Township of Gloucester
Planning Board Agenda
November 27, 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 – October 9, 2018

RESOLUTIONS FOR MEMORIALIZATION

#181033CM
Richard F. Williams

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

#181034SPW
Laurel Hill Plaza

Block: 14402 Lot: 29.01
Location: 200 College Drive Clementon
Site Plan Waiver

#181022E-PFSPDFSPa
Southwinds
@ Gloucester, LLC

Block: 10801 Lot: 10
Block: 10899 Lots: 1,2, & 3
Final Major Subdivision
Revised Preliminary & Final
Major Site Plan (*Amended)

APPLICATIONS

#181041CPFS
Bryn Mawr DG,
Blackwood, LLC
Dollar General
Zoned: NC

Block: 19101 Lot: 6
Location: 326 South Black Horse Pike, Blackwood
Preliminary/Final Major Site
Bulk Variances
Proposed 7,5000 sq. ft. Retail
Bldg., Parking Lot, Sidewalks
And Landscaping

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday October 09, 2018

Chairman Reagan calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Reagan is Absent
Vice-Chair Costa requests a Roll Call.

Roll Call:

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

Vice-Chair Costa announces general rules of the meeting.
Vice-Chair Costa ask that the Board Professionals to be Sworn in.
Mr. Bach & Mr. Lechner were Sworn in.

Minutes for Memorialization

Minutes from September 11, 2018.
Vice-Chair Costa requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Rossi.

Roll Call:

Mr. Dintino	Yes
Mrs. Rossi	Yes
Vice-Chair Costa	Yes

Resolutions for Memorialization

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

Block: 18403 Lot: 19/20
Location: 567 Berlin-Cross Keys Rd.
Extension of Resolution

Vice -Chair Costa asked for a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Mrs. Rossi.

Roll Call:

Mr. Dintino	Yes
Mrs. Rossi	Yes
Vice-Chair Costa	Yes

Application for Review

#181033CM
Richard F. Williams
Zoned: R2

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

NOTES:
Mr. Brandon Croker Esq. of the Comegno Law Group, P.C. approached the podium.
Mr. Croker stated the applicant requests a minor subdivision approval to permit the subdivision of an existing lot 180' x 212' into two (2) lots with dimensions of approx. 90' x 212'each. In connection with the application, the applicant requests a bulk varience relief from the 100' frontage requirement set forth in the Twp. Zoning Ordinance to permit the proposed 90' lot frontage.
Mr. Croker expressed that the division of the original lot would not cause any detriment to the surroundings. There are No Wetlands and an Engineer will walk the site to observe any irregularities and survey the land grading. A grading plan will have to be submitted prior to final approval.
Further discussion focused on sidewalks to be in place before the deed is issued or after purchase and an established wooden fence that might be encroaching on another property.

Vice-Chair Costa asked if there were any questions from the Board?
None
Vice-Chair Costa asked if there were any questions from the Public?
None

Vice-Chair Costa asked for a motion to approve the Application.
Mr. Kricun made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Washington	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Vice-Chair Costa	Yes

#181034SPW
Laurel Hill Plaza Association
Zoned: HC

Block: 14402 Lots: 29.01
Location: 200 College Drive
Clementon
Site Plan Waiver Handicap Parking
Renovations & Improvement
proposed for 2 Commercial Buildings

NOTES:
Mr. Brian Lozuke, Esq. of Mattleman, Weinroth & Miller. P.C. approached the podium. He is representing Laurel Hill Association seeking a site plan waiver with respect to the proposed handicapped parking site improvements. The improvements are within the Plaza Zoned HC containing a two building strip mall. The plan waiver relates to improvements for handicap accessibility.

- Change parking lot stripping to decrease total parking from 209 to 196 increasing width of 5 handicap parking spots.
- Improve handicap ramps by decreasing length & aligning straight instead of on a angle complying with ADA requirements.

Mr. Lozuke expressed that the Varience is Substantiated. The Engineer Letter was reviewed and all concerns can be addressed.
Mr. Lechner had concerns about Number of trash receptacles for the respective shops.

- Can Number of bins be reduced?
- Can enclosures be built even though limited space in this area?

Mr. Antonio Association President stated he would immediately contract the services of a company to manage the property upkeep and maintenance of the trash enclosures.
Mr. Bach requested that a performance Guarantee be associated with this project to ensure the work actually gets completed. Mr. Lozuke agreed.

Vice-Chair Costa asked if there were any questions from the Board?
None
Vice-Chair Costa asked if there were any questions from the Public?
None

Vice-Chair Costa asked for a motion to approve the Request for the Extension.
Mr. Kricun made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Washington	Yes
Mrs. Rossi	Yes
Vice-Chair Costa	Yes

At this time an additional professional was sworn in.
Mr. Stan Slachetka, PA. Licensed Planner was sworn in as an additional Reappointed Township Board Professional.

#181022E-PFSPFSPa
Southwinds @ Gloucester LLC
Zoned: MRD

Original Date: 8/28/18
Postponed to: 10/9/18

Final Major Subdivision
Revised Preliminary & Final
Major Site Plan (Amended)
Block: 10801 Lot: 10
Block: 10899 Lots: 1-3
Location: 553-557 N. Blk Hrse Pk.
220 Multi-Family Apartments
100 Unit Apartment for Affordable
COAH Rental Housing

NOTES:

Mr. Robert Mintz Esq. from Freeman & Mintz Law Firm, approached the podium representing the applicant Southwinds @ Gloucester, LLC. Mr. Mintz named the accompanying partners who will be testifying: Jeremy Teicher-Developer, Andrew Hogg-Engineer, Robert Zamolim-Architect, Larry Divietro-Prof. Planner, David Horner-Traffic Engineer. All approached the podium, all sworn in and identified themselves, the Board acknowledged all as professionals in their fields.
Mr. Mintz stated Mr. DiVietro brought a few renderings developed under his supervision w/ duplicates for audience viewing at the same time as originals are being presented.
Mr. Mintz described and marked the following renderings:
Exhibit A1- Overhead Original, Exhibit A2 – Current Plan, Exhibit A3- 16 Unit Elevation, A4- Club House, A5- Two Story Bldg. Elevation, A-6 Three Story Bldg. Elevation.
Mr. Mintz continued to state this is a continuance from the August meeting with Notice that was adjourned. He met with a number of concerned residents at the end of that meeting outside the meeting area so that their concerns would be heard and possibly addressed in the revisions presented currently.
Mr. Mintz stated: the area is considered the Blackwood West Redevelopment Plan and after a Litigation Settlement the preliminary approval was granted and the Southwinds @ Gloucester, LLC was designated as the Developer, permitting the building of 497 units on @56 acres. The Litigation incorporated regulations that allowed only 8.5 Units/Acre and required open space totaling of 25.8% of the total acreage. The Litigation also produced a change in the age restriction housing to include affordable housing units within that category along with front parking and front entrance garages where applicable.

In hindsight, the regulations modified the number of units from the original plan by reducing the number of town houses to 158 Units and 220 Multi-family Units.

