
609-970-6749
rfwii@hotmail.com

PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into two (2) new residential lots. Existing Lot 9 is a 38,160 SF (0.87 Acres) parcel of land located on the southwesterly side of Sicklerville Road (County Route No. 705), aka New Brooklyn-County House Road, northwest of Farmhouse Road in the Township's R-2 Residential Zoning District. It shall be noted that existing Lot 9 is vacant except for a bituminous drive and a frame shed and that no construction is proposed at this time for either lot. The applicant is seeking a Minor Subdivision approval with variances.

COMPLETENESS:

The applicant has requested the following waivers from the Land Development Ordinance Submission Checklist:

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

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

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

4. Checklist Item #72 – Show evidence that plan meets with Ordinance requirements for septic system.. *Our office has no objection to a waiver being granted for this item.*

The applicant has not requested the following waivers from the Land Development Ordinance Submission Checklist but they have not been provided:

1. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. ***Waiver recommended for completeness only. A note shall be added on the plan if wetlands or wetlands buffers are not present on the subject property.***

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

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

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

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

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

7. Checklist Item #49 – Number of lots being created. ***Waiver recommended for completeness only.***

8. Checklist Item #50 – Each block and lot within each block shall be numbered as approved by the Tax Assessor. ***Waiver recommended for completeness only.***

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

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

11. Checklist Item #61 – Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer. ***Waiver recommended for completeness only. A note shall be added to the plan if subject property is outside flood plain.***

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

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

VARIANCES/WAIVERS:

The applicant is requesting the following variances and waivers:

1. Minimum Lot Frontage– § 403 (F). The applicant is proposing both lots to have a frontage of 90 feet where 100 feet minimum is required.

REVIEW COMMENTS:

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

1. The Minor Subdivision Plan has been prepared on an 11" x 17" sheet. The plan shall be revised to an approved sheet size in order to properly show all required information.

2. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.

3. The applicant shall provide a Plan of Survey updated within six (6) months.

4. A Legal Description shall be provided for each new lot created by the proposed subdivision.

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

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

7. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.

8. The applicant shall address the status or future intent of the existing wooden fence encroachment shown adjacent to Lot 8, Block 18502.

9. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.

10. The zoning chart should be updated to include the existing lot information. The area of the original tract to the nearest one hundredth of an acre shall be shown.

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

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

13. The plan shall indicate the number of lots created.

14. The plan shall indicate how the subdivision is to be filed with the County.

15. The plan shall indicate the location of all existing utilities servicing the proposed lots.

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

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

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Steven Boraski, Esq. PB Solicitor
Lydia Pendino, Gloucester Township
Richard F. Williams, Esq., Applicant/Owners
Brandon R. Croker, Esq., Applicant's Professional
Albert N. Floyd, LS, Applicant's Professional

S:\GTPB2018 Gloucester Twp PB\GTPB2018-9 Williams Minor Sub\GTPB2018-9 Williams Minor Sub Review No 1.doc

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 8, 2018

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

Re: Application #181033CM
Richard F. Williams
917 Sicklerville Road, Sicklerville, NJ 08081
Block 18501, Lot 9

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

RECEIVED
AUG 09 2018

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

RECEIVED
AUG 08 2018
BY:

August 6, 2018

Application: #181033CM

Block: 18501 Lot: 9
Zoned: R2
Escrow: #12529

APPLICANT: Richard F. Williams
Location: 917 Sicklerville Rd., Sicklerville, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Minor Subdivision to current lot with Dimensions of approximately 180' by 212' into two equal rectangular parcels With 90' by 212' each. Also variance relief from the 100' lot frontage To 90' lot footage.

- ☐ 1 Copy – Preliminary & Final Major Site Plan/Application/Checklist
- ☐ 1 Copy – Exterior Design Presentation
- ☑ 1 Copy - Minor Subdivision/Checklist/Application
- ☑ 1 Copy - Mets and Bounds
- ☐ 1 Copy – Stormwater Management Summary

LOT TO LEFT (original home (demo) with shed + drive) IS LOT 9. #917 SICKLERVILLE RD.

LOT TO RIGHT becomes LOT 9.01 and is #919 SICKLERVILLE RD.

Signature : Assessor 8/7/18

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

August 6, 2018

Application: #181033CM

Block: 18501 Lot: 9
Zoned: R2
Escrow: #12529

APPLICANT: Richard F. Williams
Location: 917 Sicklerville Rd., Sicklerville, NJ

TRANSMITTAL TO:

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

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- ☐ 1 Copy – Exterior Design Presentation
- ☑ 1 Copy - Minor Subdivision/Checklist/Application
- ☑ 1 Copy - Mets and Bounds
- ☐ 1 Copy – Stormwater Management Summary

Signature :

APPROVED
DATE: 8-9-18
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #181033CM Block: 18501 Lot: 9

☒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
SEP 2 ' 2018
BY:

Reviewed By: ☒ Lt. Timothy Kohlmyer #206
Signature: 206 Date Submitted: 9/27/18

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 Richard Williams

Address 917 Sicklerville Rd.

Block 18501 Lot 9

8-6-18
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camden county

Making It Better, Together.

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:

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

Please Submit the Following Additional Items:

- (X) 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)

X _____
Certification of Completeness
Signature By Local Official

X _____
Signature of Agent or Applicant

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: Minor Subdivision of Block 18501, Lot 9

Project Address (if applicable) & Municipality: 917 Sicklerville Road, Gloucester Twp., NJ

Abuts County Road: Sicklerville Road County Route No.: 705

Type of Submission (please check one):

- ◯ New Site Plan
- (X) 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): 18501

Lot(s): 9

Existing Zoning: R-2 District

Variance(s) Required: Variance from 100' lot frontage requirement to permit two (2) lots with 90' lot frontgages.