Mr. Mintz continued to discuss the changes made in the original plan in detail from the preliminary approved plan.
Mr. Mintz called Mr. DiVietro for testimony. Mr. DiVietro described the renderings in detail while an associate simultaneously indicated the areas being described on the rendering copies for the public audience to follow. In this testimony he described the modifications of the project design and the overall placement of buildings, sidewalks, green spaces, storm runoff, access roads, etc.
Mr. DiVietro continued with his testimony. He stated:
-The property is Virgin with No structures to be demolished and the project could introduce about 1000 new residents facilitation of high quality housing.
-This population will stimulate new business development and with that commercial buildings stimulate new business usages especially in the down town and surrounding Blackwood areas.
- The project development complies with all requirements of the master plan and needs No Variances.
- There is No impact on the schools since there has been an 18% reduction of school age children in this area over the last 10 years.
-The applications with outside agencies needed to be approved and then the agency plans will be brought back to the Board for final approval.

Mr. Mintz introduced the traffic engineer David Horner.
Mr. Horner described his stake in the project and what he has investigated. He stated that the development of this project will only produce 30 additional cars to access Erial Rd. and there are No Issues with the DOT and the Black Horse Pike access. The information was derived from the comparison of a 2007 traffic study of the area and a recent 2018 updated traffic study, Exhibit A8.

Mr. Mintz introduced Robert Zamolim-Project Architect. Mr. Zamolim acknowledges the plans were developed under his supervision. Mr. Zamolim continued his testimony describing the renderings A-3 to A-6 in detail from an architectural standpoint.

Mr. Kricun asked for clarification on the Affordable Housing.
Mr. Boraski read the condition of approval and the information previously mentioned on the subject of affordable housing.
It's noted there is No significant deviation from the preliminary plan and all concerns mentioned in the Board review letter will be addressed and complied.
Further discussion briefly continued with Fire company access to the buildings and if the buildings will have fire sprinklers.

Vice-Chair Costa asked if there were any questions from the Board?
None
Vice-Chair Costa asked if there were any questions from the Public?
There were a number of township residents that gave testimony with varying concerns about the project and its impact on the area. Fourteen residents not all living in the immediate area, voiced concerns about the following:
-Traffic impact & gridlock/ Traffic Light on Erial Rd. & Blackwood-Clementon Ave.
-School impact
-Sidewalks being completed
-Taxes

-Affordable Housing Issues and Low Income
-Criminal Activity increase above what is already present
- Fencing /Block wall for buffer or to prevent walk through into surrounding neighborhood
- Disturbance to wildlife
-Fire Lane
-Price range of Units
After all the residents asking to speak had that opportunity, Mr. Mintz responded to their concerns as briefly as possible.

Vice-Chair Costa closed the public portion of the meeting.
Mr. Kricun stated that he would personally speak with the Mayor about the residents' concerns.

Vice-Chair Costa asked for a motion to approve the Application.
Mr. Kricun made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Washington	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Vice-Chair Costa	Yes

Correspondence

Letter of Interpretation
Applicant: Winslow CCUM 4 LLC
Winslow Cross Creek Development (Phase V)
Location: Erial Rd., Rt. 706
Block: 2903 Lot: 12A

Vice-Chair Costa requested a motion to adjourn.
Motion to adjourn was made by Mr. Kricum seconded by Mrs. Rossi.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION WITH BULK VARIANCE APPROVAL FOR RICHARD F. WILLIAMS APPLICATION NO.: 181033CM

WHEREAS, on October 9, 2018, consideration was given to the application of Richard F. Williams (hereinafter "Applicant") for the property located at 917 Sicklerville Rd, identified on the Tax Map for the Township of Gloucester as Block 18501, Lot 9 (hereinafter "Property"), for minor subdivision approval with bulk variances in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicant intends to subdivide the existing 38,160 sf Property into 2 new residential lots, with no new construction proposed at this time in the R-2 Residential Zoning District; and

WHEREAS, Mr. Brandon R. Croker, Esq., of the Comegno Law Group, P.C., appeared on behalf of the Applicant, and the Applicant himself appeared to testify in support of the Application; and

WHEREAS, Mr. Croker introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed minor subdivision and required bulk variances; and

WHEREAS, Mr. Croker represented and the Applicant testified that the result of the minor subdivision will be two symmetrical residential lots; that the Applicant intends to build a single family home on each lot, although no construction is being proposed with the current application; that the resulting lots will require bulk variances to permit non-conforming lot frontages and lot sizes; and that the variances should be granted because the Property is suitable for the subdivision and would advance several purposes of the Municipal Land Use Law, and that there is no detriment to the public good because the variances required are only for minor deviations from the Township Code requirements; and

WHEREAS, the Board and Board Professionals discussed with the Applicant several issues relating to the Property, including the installation of sidewalk, an encroaching wooden fence, and the existence of wetlands on the Property; and

WHEREAS, the Applicant agreed to comply with several conditions of approval to address the above concerns, namely: (1) the Applicant will submit a certification from an engineering professional certifying that no wetlands exist on the Property; (2) the Applicant will include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board; and (3) the Applicant will provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's September 5, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

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

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

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

1. The Applicant is Richard F. Williams. The Property is located at 917 Sicklerville Rd, identified on the Township of Gloucester Tax Map as Block 18501, Lot 9. The Applicant is the owner of the Property, which is located in the R-2 Residential 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: minor subdivision approval with bulk variances to create two new residential lots from one existing residential lot in accordance with the minor subdivision plan submitted by the Applicant with the Application.

4. The Applicant proposes to subdivide the Property into two new symmetrical lots ("Lot A" and "Lot B"). Lot A and Lot B, as proposed, require the following variances:

    a. Lot A
        i. Relief from Township Code § 404 F – requiring a minimum lot size of 20,000 sf whereas a lot size of 19,080 sf is proposed.
        ii. Relief from Township Code § 404 F – requiring a minimum lot frontage of 100 ft whereas a lot frontage of 90 ft is proposed.

    b. Lot B
        i. Relief from Township Code § 404 F – requiring a minimum lot size of 20,000 sf whereas a lot size of 19,080 sf is proposed.
        ii. Relief from Township Code § 404 F – requiring a minimum lot frontage of 100 ft whereas a lot frontage of 90 ft is proposed.

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

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated September 5, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

7. The Applicant agreed, as a condition of approval, to: (1) submit a certification from an engineering professional certifying that no wetlands exist on the Property; (2) include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board; and (3) provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence.

8. With regard to the requested bulk variances as detailed in Paragraph 4 above, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the Board determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(1); that is, due to the suitable and unique shape of the Property, the strict application of the LDO requirements set forth at Township Code § 404 F identified in paragraph 4 above would result in peculiar and exceptional practical difficulties to, and exceptional and undue hardship upon, the Applicant, thus bulk variance relief permitting the proposed minor subdivision in the symmetrical configuration proposed by the Applicant is warranted.

9. In light of the testimony and other evidence presented, the Board further determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(2); that is, the requested deviations from the LDO requirements set forth at Township Code § 404 F and identified in paragraph 4 above advance several purposes of the MLUL, specifically: granting the variances will allow the Applicant to subdivide the Property as proposed, making appropriate use of open and available vacant land to allow for a permitted residential use, increasing property values, and improving the overall appearance and aesthetics of the Property and Township. N.J.S.A. 40:55D-2a; N.J.S.A. 40:55D-2c; N.J.S.A. 40:55D-2g; N.J.S.A. 40:55D-2i.

10. In light of the testimony and other evidence presented, the Board further determined that the Application can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the Master Plan and LDO in light of the Applicant's proposed residential use, and the extremely minor deviation from Township bulk requirements, and because the requested variances involve no inherent public dangers or substantial public burdens and create no adverse impact on the neighborhood. N.J.S.A. 40:55D-70.

11. With regard to the requested minor subdivision approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the proposed minor subdivision complies with all minor subdivision and other standards, specifications, and requirements established by the LDO not addressed by variances and waivers as detailed herein, and that the Property is suitable for the proposed subdivision given the sufficient size of the Property and permitted residential uses in the R-2 Zone. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts, the Board 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. Kricun and duly seconded by Mr. Dintino to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Costa	X	
Mr. Dintino	X	
Mr. Kricun	X	
Mr. Gueverra	X	
Ms. Costa	X	
Ms. Rossi	X	
Mr. Kricun	X	

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

1. The Applicant shall comply with all terms, conditions, and recommendations contained within the Board Professionals' Review Letters as indicated herein.

2. The Applicant shall submit a certification from an engineering professional certifying that no wetlands exist on the Property.

3. The Applicant shall include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board.

4. The Applicant shall provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence; and

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:

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 23rd 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 9th day of October 2018.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING WAIVER OF SITE PLAN AND BULK VARIANCE APPROVAL FOR LAUREL HILL PLAZA ASSOCIATION APPLICATION NO.: 181034SPW

WHEREAS, on October 9, 2018 consideration was given to the application of the Laurel Hill Plaza Association (hereinafter "Applicant") for the property located at 2001 College Drive, identified on the Tax Map for the Township of Gloucester as Block 14402, Lot 29.01 (hereinafter "the Property"), for a Waiver of Site Plan in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicant is proposing "handicap parking improvements, including but not limited to new handicap access ramps, pavement repairs, and line striping for ADA compliance at the Property; and

WHEREAS, Mr. Brian D. Lozuke, Esq. of the law firm Mattleman, Weinroth & Miller, P.C., appeared on behalf of the Applicant and Mr. James D'Antonio and Mr. Thomas Roesch, P.E., of Duffy, Dolcy, McManus & Roesch were sworn in to present testimony in favor of the application; and

WHEREAS, Mr. Lozuke introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed site plan waiver and required bulk variances; and

WHEREAS, Mr. Roesch testified as to the proposed site improvements and the Applicant's reasons for the proposed improvements, and also testified as to the requested parking variance, explaining that granting the variance will advance several purposes of the Municipal Land Use Law by improving handicap accessibility of the Property as well as further benefits of the requested relief to the Applicant and the Township, and the hardship imposed upon the Applicant were the relief not granted because the Property is already built out and there is no room for the additional parking spaces; and that there is no negative impact because the Applicant is improving handicap accessibility; and

WHEREAS, the Board and Board Professionals discussed with the Applicant and the Applicant's witnesses several issues relating to the Property, including the possibility of adding trash enclosures to the dumpsters behind the building; the possibility of changing the orientation of the ADA striping in one location at the Property; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's September 26, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner's October 2, 2018 Review Letter, with the exception of

the Board Planner's recommendation to reorient the ADA striping in Area D as discussed by the Board's and the Applicant's professionals on the record, and to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Board Applicant agreed, as conditions of approval, to: (1) comply with the Board Planner's recommendations regarding trash enclosures at the Property by agreeing to construct two trash enclosures within one year from the date the Board adopts this resolution; (2) ensure the striped crosswalk area as discussed at length on the record during the Applicant's hearing is ADA compliant; (3) provide a reasonable performance guarantee to ensure the improvements, including the trash enclosures, are actually completed; and (4) submit a revised plan showing the trash enclosures; and

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

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

1. The Applicant is Laurel Hill Plaza Association. The Property is located at 2001 College Drive, identified on the Tax Map for the Township of Gloucester as Block 14402, Lot 29.01. The Applicant is the owner of the Property, which is located in the HC Highway Commercial 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: site plan waiver with bulk variances to construct handicap parking improvements, including but not limited to new handicap access ramps, pavement repairs, and ADA-compliant line striping.

4. The Applicant's proposed improvements require the following variance(s):

   a. Relief from Township Code § 416.F – requiring 209 parking spaces whereas only 195 spaces are proposed.

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September October 2, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated September 26, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

7. The Applicant agreed, as a condition of approval, to: (1) comply with the Board Planner's recommendations regarding trash enclosures at the Property by agreeing to construct two trash enclosures within one year from the date the Board adopts this resolution; (2) ensure the striped crosswalk area as discussed at length on the record during the Applicant's hearing is ADA compliant; (3) provide a reasonable performance guarantee to ensure the improvements, including the trash enclosures, are actually completed; and (4) submit a revised plan showing the trash enclosures.

8. With regard to the requested bulk variance as detailed in Paragraph 4 above, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the Board determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(1); that is, because the Property has already been built out to contain the maximum number of parking spaces, the strict application of the LDO requirements set forth at Township Code § 416 F identified in paragraph 4 above would result in peculiar and exceptional practical difficulties to, and exceptional and undue hardship upon, the Applicant, to the extent the Applicant's proposed handicap accessibility improvements would cost several thousand dollars more and become impractical if not impossible, thus bulk variance relief permitting the proposed number of parking spaces is warranted.

9. In light of the testimony and other evidence presented, the Board further determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(2); that is, the requested deviation from the LDO requirements set forth at Township Code § 416 F and identified in paragraph 4 above advance several purposes of the MLUL, specifically: granting the variance will allow the Applicant to improve the handicap accessibility of the Property, thereby improving the overall health, welfare, morals, and safety of the Township. N.J.S.A. 40:55D-2a; providing adequate space and access for persons with disabilities; N.J.S.A. 40:55D-2c; and ensuring the development of the Property does not conflict with the general welfare of neighboring municipalities and the State as a whole. N.J.S.A. 40:55D-2d.

10. In light of the testimony and other evidence presented, the Board further determined that the Application can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the Master Plan and LDO in light of the Applicant's inherently beneficial improvements that will increase handicap accessibility at the Property; the minor deviation from Township parking requirements (14 fewer spaces than required) and the Applicant's testimony that he has never had a parking volume problem; and because the requested variance involves no inherent public dangers or substantial public burdens and creates no adverse impact on the neighborhood. N.J.S.A. 40:55D-70.

11. The Board finally determined pursuant to Township Code § 801.A(3) that a site plan waiver is warranted because the proposed development and alteration does not affect the existing condition of the Property; the Applicant has presented sufficient evidence and information to allow the Board to determine the Application as proposed meets applicable Township Code requirements; and because the Property is suitable for the proposed improvements and the requested waiver is reasonable under the above circumstances.

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. Kricun and duly seconded by Mr. Dintino to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Costa	X	
Mr. Dintino	X	
Mr. Kricun	X	
Mr. Gueverra	X	
Ms. Costa	X	
Ms. Rossi	X	
Mr. Kricun	X	

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

1. The Applicant will comply with the Board Planner's recommendations regarding trash enclosures at the Property constructing two trash enclosures within one year from the date the Board adopts this resolution.

2. While the Applicant is not required to reorient the ADA striping in Area D as discussed on the record between the Board's and the Applicant's professionals, the Applicant must ensure this striping and all proposed improvements are ADA compliant.

3. The Applicant shall provide a reasonable performance guarantee to ensure the Property improvements, including the required trash enclosures, are completed. The amount of the performance guarantee will be estimated and submitted by the Applicant's engineer, subject to review and approval by the Township Department of Community Development & Planning and/or the Township Engineer. The Department of Community Development & Planning and/or the Township Engineer shall inspect the bonded improvements as required to ensure compliance with all requirements of the Americans With Disabilities Act of 1990, Pub. L. No. 101-336, 104 Stat. 328 (1990), and all other applicable federal, state, and local laws and regulations.