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: Richard F. Williams Phone: 609-970-6749 Fax: _____
Address: P.O. Box 532 Town & State: Blackwood, NJ
Email: rfwii@hotmail.com Zip.: 08012

Comegno Law Group, P.C.
Attorney: Brandon R. Croker, Esq. Phone: 856-234-4114 Fax: 856-234-4262
Address: 521 Pleasant Valley Avenue Town & State: Moorestown, NJ
Email: bcroker@comegnolaw.com Zip.: 08057

Surveyor
Engineer: Alfloyd & Son Land Surveying Phone: 856-358-6500 Fax: 856-358-6500
Address: P.O. Box 903 Town & State: Elmer, NJ
Email: alfloydsurveying@gmail.com Zip.: 08318

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
(X) 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:
Applicant requests minor subdivision approval to permit the subdivision of an existing lot with dimensions of approximately 180' by 212' into two (2) equal rectangular parcels with dimension of approximately 90' by 212'. In connection with the application, the Applicant also requests bulk variance relief from the 100' lot frontage requirement set forth in Gloucester Twp. Zoning Ordiance Article 4, Section 404, to permit the proposed lots to have 90' lot frontgages.

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: 2
Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

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

Will new lots be created? YES / NO X How Many New Lots? 2

Size of Existing Lot(s): 180' by 212'

Portion to be Subdivided: Applicant proposes to subdivide the existing lot into two (2) equal rectangular parcels with dimensions of approximately 90' by 212'.

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: Richard F. Williams

Signature of Applicant: _____ Date: 7/31/18

Agent Completing Application: Brandon R. Croker, Esquire

Signature of Agent: _____ Date: 8/1/18

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

Making It Better, Together.

Applicant's Name: Richard F. Williams

Project Name: Minor Subivision of Block 18501, Lot 9 Municipality: Gloucester Twp.

Project Address: 917 Sicklerville Road. Plate: ____ Block: 18501 Lot: 9

Type of Plan

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

Subdivision Fees

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

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

Site Plan Fees

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

( ) Total Parking Spaces ($8.00/Space) ..... $ ____

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

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

( ) Inspection Fee ($200.00) ..... $ ____

Additional/ Other Fees

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

( ) Site Plan Revision($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) ..... $ ____

x Richard F. Williams 7/31/18

Signature of Agent or Applicant *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
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: N/A

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? _____

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
Richard F. Williams	P.O. Box 532 Blackwood, NJ 08012	Owner/Applicant

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

X Richard F. Williams, Owner — 7/31/18

Signature of Owner & Title — ***Date***

X _____ — _____

Signature of Owner & Title — ***Date***

LANDDimensions
ENGINEERING
interdisciplinary land use design

3 East High Street
Glassboro, NJ 08028
856-307-7800
landdimensions.com

Lawrence M. DiVietro, Jr.
P.L.S., P.P., A.I.C.P., President
Andrew Hogg, P.E.
Vice President, Engineering

Associates
L. Michael DiVietro, III
Persefoni J. Kapotas, P.P.
Yong S. Kong, P.W.S.

Certified Mail/Return Receipt

September 12, 2018

PUBLIC NOTIFICATION

Re: Public Notice Requirement per NJ Department of Environmental Protection (NJDEP) Division of Land Use Regulation, Freshwater Wetlands Protection Act Rules
LDE File No. 2194

Dear Sir or Madam:

Take notice that an application for wetlands certification/verification otherwise known as a Letter of Interpretation (LOI) will be submitted to the New Jersey Department of Environmental Protection (NJDEP), Division of Land Use Regulation (DLUR) for the site/development described below:

APPLICANT:	Winslow CCUM 4 LLC
PROJECT NAME:	Winslow Cross Creek (Phase V)
PROJECT LOCATION:	Erial Road (County Route 706) Block 2903, Lot 12A Winslow Township, Camden County, NJ (See attached map)
PROJECT DESCRIPTION:	Winslow Cross Creek Development (Phase V) Applicant is only requesting wetlands certification/ verification requesting that the above referenced property does not contain NJDEP regulated wetlands and wetland buffer.

RECEIVED
SEP 18 2018

An "LOI" means a document "issued by the NJDEP under N.J.A.C. 7:7A-3, indicating the presence or absence of wetlands, state open waters, or transition areas; verifying or delineating the boundaries of freshwater wetlands, state open waters, and/or transition areas; or assigning a wetland a resource value classification."

An LOI does not grant approval to conduct any regulated activities on the subject site. The sole function of an LOI is to provide or confirm information about the presence or absence, boundaries, and/or resource value classification of freshwater wetlands, transition areas, and/or state open waters to the Applicant. A complete copy of the LOI application package is available to be reviewed at either Winslow Township Municipal Clerk's office or by appointment at the NJDEP's Trenton Office.

This letter is intended for your notification and specific action is not required on your part unless you wish to submit a comment to NJDEP. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the referenced site. Please submit your written comments within 15 calendar days of the date of this notice to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
501 East State Street
Trenton, NJ 08625
Attn: Camden County Supervisor

Per NJDEP, Division of Land Use Regulation Rules, the applicant is required to provide public notice to Camden County Planning Board, Winslow Township and all property owners situated within 200 feet from the subject site.

Upon your receipt, should you have any questions or require additional information, please contact me at your convenience.

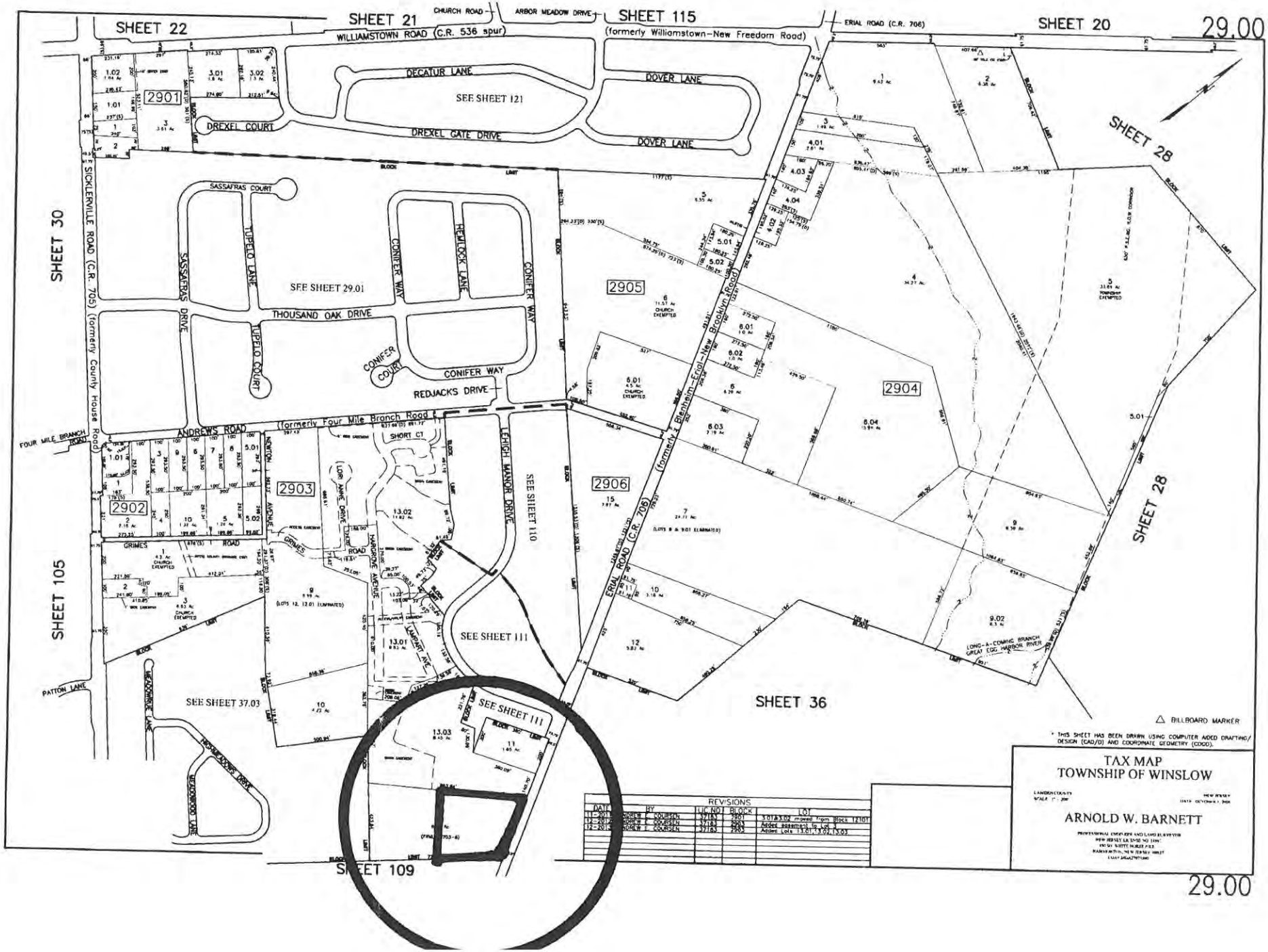
Very truly yours,

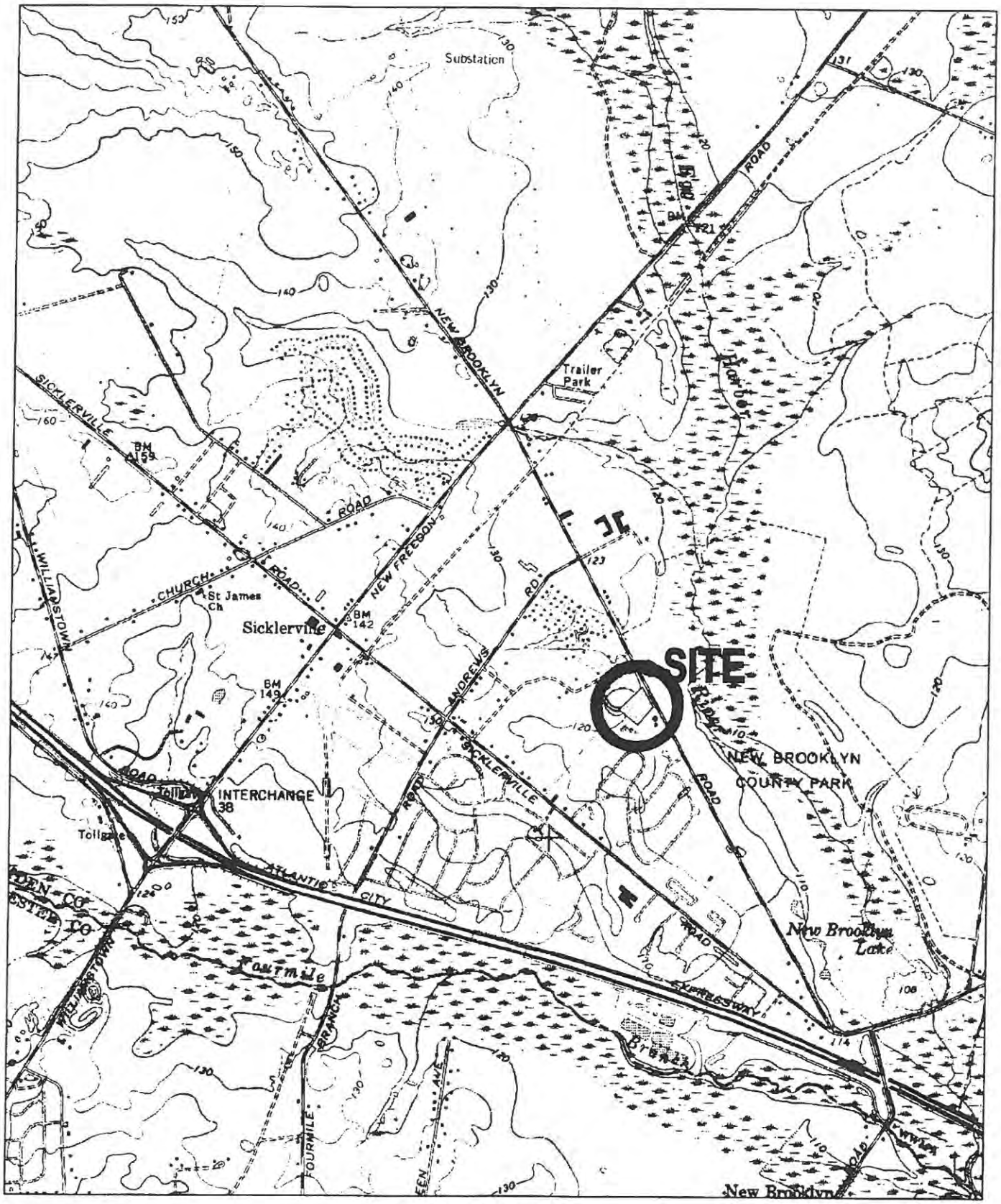
LAND DIMENSIONS ENGINEERING

Yong S. Kong, P.W.S.
Professional Wetlands Scientist

YSK/mh

Enclosures


29.00
SHEET 22
SHEET 21
CHURCH ROAD
ARBOR MEADOW DRIVE
SHEET 115
(formerly Williamstown-New Freedom Road)
ERIAL ROAD (C.R. 706)
SHEET 20
WILLIAMSTOWN ROAD (C.R. 536 spur)
DECATUR LANE
SEE SHEET 121
DOVER LANE
DREXEL COURT
DREXEL GATE DRIVE
SHEET 28
SHEET 30
SICKLERVILLE ROAD (C.R. 705) (formerly County House Road)
SASSAFRAS COURT
TUPELO LANE
CONIFER WAY
HEMLOCK LANE
SASSAFRAS DRIVE
SEE SHEET 29.01
THOUSAND OAK DRIVE
TUPELO COURT
CONIFER COURT
REDJACKS DRIVE
2905
2904
2906
2903
2902
2901
ANDREWS ROAD
(formerly Four Mile Branch Road)
FOUR MILE BRANCH ROAD
SHORT CT.
LEHIGH MANOR DRIVE
SEE SHEET 110
ERIAL ROAD (C.R. 706)
(formerly Blenheim-Erial-New Brooklyn Road)
GRIMES ROAD
HARGROVE AVENUE
LAURENT AVE.
SEE SHEET 111
SHEET 105
PATTON LANE
SEE SHEET 37.03
SHEET 36
LONG-A-COMING BRANCH
GREAT EGG HARBOR RIVER
SHEET 109
△ BILLBOARD MARKER
* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).
TAX MAP
TOWNSHIP OF WINSLOW
ARNOLD W. BARNETT
REVISIONS
DATE BY LIC. NO. BLOCK LOT
12-2012 ANDREW F. COURSEN 37163 2901 3.01&3.02 moved from Block 12101
12-2012 ANDREW F. COURSEN 37163 2903 Added easement to Lot 9
12-2012 ANDREW F. COURSEN 37163 2902 Added Lots 13.01, 13.02, 13.03
29.00



USGS QUAD MAP

SCALE 1"=2000'

LAND Dimensions
ENGINEERING
interdisciplinary land use design

3 East High Street
Glassboro, NJ 08028
856-307-7800
landdimensions.com

N W E S

JOB # 2194

RECEIVED
AUG 13 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). Exempt NJ Non-profit.

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

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

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

Waiver Other reports (4 copies) – if applicable.

- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED
AUG 13 2018
BY:

For Office Use Only

Submission Date: _____ Application №.: 18 1034 SPW

Taxes Paid Yes/No (Initial)

Fees 200 Project # 750

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 200 Escr.# 750.

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Laurel Hill Plaza Association	Name(s): Same as Applicant
Address: Laurel Hill Plaza	
2001 College Drive	Address:
City: Gloucester Township	
State, Zip: NJ 08021	City:
Phone: (856) 298 - 4267 Fax: (856) 429 - 9036	State, Zip:
Email: blozuke@mwm-law.com	Phone: ( ) - Fax: ( ) -

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Brian D. Lozuke, Esq.	Firm: Mattleman, Weinroth & Miller, P.C.
Address: 401 Route 70E, Suite 100	State, Zip: NJ 08034
City: Cherry Hill	Phone: (856) 298 - 4267 Fax: (856) 429 - 9036
	Email: blozuke@mwm-law.com

6. Name of Persons Preparing Plans and Reports:

Name: William P. McManus, PLS	Name:
Address: 634 Lost Pine Way	Address:
Profession: Professional Land Surveyor	Profession:
City: Galloway	City:
State, Zip: NJ 08205	State, Zip:
Phone: 609 652 - 0105 Fax. 609 652 - 2032	Phone: ( ) - Fax: ( ) -
Email: tomroesch@comcast.net	Email:

7. Location of Property:

Street Address: 2001 College Drive Block(s): 14402

Tract Area: +-4.41 ac. Lot(s): 29.01

8. Land Use:

Existing Land Use: Commercial/Retail Buildings (2)

Proposed Land Use (Describe Application): Applicant seeks a site plan waiver with respect to the modest handicap parking improvements that are proposed on site as depicted on the attached plan.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: NA

Proposed Form of Ownership:

Fee Simple ☐ Cooperative

■ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	See attached plan
Front setback 2	See attached plan
Rear setback	See attached plan
Side setback 1	See attached plan
Side setback 2	See attached plan
Lot frontage	See attached plan
Lot depth	See attached plan
Lot area	4.41 ac.
Building height	No changes proposed

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

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

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

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

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

Shed Requirements	
Shed area	NA
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: 196 Pre-Existing
Number of parking spaces provided: 195
Number of loading spaces required: _____
Number of loading spaces provided: See attached plan.

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

Attorney For Applicant/Owner — 8-7-18

Signature of Applicant — Date

MATTLEMAN, WEINROTH & MILLER, P.C.
BRIAN D. LOZUKE, ESQ.
Attorney at Law of the
State of New Jersey

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).**

8-7-18
Date

Attorney For Applicant/Owner
Signature

Brian D. Lozuke, Esq.
Print Name

Sworn and Subscribed to before me this 8th day of August, 2018 (Year).