4. The Applicant shall submit a revised plan showing the proposed trash enclosures and any other modifications to the Property as agreed to on the record by the Applicant.

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:

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 23rd 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 9th day of October 2018.

_____

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING FINAL MAJOR SUBDIVISION AND AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN APPROVAL FOR SOUTHHWINDS AT GLOUCESTER LLC APPLICATION NO.: 181022E-PFSPFSPa

WHEREAS, on October 9, 2018, consideration was given by the Gloucester Township Planning Board ("Board") to the application of Southwinds at Gloucester, 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 final major subdivision and amended preliminary and final major site plan approval (hereinafter the "Application") in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicant proposes to develop the Property in accordance with its preliminary approval, see Resolution of the Gloucester Township Planning Board Memorializing Preliminary Subdivision and Site Plan with Waivers and De Minimis Exceptions attached hereto Exhibit A, and an existing Redevelopment Agreement with the Township whereby the Applicant will construct 220 multi-family apartments, 158-townhomes, and a 100 unit apartment for affordable family rental housing, and further seeks final major subdivision and amended preliminary and final major site plan approval 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, and presented the following witness: Jeremy Techer, Principal of the Applicant, who was sworn in and offered testimony in favor of the Application; Mr. Mintz also presented the following professional witnesses who were sworn in, qualified, accepted as experts by the Board, and testified in favor of the Application: Robert Zampolin, A.I.A. – Architecture Expert; Lawrence M. DiVietro, Jr., P.L.S., P.P., A.I.C.P. – Planning Expert; David Horner, P.E., PTOE – Traffic Engineering Expert; and Andrew Hogg, P.E. – Engineering Expert; and

WHEREAS, throughout the course of the hearing, Mr. Mintz introduced the following exhibits, which were reviewed by the Board and marked into evidence as follows: Exhibit A1 – Prior Major Site Plan Preliminary Approval; Exhibit A2 – Current Proposed Amended Major Site Plan; Exhibit A3 – 16 Unit Elevation Rendering; Exhibit A4 – Clubhouse Rendering; Exhibit A5 – Two Story Elevation Rendering; Exhibit A6 – Three Story Elevation Rendering; Exhibit A7 – Phasing Plan; and Exhibit A8 – May 24, 2018 Traffic Impact Report; and

WHEREAS, Mr. Mintz introduced the Application and the relief requested therein, and explained the Property is located within the M-RD Mingus Run Redevelopment Zone of the Blackwood West Redevelopment Plan ("Redevelopment Plan"); Mr. Mintz further recounted the history of the Application, including the Applicant's litigation and settlement with the Township; the Applicant's prior approvals; and the Applicant's most recent appearances before the Township Redevelopment Entity with respect to the currently requested amended preliminary and final major site plan and final major subdivision approval; and

WHEREAS, Mr. Mintz further provided a brief overview of and explanation for the proposed minor, *de minimis* changes to the major site plan from the Applicant's preliminary approval, explaining that the changes include a slight adjustment to the density of the units proposed, further changes to address wetlands issues, and to remove Block 10801, Lot 6 from the Application; and

WHEREAS, referencing Exhibits A1–A2, the Applicant's Planning Expert, Mr. DiVietro, testified that the Application proposes 220 multi-family apartments, 158-townhomes, and a 100 unit apartment for affordable family rental housing; that the Property spans approximately 56.5 acres and is designated within the Redevelopment Plan and Mingus Run Redevelopment Zone; that the types of proposed residential units are permitted and consistent with the Applicant's preliminary approval; that the permitted density in the M-RD Zone is 10 units per acre whereas the Applicant proposes 8.5 units per acre; that 30% open space is required whereas the Applicant proposes 43.8% open space; and that therefore no variances are required in connection with the Application; and

WHEREAS, Mr. DiVietro further testified the Applicant proposes 100 affordable apartments in accordance with the terms of the Township's settlement agreement in its Mount Laurel affordable housing litigation; that the Redevelopment Plan was adopted in June 2004 and the goals of the Plan include: (i) attracting empty nesters and young professionals; and (ii) utilizing public-private partnerships to develop needed infrastructure within the Township; and that the Application furthers these goals by relying primarily on private investment, potentially attracting 1,000 additional residents through project build out; and that therefore the Application is consistent with the Redevelopment Plan and the goals and objectives of the Township's Master Plan and LDO; and

WHEREAS, Mr. DiVietro further testified that the types of proposed residential units are permitted and consistent with the Applicant's preliminary approval; that the elimination of age restricted units in the preliminary approval is consistent with Court order; and that in his professional opinion, the final major site and subdivision plans currently before the Board are consistent with the Applicant's preliminary approval; and

WHEREAS, Mr. DiVietro further testified that the purpose of the major subdivision is to create access to the Township's downtown area; that the Application complies with the applicable requirements of the LDO for major site plans and subdivisions; and that the Applicant will comply with all recording requirements for major subdivision; and

WHEREAS, referencing Exhibit A7, the Applicant's Engineering Expert, Mr. Hogg, testified as to the phasing of the project's development; the existence of a woodchip trail linking the two tracts of the Property; and that in his professional opinion, the final major site and subdivision plans currently before the Board are consistent with the Applicant's preliminary approval; and

WHEREAS, the Applicant's Traffic Engineer Expert, Mr. Horner, testified that the access points to the Property have not changed; that the unit types and unit counts for

townhouses and apartments have not changed; that the only change in the Application from the Applicant's preliminary approval is the 100-unit age restricted to affordable change, which will generate approximately 30 extra trips; and that based on a recent May 2018 traffic study, no mitigation is required for the increased traffic; and

WHEREAS, referencing Exhibits A3–A6, the Applicant's Architectural Expert, Mr. Zampolin, testified as to the aesthetic theme and appearance of the Property, explaining it will be a colonial theme with cultured stones; that the Applicant has worked with the Board engineer to revise and create better architecture; that the Applicant has reduced the square footage of the clubhouse to create a nicer roof; and

WHEREAS, the Applicant's various witnesses testified that a number of outside agency approvals are still required for the project to move forward, including but not limited to approvals from New Jersey Department of Transportation ("NJDOT"); New Jersey Department of Environmental Protection ("NJDEP"); Gloucester Township Municipal Utilities Authority ("GTMUA"); Camden County Municipal Utilities Authority ("CCMUA"); and Camden County Planning Board ("CCPB"); and that the Applicant was seeking approval from the Board conditioned upon the ultimate approval of any and all required outside agencies; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., and Township Redevelopment Planner, Stan Slachetka, P.P., AICP, discussed their review letters with the Applicant and the Applicant indicated they did not have any exceptions to the professional review letters, true and correct copies of which are attached hereto as Exhibits B–D, and that the Applicant would otherwise comply with the Review Letters and applicable requirements of the fire code; and

WHEREAS, the meeting was opened to the public, and numerous members of the public appeared to testify to express concerns about the impact of the Application on schools, traffic, crime, wildlife and the environment, and taxes, as well as the phasing of the project development, as set forth in the "Minutes of the Gloucester Township Planning Board for the October 9, 2018 Meeting," attached hereto as Exhibit E; 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 Southwinds at Gloucester, 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 within the M-RD Mingus Run Redevelopment Zone of the Blackwood West Redevelopment Plan.