Caitlyn Repa
Signature

CAITLYN REPA
Print Name

CAITLYN REPA
Commission # 2447043
Notary Public, State of New Jersey
My Commission Expires
June 09, 2019

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Attorney For Applicant/Owner
Signature of Applicant

MATTLEMAN, WEINROTH & MILLER, P.C.
BRIAN D. LOZUKE, ESQ.
Attorney at Law of the
State of New Jersey

8-7-18
Date

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

State of New Jersey,
County of Camden:

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

_____
Name of property owner or applicant

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

_____
Notary public

New Search | Assessment Postcard

Block:	14402	Prop Loc:	LAUREL HILL PLAZA	Owner:	LAUREL HILL PLAZA ASSOCIATION	Square Ft:	0
Lot:	29.01	District:	0415 GLOUCESTER TOWNSHIP	Street:	LAUREL HILL PLAZA	Year Built:	0000
Qual:		Class:	15F	City State:	CLEMENTON NJ 08021	Style:	

Additional Information

Prior Block:		Acct Num:	00166746	Addl Lots:	LAUREL HILL PLAZA	EPL Code:	24 21 990
Prior Lot:		Mtg Acct:		Land Desc:	685X274 3.35	Statute:	46:8B
Prior Qual:		Bank Code:	0	Bldg Desc:	COMMON ELEMENTS	Initial:	000000 Further: 000000
Updated:	09/18/17	Tax Codes:	F04	Class4Cd:	733	Desc:	COMMON ELEMENT
Zone:	GB	Map Page:	144	Acreage:	4.3088	Taxes:	3.88 / 0.00

Sale Information

Sale Date:	00/00/00	Book:	Page:	Price:	0 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2018	LAUREL HILL PLAZA ASSOCIATION	100	0	100	15F
	LAUREL HILL PLAZA	0			
	CLEMENTON NJ 08021	100			
2017	LAUREL HILL PLAZA ASSOCIATION	100	0	100	4A
	LAUREL HILL PLAZA	0			
	CLEMENTON NJ 08021	100			
2016	LAUREL HILL PLAZA ASSOCIATION	100	0	100	4A
	LAUREL HILL PLAZA	0			
	CLEMENTON NJ 08021	100			
2015	LAUREL HILL PLAZA ASSOCIATION	100	0	100	4A
	LAUREL HILL PLAZA	0			
	CLEMENTON NJ 08021	100			

*Click on Underlined Year for Tax List Page

*Click Here for More History

REVIEWED
DATE: 8/29/18
BY: Peter Weso
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

RECEIVED
AUG 29 2018
BY:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

August 17, 2018

RECEIVED
AUG 29 2018
BY:

Application: #181034SPW

Block: 14402 Lot: 29.01

APPLICANT: Laurel Hill Plaza Association
Location: 200 College Drive
Clementon, NJ

Zoned: HC
Escrow: #12537

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Handicap Parking Renovations & Improvement proposed for (2) Commercial/Retain Buildings.

- ☐ 1 Copy – Site Plan/Application/Checklist
- ☐ 1 Copy – Exterior Design Presentation
- ☐ 1 Copy - Minor Subdivision/Checklist/Application
- ☐ 1 Copy - Mets and Bounds
- ☐ 1 Copy – Stormwater Management Summary

Signature :

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 23, 2018

RECEIVED
AUG 27 2018
BY:

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

RECEIVED
AUG 27 2018
BY:

Re: Application #181034SPW
Laurel Hill Plaza Association
200 College Drive, Clementon, NJ 08021
Block 14402, Lot 29.01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #181034SPW Block: 14402 Lot: 29.01

☒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
SEP 2' 2018
BY:

Reviewed By: ☒ Lt. ~~Timothy~~ Kohlmyer #206

Signature: 206 Date Submitted: 9/27/18

Jeanine,
I need the Site Plan that goes w/ this.
Rec'd Thanks
JVG
8-16-18

Bn# 62

B

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

August 17, 2018

Application: #181034SPW

Block: 14402 Lot: 29.01

APPLICANT: Laurel Hill Plaza Association
Location: 200 College Drive
Clementon, NJ

Zoned: HC
Escrow: #12537

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Handicap Parking Renovations & Improvement proposed for (2) Commercial/Retain Buildings.

- ☐ 1 Copy – Site Plan/Application/Checklist
- ☐ 1 Copy – Exterior Design Presentation
- ☐ 1 Copy - Minor Subdivision/Checklist/Application
- ☐ 1 Copy - Mets and Bounds
- ☐ 1 Copy – Stormwater Management Summary

OK 8-22-18 JVG Bldg

Signature :

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

August 17, 2018

Application: #181034SPW

Block: 14402 Lot: 29.01

APPLICANT: **Laurel Hill Plaza Association** **Zoned: HC**
Location: **200 College Drive** **Escrow: #12537**
Clementon, NJ

TRANSMITTAL TO:

Parking changes for handica

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
O	Planner	O	Fire District 1 2 3 4 5 6	O	GTEMS

STATUS OF APPLICATION –Handicap Parking Renovations & Improvement proposed for (2) Commercial/Retain Buildings.

- ☐ 1 Copy – Site Plan/Application/Checklist
- ☐ 1 Copy – Exterior Design Presentation
- ☐ 1 Copy - Minor Subdivision/Checklist/Application
- ☐ 1 Copy - Mets and Bounds
- ☐ 1 Copy – Stormwater Management Summary

No Issues – however:

* PLEASE ADVISE ON OWNERSHIP:
– Who is Assoc. President
OR MANAGEMENT Co.
+ CORRECT MAILING ADDRESS of same.

Signature :

Assessor 8/16/18

Mattleman, Weinroth & Miller, P.C.
ATTORNEYS-AT-LAW
401 Route 70 East, Suite 100 • Cherry Hill, New Jersey 08034
Tel: 856.429.5507 • Fax: 856.429.9036
www.mwm-law.com

Brian D. Lozuke
Direct Dial: 856-298-4267
Email: blozuke@mwm-law.com
Member of NJ Bar

RECEIVED
AUG 13 2018
By 810345PW

August 8, 2018

Via Hand Delivery
Township of Gloucester
Attn: Kenneth D.Lechner, P.P.,
Director of Community Development

Re: Laurel Hill Plaza Association
Block 14402, Lot 29.01
Site Plan Waiver Application

Dear Mr. Lechner:

The undersigned has been retained to represent the interests of *Laurel Hill Plaza Association* with respect to modest handicap parking renovations and improvements proposed for the property known as Lot 29.01 of Block 14402 on the Township of Gloucester Tax Maps. The proposed handicap parking improvements are depicted on the attached Plans, wherein my client is formally seeking a site plan waiver from the Board under Section 801 of the Code. In connection therewith, I respectfully submit the following documents in support of my client's application:

Please also note that I have discussed my client's project with Andrew Levecchia from the Camden County Planning Board, wherein I was advised that there will be no impact to the county facilities and, as such, a formal application to the Camden County Planning Board is not required.

TAX PAYMENT CERTIFICATION
TOWNSHIP OF GLOUCESTER

Pursuant to the New Jersey Law, Chapter 174 of 1987, N.J.S.A. 40:55-D-39C and N.J.S.A. 40:55D-65, an applicant for either licenses or permits must submit proof that no taxes or assessments for local improvements are due or delinquent on the property, dated below.

The applicant will complete section 1 of this form and request the tax office to complete Section 2, which verifies that no delinquent taxes or assessments are due. When completed, the applicant will submit this form. The completed copy of this form will be placed in the applicant's file as part of a completed application.

Applicants are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is **NOT** the concern of the Tax Office.

Applicant is also cautioned that additional assessments may be levied where structure is present.

****

Section I **TO BE COMPLETED BY APPLICANT**

Brian D. Lozuke, Esquire of Mattleman, Weinroth & Miller, P.C., 401 Route 70 East, Suite 100, Cherry Hill NJ 08034 is making application to the Gloucester Township Planning Board for the development of Lot 29.01 of Block 14402 located at Laurel Hill Plaza in Gloucester Township.

Whose owner of record is Laurel Hill Plaza Association.

I request the Tax Collector to determine whether there are any delinquent taxes and/or Assessments due.

4-3-18
(Date)

(Applicant's Signature)
Brian D. Lozuke, Esquire
Attorney for Applicant

****

Section II **TO BE COMPLETED BY TAX COLLECTOR**

I find that: (X) All taxes due have been paid. NO TAXES BILLED.
( ) All assessments due have been paid.
( ) The following are delinquent and past due:

4/9/18
(Date)

(Tax Collector's Signature)

****

RECEIVED
AUG 13 2018
BY: 18103 SPW

New Search | Assessment Postcard

Block:	14402	Prop Loc:	LAUREL HILL PLAZA	Owner:	LAUREL HILL PLAZA ASSOCIATION	Square Ft:	0
Lot:	29.01	District:	0415 GLOUCESTER TOWNSHIP	Street:	LAUREL HILL PLAZA	Year Built:	0000
Qual:		Class:	15F	City State:	CLEMENTON NJ 08021	Style:	

Additional Information

Prior Block:		Acct Num:	00166746	Addl Lots:	LAUREL HILL PLAZA	EPL Code:	24 21 990
Prior Lot:		Mtg Acct:		Land Desc:	685X274 3.35	Statute:	46:8B
Prior Qual:		Bank Code:	0	Bldg Desc:	COMMON ELEMENTS	Initial:	000000 Further: 0000(
Updated:	09/18/17	Tax Codes:	F04	Class4Cd:	733	Desc:	COMMON ELEMENT
Zone:	GB	Map Page:	144	Acreage:	4.3088	Taxes:	3.88 / 0.00

Sale Information

Sale Date:	00/00/00	Book:		Page:		Price:	0 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2018	LAUREL HILL PLAZA ASSOCIATION LAUREL HILL PLAZA CLEMENTON NJ 08021	100 0 100	0	100	15F
2017	LAUREL HILL PLAZA ASSOCIATION LAUREL HILL PLAZA CLEMENTON NJ 08021	100 0 100	0	100	4A
2016	LAUREL HILL PLAZA ASSOCIATION LAUREL HILL PLAZA CLEMENTON NJ 08021	100 0 100	0	100	4A
2015	LAUREL HILL PLAZA ASSOCIATION LAUREL HILL PLAZA CLEMENTON NJ 08021	100 0 100	0	100	4A

*Click on Underlined Year for Tax List Page

*Click Here for More History

Upon your receipt and review hereof, please do not hesitate to contact the undersigned directly should you require any further submissions in connection with this application. Thank you!

Very truly yours,

Brian D. Lozuke
For the Firm

BDL/cr
Encl.
cc: James D'Antonio-Laurel Hill Plaza
Tom Roesch-Duffy, Dolcy, McManus & Roesch

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #181034SPW** **Escrow #12537**
Laurel Hill Plaza Association
BLOCK 14402, LOT 29.01
2001 College Drive

DATE: October 02, 2018

The applicant requests a site plan waiver for "handicap parking improvements" that include new and handicapped access ramps, pavement repairs, and linestriping for ADA compliance within the HC – Highway Commercial District. The project is located on southeast corner of College Drive Little Mill Road.

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

- Applicant/Owner: Laurel Hill Plaza Association, 2001 College Drive, Gloucester Township, NJ 08021 (telephone #856-298-4267).
- Engineer: Thomas C. Roesch, PE, Duffy, Dolcy, McManus & Roesch, 634 Lost Pine Way, Galloway, NJ 08205 (telephone #609-652-0105).
- Surveyor: William P. McManus, PLS, Duffy, Dolcy, McManus & Roesch, 634 Lost Pine Way, Galloway, NJ 08205 (telephone #609-652-0105).
- Attorney: Brian D. Lozuke, Esq., Mattleman, Weinroth & Miller, P.C., 401 Route 70 East, Suite 100, Cherry Hill, NJ 08034 (telephone #856-429-5507).

I. INFORMATION SUBMITTED

1. Mattleman, Weinroth & Miller, P.C. Transmittal Letter, dated 8/08/18.
2. Land Development Application Form and checklist dated 8/13/18.
3. Engineering plans, as prepared by Duffy, Dolcy, McManus & Roesch consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Limited Topographic Survey	5-30-17
2	Detail Plan	5-30-17

II. ZONING REVIEW

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

§416.F – HC – Highway Commercial District: Area, Yard, Height and Building Coverage.