2. The Township has designated the Applicant as a developer/redeveloper of the Property pursuant to R-18:06-200. The Applicant is the successor in interest to Hill Creek LLC, the entity initially designated as Redeveloper for the Mingus Run Redevelopment Zone area. The Applicant was previously granted preliminary subdivision and site plan approval. A true and correct copy of the Board's Resolution of Approval Memorializing the Applicant's Preliminary Subdivision and Site Plan with Waivers and De Minimus Exceptions is attached hereto as Exhibit A.

3. To the extent required, public notice of the hearing held on October 9, 2018 was provided in accordance with the requirements of the LDO and Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. Requested Relief: amended preliminary and final major site plan approval and final major subdivision approval to permit the construction of 220 multi-family apartments, 158-townhomes, and a 100-unit apartment for affordable family rental housing at the Property.

5. The typical bulk and setback variances are not part of applications within the M-RD Mingus Run Redevelopment Zone. Applicants must comply with the goals and objectives of the Redevelopment Plan regarding land uses and architectural considerations to the satisfaction of the Board and its professionals, which were also previously considered and reviewed by the Township's Redevelopment Entity.

6. The Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., issued reports dated August 23, 2018 and October 4, 2018, attached hereto as Exhibit B and incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply as a condition of approval unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony or granted a waiver.

7. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, PC, issued reports dated August 23, 2018 and October 5, 2018, attached hereto as Exhibit C and incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply as a condition of approval unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony or granted a waiver.

8. The Township Redevelopment Planner, Stan Slachetka, P.P., AICP, of T&M Associates, issued reports dated August 23, 2018 and October 9, 2018, attached hereto as Exhibit D and incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to work with the Township Redevelopment Planner to resolve as a condition of approval or will return to the Board as needed.

9. The Board accepts the voluminous, substantial, and credible testimony provided by the Applicant's expert witnesses and Board Professionals, and concludes as a matter of law that the Applicant's changes to the Application from the grant of preliminary major site plan and major subdivision approval are *de minimis*, and that the final major site plan and major subdivision plans conform to: (i) the standards established by the LDO for final approval of major subdivisions and major site plans; (ii) the conditions of preliminary approval set forth in the Preliminary Approval Resolution; and (iii) the standards prescribed by N.J.S.A. 46:26B-1. N.J.S.A. 40:55D-50a.

10. The Board also finds that the Application is for a "planned development" as defined within N.J.S.A. 40:55D-6, and that any minimal deviations from the conditions of the Applicant's preliminary approval set forth in the Preliminary Resolution were necessitated by a change of conditions beyond the control of the Applicant, including the Township's affordable housing settlement agreement and NJDEP approval requirements, therefore the Applicant is not responsible for submitting an additional application for preliminary approval. N.J.S.A. 40:55D-50a.

11. In light of the foregoing, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the proposed amended preliminary and final major site plan and subdivision complies with all site plan and other standards, specifications, and requirements established by the LDO for final major subdivision and site plan approval; conforms to the conditions of preliminary approval set forth in the Preliminary Approval Resolution; advances the purposes of the Redevelopment Plan by: (i) attracting empty nesters and young professionals to live in the Township; and (ii) utilizing public-private partnerships to develop needed infrastructure within the Township; and that the Property is suitable for the proposed development given the large size of the Property, road access points, minimal traffic impact, and the goals, objectives, and permitted uses of the M-RD Mingus Run Redevelopment Zone. The Applicant is therefore entitled to amended preliminary and final major subdivision and major site plan approval. N.J.S.A. 40:55D-50a; Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

12. In light of the public testimony in opposition to the Application, see Exhibit E, the Board further recommends to Township Council that Council carefully consider the concerns of the public with regards to the impact of the original redevelopment designation and the Application itself on schools, traffic, crime, wildlife and the environment, and taxes.

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. Kricun and duly seconded by Mr. Dintino 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. Kricun	X	
Mr. Dintino	X	
Mr. Guervera	X	
Ms. Washington	X	
Ms. Rossi	X	

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

1. The Applicant shall comply with all outstanding terms and conditions of its preliminary approval as set forth in the Board's memorializing resolution of preliminary approval, attached hereto as Exhibit A.

2. Per the Applicant's preliminary approval, the Applicant shall not be obligated to include the sprinkling system or service drives around rear of buildings, unless required by the Fire and Construction Code. The Applicant shall otherwise comply with all applicable provisions of the Fire and Construction Code.

3. The Applicant shall work with the Board Professionals to revise the proposed landscaping plan and the design and appearance of the sidewalk, and will also work with the Board Professionals to address and resolve any outstanding comments or concerns contained within the Board Professionals' Review Letters, attached hereto as Exhibits B–D.

4. The Applicant shall seek any and all required additional approvals from Township Council. The Planning Board requests that Township Council take into consideration the public testimony presented at the Applicant's Planning Board hearing, as detailed in the minutes attached hereto as Exhibit E.

5. The Applicant shall adhere to all representations made in response to the comments of the public, including but not limited to the construction of a fence along East Court.

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

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 27th day of November 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 9th day of October 2018.

KENNETH LECHNER, SECRETARY

#18104KCPFS

LAND DEVELOPMENT APPLICATION CHECKLIST

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

- ✓ Taxes Paid Certification.
- ✓ Land Development Application Form – completed, signed, and notarized.
- ✓ Filing Fees.
  - **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- ✓ Escrow Fees.
  - **ESCROW FEE = Engineer + Planner + Legal**
- ✓ Signed Escrow Agreement.
- ✓ Signed W-9 Form.
- ✓ Disclosure Statement (Corporations, LLC, and Partnerships).
  - Corporations, LLC, and Partnerships must be represented by an attorney.
- ✓ Twelve (12) copies of the development plan (signed and sealed).
- ✓ Seven (7) copies of the Ordinance Checklist (§817).
- ✓ Other reports (4 copies) – if applicable.
  - ✗ Drainage Calculations
  - Environmental Impact Statement (WAIVER REQUESTED)
  - ✗ 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
SEP 10 2018

For Office Use Only

Submission Date[1]: ✓ Application №.: 1810-41CPFS

Taxes Paid Yes/No SP (Initial)

☑ Planning Board ☐ Zoning Board of Adjustment

Fees 1,150.00 Project # 12605

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

Escr. 6,850.00 Escr.# 12605

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Bryn Mawr DG, Blackwood LLC	Name(s): AJWMS LLC
Address: 765 John Barry Drive	Address: 305 Sherry Way
City: Bryn Mawr	City: Cherry Hill
State, Zip: PA 19010	State, Zip: New Jersey 08034
Phone: (856) 526-9503 Fax: (856) 526-9508	Phone: (856) - Fax: (856) -
Email: harveysternberg@gmail.com	

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

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

[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: Robert D. Mintz, Esq.	Firm: Freeman and 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: Steve M. Bach, Bach Design Group	Name:
Address: 304 White Horse Pike	Address:
Profession: Civil Engineer	Profession:
City: Haddon Heights	City:
State, Zip: New Jersey 08035	State, Zip:
Phone: (856) 546-8611 Fax: (856) 546-8612	Phone: (856) - Fax: (856) -
Email: sbach@bachdesigngroup.com	Email:

7. Location of Property:

Street Address: 326 South Black Horse Pike Block(s): 19101

Tract Area: 29.350 square feet (0.67 acres) Lot(s): 6

8. Land Use:

Existing Land Use: Vacant building

Proposed Land Use (Describe Application): Proposed 7,500 square foot retail building, parking lot, sidewalks and landscaping.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Prior existing structure

13. Zoning

All Applications	Proposed
Front setback 1	92.50'
Front setback 2	56.55;
Rear setback	22.0'
Side setback 1	8.0'
Side setback 2	
Lot frontage	125.00
Lot depth	140.00'
Lot area	29,350 sq. ft.
Building height	35'

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: 38 Number of parking spaces provided: 23

Number of loading spaces required: 1 Number of loading spaces provided: -0-

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

BRYN MAWR DG, BLACKWOOD LLC

Signature of Applicant Harvey Sternberg — Date 9/5/18

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

AJWMS, LLC

Signature

Date

Print Name

Sworn and Subscribed to before me this

Signature

_____ day of _____,

2018 (Year).

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☒ No ☐ Yes

BRYN MAWR DG, BLACKWOOD LLC

By: _____

Signature of Applicant Harvey Sternberg

Print Name

Date 9/5/18

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 19101 Lot 6; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

BRYN MAWR DG, BLACKWOOD LLC

Name of property owner or applicant

Sworn and subscribed to
On this 5th day of September,
2018 before the following authority.

KATHLEEN D'ANGELO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/27/2021

Notary public

AFFIDAVIT OF OWNERSHIP

STATE OF :
: SS.
COUNTY OF :

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

1. I am the Managing Member of Bryn Mawr DG, Blackwood, LLC, a New Jersey Limited Liability Company, and have access to the names and addresses of all members.

2. Upon review of Bryn Mawr DG, Blackwood, LLC's books and records I have ascertained that the following members hold a share of 10% or greater in Bryn Mawr DG, Blackwood, LLC.

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

NAME	Ownership	ADDRESS
_____	_____%	_____
_____	_____%	_____
_____	_____%	_____

Which is owned by:

_____	_____%	_____
_____	_____%	_____

DATED: 9/5/18

_____

Sworn to and subscribed
before me this 5th day
of September, 2018.

Kathleen D'Angelo

KATHLEEN D'ANGELO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/23/2021

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #181041CPFS Block: 19101 Lot: 6

☒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 1 2018

Reviewed By: ☒ Lt. Timothy Kohlmeyer #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 AJWMS LLC

Address 326 S. Black Horse Pike Blackwood, NJ

Block 19101 Lot 6

10-17-18
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

September 10, 2018

Application: #181041CPFS

APPLICANT: Bryn Mawr DG, Blackwood
Location: DOLLAR GENERAL
326 South Black Horse Pike
Blackwood, NJ

Block: 19101 Lot: 6
Zoned: HC
Escrow: #12605

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Preliminary /Final Major Site/Bulk C
Proposed 7,5000 sq. ft. retail building, parking lot, sidewalks and landscaping

- ☐ 1 Copy – Site Plan/Application/Checklist
- ☐ 1 Copy – Traffic Engineering Assessment
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - Recycling Report
- ☐ 1 Copy – Stormwater Management Summary

No problems or Issues.
This is a HUGE Improvement over the delapidated building that exists.

Signature : assem 9/20/18

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

Date: September 11, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Bryn Mawr DG, Blackwood (Dollar General)

Site: 326 S. Black Horse Pike

Block: 19101 Lot: 6

Application #: 181041CPFS

1. Exterior walls adjacent to lot lines may require fire ratings per IBC 2015 Table 602. All else ok.

RECEIVED
SEP 11 2018

Thank you,

Jim Gallagher
Building SubCode Official

Brn # 1A

(B)

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

September 10, 2018

Application: #181041CPFS

Block: 19101 Lot: 6
Zoned: HC
Escrow: #12605

APPLICANT: Bryn Mawr DG, Blackwood
Location: DOLLAR GENERAL
326 South Black Horse Pike
Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Preliminary /Final Major Site/Bulk C
Proposed 7,5000 sq. ft. retail building, parking lot, sidewalks and landscaping

- ☑ 1 Copy – Site Plan/Application/Checklist
- ☐ 1 Copy – Traffic Engineering Assessment
- ☑ 1 Copy - Drainage Calculations
- ☐ 1 Copy - Recycling Report
- ☐ 1 Copy – Stormwater Management Summary

9-11-18 JTE Bldg - Exterior walls adjacent to lot liner may require fire ratings per FIRE 2015 Table 602. All Else OK

Signature : _____

Jeannie, Please type Note for Ken. Thank-you Jean G

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

September 17, 2018

RECEIVED
SEP 18 2018

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

Re: Application #181041CPFS
Bryn Mawr DG, Blackwood
Dollar General, 326 South Black Horse Pike, Blackwood, NJ 08012
Block 19101, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

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

October 17, 2018

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

Re: Dollar General
Application No.: #181041CPFS

I have received your plans for the above mentioned project, upon review of the plans I submit the following request:

1. Exit driveway exiting on to Fanelli Lane
2. Paved\Concrete sidewalk around the entire building (min. 36" wide)

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

Department of Public Works

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
John Wolick
Director

camden county

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones - Chairman
Daniel P. Cosner - Vice Chairman
Thomas Schina - Secretary
Thomas Bock Jr.
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica - County Engineer

November 9, 2018

Robert Mintz, Esq.
34 Tanner Street
Haddonfield, NJ 08033

RE:	**Dollar General**
Block(s):	19101
Lot(s):	6

Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

Al/cs

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

SP-15-9-18

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #181041CPFS*** ***Escrow #12605***
Bryn Mawr DG, Blackwood, LLC
BLOCK 19101 LOT 6

DATE: October 17, 2018

The Applicant requests preliminary and final major site plan approval for a proposed "7,500 sf retail store" (Dollar General) within the NC – Neighborhood Commercial District. The property is located on northwest corner of the Black Horse Pike and Fanelli Lane.

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

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

- Applicant: Bryn Mawr DG, Blackwood, LLC, 765 John Barry Drive, Bryn Mawr, PA 19010 (telephone #856- 526-9503).
- Owner: AJWMS, LLC, 305 Sherry way, Cherry Hill, NJ 08034.
- Engineer: Steven M. Bach, PE, Bach Associates, P. C., 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
- Traffic Engineer: Nathan B. Mosley, PE, Shropshire Associates, 227 white Horse Pike, Suite 203, Atco, NJ 08004 (telephone #609-714-9944).
- Surveyor: Anthony, F. DiRosa, PE, PLS, Bach Associates, P. C., 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
- Attorney: Robert D. Mintz, Esq., Freeman and Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone#856-795-1234).