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	4.41 ac.	yes
Lot frontage (min.) College Drive Little Mill Road	 80 ft. 80 ft.	 685 ft. 100.97 ft.	 yes yes
Lot depth (min.)	200 ft.	274.97 ft.	yes
Building Coverage (max.)	25%	±27.5%	yes
Lot coverage (max.)	75%	> 75%	enc
Front yard (min.) College Drive Little Mill Road	 75 ft. 75 ft.	 114.92 ft. 57.20	 yes enc
Side yard (min.)	10 ft.	37.91 ft.	yes
Rear yard (min.)	30 ft.	56.48 ft.	yes
Building Height (max.)	40 ft.	n/a	n/a
Floor Area Ratio (max.)	0.25	0.275	enc
Parking	**209 spaces**	**195 spaces**	**no***
PARKING AREA SETBACK			
From any right-of-way (min.)	25 ft.	±4 ft.[1]	enc
From Side Property Line (min.)	10 ft.	0 ft.[1]	enc
From Rear Property Line (min.)	10 ft.	0 ft.[1]	enc

[1] = Scaled data.

enc = existing nonconformance.

* = Variance required.

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

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

> "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCES COMMENTS

The application requires the following variance.

1. Parking: (195 spaces provided v. 209 spaces minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
3. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

V. SITE PLAN WAIVER COMMENTS

Should the Planning Board approve the site plan waiver it's recommended the following items be conditions of approval and completed within a certain period of time as determined by the Planning Board.

1. Parking Lot:
    a. It's recommended plan set be revised to include pedestrian crosswalks and/or other safety measure at the following locations:
        i. Relocation of cross walk in Area "D" to be perpendicular to the handicapped loarding area and installation of a new ramp under the building canopy as per §510.E, Additional Handicapped Parking Provsisions.
        ii. Linestriping of all parking areas and fire lanes as per §510(I), Delineation.
        iii. Construct a solid waste and trash enclosure(s) as per §510.L, Refuse/Recyclable Storage Areas.
            1. A field investigation showed there are at least sixteen (16) trash dumpsters along the rear of the building with no enclosure(s).

VI. 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.*

VII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

We have no further comments regarding the application at this time. 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: Laurel Hill Plaza Association
Brian D. Lozuke, Esq.
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

September 26, 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: Site Plan Waiver
Laurel Hill Plaza Association
2001 College Drive
Block 14402, Lot 29.01
Review No. 1
Bach Project No. GTPB-2018-10

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated August 13, 2018.
- Township of Gloucester Land Development Submission Checklist, dated August 13, 2018.
- Cover letter from Mattleman, Weinroth & Miller, PC, dated August 8, 2018.
- Drawings entitled "Accessibility Improvements, Block 14402, Lot 29.01, Gloucester Township, County of Camden, State of New Jersey", prepared by Duffy, Dolcy, McManus & Roesch:

Sheet	Title	Date/Last Revision
1	Limited Topographic Survey	5-30-17 / 8-1-18
2	Detail Plan	5-30-17 / 8-1-18

OWNER / APPLICANT:

Laurel Hill Plaza Association
Laurel Hill Plaza
2001 College Drive
Gloucester Twp., NJ 08021
856-298-4267(P), 856-429-9036 (F)
blozuke@mwm-law.com

PROJECT SUMMARY:

This application is for modifications to the accessible parking of an existing shopping center on the southeasterly side of College Drive, southwest of Blackwood-Clementon Road. The site is a 4.41 acre parcel of land located in in the Township's Highway Commercial (HC) Zoning District. The site contains two (2) existing strip stores and associated parking. There are no substantial site changes being proposed by this application and the applicant is seeking a waiver from Site Plan review.

COMMENTS:

Our office has reviewed all information submitted for conformance with the Township's Land Development Ordinance. We offer the following comments regarding the application:

1. The plan shall clarify which existing handicap parking spaces are to remain and which are to be removed. Additionally, the method of removal shall be indicated on the plans.

2. The plans shall provide existing/proposed spot elevations at all four (4) corners of any proposed handicap parking areas to confirm that the maximum allowable grade of 2% is not exceeded.

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

4. 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.

I
f 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
Richard Wells, Esq. (PB Solicitor)
Laurel Hill Plaza Association (Applicant)
Brian D. Lozuke, Esq. (Applicant's Professional)
William P. McManus, PLS, (Applicant's Professional)

S:\GTPB2018 Gloucester Twp PB\-10 Laurel Hill Plaza Site Plan Waiver\GTPB2018-10 Laurel Hill Plaza Site Plan Waiver Review No 1.doc

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] BY: _____ 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
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

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

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

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

SOUTHWINDS AT GLOUCESTER LLC

Jeremy Teicher

Signature of Applicant

5/30/18

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

Crossroads Village LLC

By: Signature

5-30-18
Date

Larry DiVietro
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

2018 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

SOUTHWINDS AT GLOUCESTER LLC

Signature of Applicant

Jeremy Teicher
Print Name

5/30/18
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

SOUTHWINDS AT GLOUCESTER LLC

Name of property owner or applicant Jeremy Teicher

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

Notary public

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.

_____

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.

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: <u>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.</u>

   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. <u>Legal Descriptions shall be provided.</u>

   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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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.

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Final Major Site Plan – Application #181022E
Crossroads Village, LLC
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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."

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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.**

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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. **Additional Redevelopment Plan Requirements**

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
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Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
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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

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Blackhorse Pike (Block 10801, Lot 10; Block 10899, Lots 1-3)
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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.

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Crossroads Village, LLC
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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.

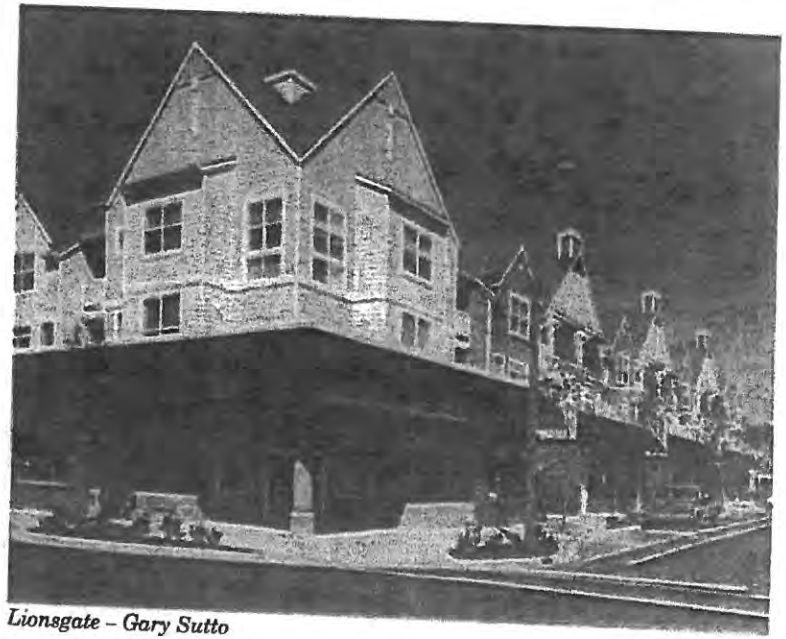
Simon Property Group

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

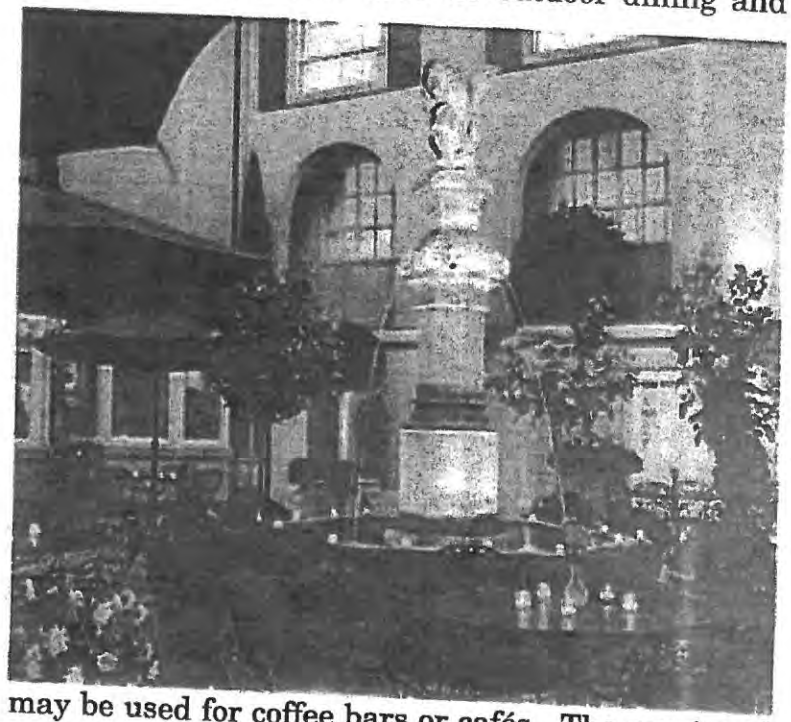
In the picture here, parking is located to the rear of the building to eliminate voids on the street in the massing and scale of the building. In the redevelopment area, townhouse garages and parking lots should be located to the rear of the buildings and access provided by alleys or parking lot driveways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

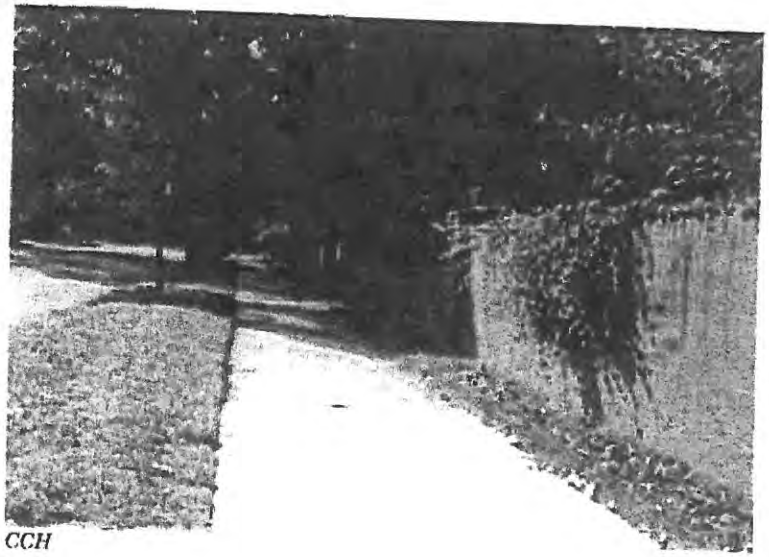
In the building in the picture above, the design of the three story apartment building uses sloped roofs, stepped back sections at the third floor level and pentroofs over secondary entrances on the first floor to create a human-scaled relationship of the building to the street. Though this building 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.

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 roa 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 #181022-PFSPFSPamnded 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

RECEIVED
SEP 2 ' 2018

Reviewed By: ☒ Lt. Timothy Kohlmyer #206

Signature: #206 Date Submitted: 9/27/18

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

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 Secret

Howard C. Long Jr, E
Solicitor

Thomas Leisse, PE, CN
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.	O Construction
O Steven Bach, Esq.	O New Jersey America	O Traffic/Police
O Planner	O Fire District 1 2 3 4 5 6	O GTEMS

STATUS OF APPLICATION –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 JK 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. FREEMA
(Retired)

FILE NO. L22764M

Southernd Crossroads

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

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- ☐ 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"? O

Signature

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 7c - 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	01-2007 / 4-30-10
3D	Ownership Plan	12-2007
10	Composite Site Plan	01-27-08 / 4-30-10
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5D	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
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10D	Construction Details	01-2007 / 4-30-10

10E	Construction Details	01-2007 / 4-30-10
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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

XXI

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 Pla 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

{00491470.DOCX }

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
- (X) Revision to Prior Site Plan
  - Original Site Plan Application No.: _____ Date Originally Approved: _____
- (X) 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: _____	