I. INFORMATION SUBMITTED

1. Bach Associates, P. C., Transmittal Letter dated 9/06/18.
2. Land Development Application Form, checklist, dated 02/21/18.
3. Recycling Report, as prepared by Bach Associates, P. C. dated 8/30/18.
4. Traffic engineering Assessment, as prepared by Shropshire Associates dated 9/06/18.
5. Drainage Calculations, as prepared by Bach Associates, P. C. dated 8/24/18.
6. Engineering plans, as prepared by Bach Associates, P. C., consisting of the following:

Sheet	Plan Description	Date / Latest Revision
C-1	Cover Sheet and index of Drawings	8-29-18
TP-1	ALTA Survey	6-25-18
SP-1	Demolition Plan	8-29-18
SP-2	Site Layout Plan	8-29-18
SP-3	Grading plan	8-29-18
SP-4	Utility Plan	8-29-18

SP-5	Landscaping Plan	8-29-18
SP-6	Lighting Plan	8-29-18
SP-7A	Soil Erosion & Sediment Control Management and Preparation Plan	8-29-18
SP-7B	Soil Erosion & Sediment Control Notes & Details	8-29-18
SP-8A	Detail Sheet	8-29-18
SP-8B	Detail Sheet	8-29-18
SP-8C	Detail Sheet	8-29-18
SP-8D	Detail Sheet	8-29-18

II. ZONING REVIEW

1. Retail sales and services is a permitted use [§415.B(1)].

Description	Required (Retail and Office Use)	Proposed Lot 2.01 (Lidl)	Conforms
Lot size (min.)	20,000 sf	29,350.837 sf	yes
Lot frontage (min.) Black Horse Pike Fanelli Lane	 80 ft. 80 ft.	 144.635 ft. 195.075 ft.	 yes yes
Lot depth (min.)	200 ft.	200 ft.	yes
Principal Building Minimum Yard Depths and Height Limitations			
Building Coverage (max.)	25%	24.4%	yes
Lot Coverage (max.)	75%	43%	yes
Front yard (min.) Black Horse Pike	 75 ft.	 92.50 ft.	 yes
Fanelli Lane	**75 ft.**	**49.08 ft.**	**no***
Side yard (min.)	**10 ft.**	**8 ft.**	**no***
Rear yard (min.)	**30 ft.**	**22 ft.**	**no***
Building Height (max.)	40 ft.	< 35 ft.	yes
Floor Area Ratio	0.25	0.244	yes
Buffer	**25 ft.**	**±17 ft.**	**no***

*** = 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.

PARKING AREA SETBACKS			
Parking (min.) 5 spaces per 1,000 sf	**38 spaces**	**23 spaces**	**no***
From any right-of-way (min.) Black Horse Pike	**25 ft.**	**7.8 ft.**	**no***
Fanelli Lane	**25 ft.**	**3.2ft.**	**no***
From Side Property Line (min.)[2]	**10 ft.**	**5 ft.**	**no***
From Rear Property Line (min.)	10 ft.	±23 ft.[1]	yes

1 = Scaled data.

*** = Variance required.**

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

2. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	**Required (Retail and Office Use)**	**Proposed**	**Conforms**
Number (max.) - §426.Z(2)	1	1	yes
Area (max.) - §426.R(1)	**35 sf**	**97.16 sf**	**no***
Height (max.) - §426.R(7)	**8 ft.**	**21 ft.**	**no***
Property line setback (min.) - §426.Z(3)	10 ft.	10 ft.	yes

*** = Variance required.**

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

3. Facade Signs

SIGN STANDARDS (FACADE)			
Description	**Required (Retail and Office Use)**	**Proposed**	**Conforms**
Number (max.) - §426.Q(2) – corner lot	2	2	yes
Area (max.) - §426.Q(1) – East Elevation "DOLLAR GENERAL"	**76.5 sf**	**97.5 sf**	**no***
Area (max.) - §426.Q(1) – East Elevation "DOLLAR GENERAL"	**76.5 sf**	**97.5 sf**	**no***

*** = 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 compliance with §817, Submission Checklist. The Applicant shall provide the following omitted checklist items or request a waiver:

1. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
    a. The plans shall be revised to provide the F.I.R.M. flood classification, community panel number, and most effective date.
3. Acceleration/deceleration lanes. [Checklist #75].
4. Sight triangle easements at intersections. [Checklist #86].
5. Environmental Constraints Map (See §519). [Checklist #108].

IV. WAIVER COMMENTS

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

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
3. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
4. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
    a. The plans shall be revised to provide two (2) permanent benchmarks.
6. Fire lanes [Checklist #77].
    a. Defer to Fire Marshal.
7. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

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

8. From §509.B(1), Required Number to not require a loading space where at least one (1) loading space is required.

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.F, Area, Yard, Height and Building Coverage

1. Front yard (Fanelli Lane):(49.08 ft. provided v. 75 ft. minimum required).
2. Side yard: (8 ft. provided v. 10 ft. minimum required).
3. Rear yard: (22 ft. provided v. 30 ft. minimum required).
4. Buffer: (±17 ft. provided v. 25 ft. minimum required).
5. Parking Spaces: (23 spaces provided v. 38 spaces min. required).
6. Parking Setback
   - (Black Horse Pike): (7.8 ft. provided v. 25 ft. minimum required).
7. Parking Setback
   - (Fanelli Lane): (3.2 ft. provided v. 25 ft. min. required).
8. Parking Setback
   - (Side yard): (5 ft. provided v. 10 ft. min. required).

Free-standing Sign

9. Area: (97.16 sf provided v. 35 sf. maximum allowed).
10. Height: (21 ft. provided v. 8 ft. maximum allowed).

Facade Sign

11. Area (East Elevation): (97.5 sf provided v. 76.5 sf maximum allowed).
12. Area (South Elevation): (97.5 sf provided v. 76.5 sf maximum allowed).

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

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

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

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

NEGATIVE CRITERIA

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

VI. SITE PLAN REVIEW COMMENTS

1. The plans shall be revised to provide a permanent benchmark as per §503.C(3), Monuments.
2. The plans shall be revised to show the responsible authority for all easements as per §503.D, Easements/Restrictions Covenants.
3. The plan shall be revised to provide underground irrigation as per §507.A(4)(b), Landscaping.

4. The plans shall be revised to provide street trees forty (40) feet on-center at the following locations as per §507.D(4), recommended Plantings:
    a. Black Horse Pike: Two (2) shade trees.
    b. Fanelli Lane: Five (5) shade trees.
5. The applicant shall provide professional testimony on the average footcandle illumination and the plans be revised whereas the average illumination shall not exceed two (2) footcandles as per §508.F(2), Lighting.
6. The plans shall be revised to provide a trash enclosure of masonry construction as per §510.L, refuse/Recyclable Storage Areas.
7. It's recommended the plans be revised to provide all new concrete sidewalks and handicapped access ramps along the Black Horse Pike and Fanelli Lane as per §516, Sidewalks, curbs Gutters & Pedestrian ways.
8. The plans shall be revised to provide a concrete sidewalk access link from the Black Horse Pike and Fanelli Lane to the proposed retail store as per §516, Sidewalks, curbs Gutters & Pedestrian ways.

VII. TRAFFIC IMPACT STATEMENT COMMENTS

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

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

VIII. 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.*

IX. RECOMMENDATIONS

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

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

cc: Bryn Mawr DG, Blackwood, LLC
Robert D. Mintz, Esq.
Steven M. Bach, PE
Stephen John Cantwell, PE

REMINGTON
& VERNICK
ENGINEERS

RVE HQ:
232 Kings Highway East
Haddonfield, NJ 08033
O: (856) 795-9595
F: (856) 795-1882

RECEIVED
SEP 22 2018
BY:

October 18, 2018

Ken Lechner, Township Planner
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
P.O. Box 8
Blackwood, NJ 08012-0008

Re: Preliminary and Final Site Plan
Bryn Mawr DG, Blackwood, LLC
326 South Black Horse Pike
Block 19101, Lot 6
Twp. #181041CPFS
Escrow & Project #12605
Our file #04-15-P-1167

Dear Mr. Lechner:

We have reviewed a Preliminary and Final Site Plan submission, received September 12, 2018, consisting of the following:

Sheet	Title	Date
C-1	Cover Sheet & Index of Drawings	08-29-18
ALTA-1	ALTA/NSPS Land Title Survey	06-25-18
SP-1	Demolition Plan	08-29-18
SP-2	Site Plan	08-29-18
SP-3	Grading Plan	08-29-18
SP-4	Utility Plan	08-29-18
SP-5	Landscaping Plan	08-29-18
SP-6	Lighting Plan	08-29-18
SP-7A	Soil Erosion & Sediment Control Plan	08-29-18
SP-7B	Soil Erosion & Sediment Control Notes & Details	08-29-18
SP-8A	Detail Sheet	08-29-18
SP-8B	Detail Sheet	08-29-18
SP-8C	Detail Sheet	08-29-18
SP-8D	Detail Sheet	08-29-18

Sheet	Title	Date
----	Drainage Calculations	08-24-18
----	Recycling Report	08-30-18
----	Traffic Engineering Assessment	09-06-18

Sheet C-1, sheets SP-1 through SP-8D, the Drainage Calculations and the Recycling Report were prepared, signed, and sealed by Steven M. Bach, P.E., R.A., P.P., C.M.E., Bach Associates, PC, 304 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 546-8611.

Sheet ALTA-1 was prepared, signed, and sealed by Anthony F. DiRosa, P.E., P.L.S., Bach Associates, PC.

The Traffic Engineering Assessment was prepared, signed, and sealed by Nathan B. Mosley, P.E., C.M.E., Shropshire Associates LLC, 277 White Horse Pike, Suite 203, Atco, New Jersey 08004, (609) 714-0400.

I. GENERAL INFORMATION

Applicant: Bryn Mawr DG, Blackwood LLC
765 John Barry Drive
Bryn Mawr, PA 19010
(856) 526-9503

Owner: AJWMS LLC
305 Sherry Way
Cherry Hill, NJ 08034

Proposal: The applicant seeks preliminary and final site plan approval to construct a 7,500-sf retail use with associated improvements.

Zoning: VG-RD - Village of Gloucester Township Rehabilitation District
(underlying zone = NC - Neighborhood Commercial)

II. PERFORMANCE STANDARDS (ARTICLE V)

A. Parking (Section 510) and Loading (Section 509)

1. The plan does not propose any new public streets. Our comments regarding the property access are included in the Traffic Report section of this letter.

2. Per Section 510.M.1, fire lanes are subject to the review of the Fire Marshall. The applicant requests a waiver. This should be deferred to the Fire Marshall.

3. Section 510.A of the ordinance requires five (5) parking space per 1,000 square feet of building area for retail facilities. The plans indicate 23 proposed spaces with an ordinance required 37.5 minimum. In accordance with Section 401.B, a variance is required if the plan is not revised to provide the required number of spaces.

4. The dimensions of the parking stalls, drive aisles, access drives, and ADA spaces are in conformance with Township requirements. Curbing is provided around the perimeter of the parking lot.

5. Parking is located between the front building line and the street. Per Section 510.F.4, curbed, landscape islands have been provided and are acceptable.

6. Sight triangles have been provided for the proposed access driveway in accordance with Section 515.N.

7. A loading area is not provided per Section 509. A variance is requested, the applicant should provide testimony concerning the timing and number of deliveries to the proposed retail facility and the size of the delivery vehicle.

8. There is insufficient room in the parking area for a delivery vehicle or refuse collection vehicle to turn around. The applicant is to explain how such vehicles will safely exit the site onto Black Horse Pike.

9. Soil borings were not provided. Information on the subgrade material shall be submitted so our office may evaluate the pavement sections.

B. **Sidewalks/Curbs (Section 516)**

1. The applicant is providing curb and sidewalk along the front and side entrances in accordance with the ordinance.

2. Applicant shall address the 2016 "Black Horse Pike Corridor Wayfinding, Streetscape Development Plan." The plan recommends a ten foot wide concrete pedestrian/bikeway along the west side of Black Horse Pike. The plan should be revised to bring into conformance.

3. The plan notes that all sidewalks and lighting are to be installed prior to occupancy.

C. **Traffic Report (Section 815)**

The methods used for the analysis are acceptable. The report investigated the impact of this development between 4:00 p.m. and 6:00 p.m. on Thursday, June 14, 2018 and 11:00 a.m. and 2:00 p.m. on Saturday, June 16, 2018 at the following intersections:

- Route 168 and Fanelli Lane
- Route 168 and Access Drive 1

There was no significant overall degradation in the Level of Service at any of these intersections.

D. **Stormwater Management Plan (Section 517)**

1. Drainage calculations and report have been submitted. The applicant is proposing to increase total impervious area from 43% (existing) to 75% (proposed). Applicant has stated that due to the overall size of the site, the historic conditions, and the proposed improvements, this project does not meet the requirements on a "Major Development" and does not require the need for stormwater control measures for either quantity or quality.

2. The stormwater management report indicates that the increase in peak rate of runoff during the 100-year storm event is 0.25cfs. This is considered negligible and attenuation is not necessary.

E. **Grading (Section 506)**

1. There is a low point at the southern corner of the parking lot where water will have no outlet. This needs to be addressed.

2. The grading plan is in conformance with Section 506.A and 814.D.

F. **Utilities**

1. All telephone, electric, television, and other communication service facilities, both main and service lines, should be installed underground (per Section 518). The plan notes conformance to the requirement.

2. Plans for the sanitary sewer and the water system were not reviewed by our office. These should be submitted for review and approval by the appropriate agencies.

3. The Fire Marshal should review the plans to address the need for and location of fire hydrants, sprinkler system connections, and emergency access.

G. **Construction Details**

1. Trench restoration detail for water and gas service laterals shall be included on the plans.

2. Construction details will be reviewed after planning board approval but prior to signing of plans. However, no work is to be performed until said details have been reviewed.

H. **Landscaping (Section 507)**

1. Street trees, located five feet behind sidewalks, are shown to be planted at 40 foot intervals (Section 507.D), whereas no street trees are proposed. Plans should be revised or a waiver requested.

2. According to Section 507(A)(3)(c), the plan should clearly indicate the limit of existing wooded areas to be removed and the presence of existing isolated trees having a caliper of five (5) inches which are to be preserved or removed. Section 507(A)(4)(g) requires that when it is unavoidable to remove said trees, the applicant shall install trees in such locations of such size, variety, and quantities as the approving authority shall direct. Testimony should be given regarding the

make up of the group of trees in the rear corner of the lot that are shown to be removed. If any meet the ordinance requirement, a tree compensation plan or request for a waiver for relief with a fee in lieu for tree compensation.

3. A twenty-five (25) foot wide landscaped buffer is required between nonresidential and residential uses (Section 507.B), whereas 18 ft. is proposed. A variance is required for any deviation from this requirement (Section 401.B).

4. Section 507(A)(4)(b) requires underground irrigation when landscaping is provided in conjunction with non-residential development.

5. Section 507(C)(2) requires areas between the parking area(s) and building(s) to be landscaped, whereas the applicant proposes to pave this area. Plans should be revised or a waiver requested.

6. Although screening has been provided between the proposed parking areas and the street, it appears larger evergreen plant material should be specified in lieu of the Helleri Holly to effectively screen headlight glare.

7. Underground utilities are to be shown on the landscape plan. Trees should generally not be placed within ten (10) feet of any underground utilities, especially when said utility is not within paved areas.

8. We recommend a seed mixture containing less than 10 percent Kentucky Bluegrass in order to reduce the amount of lawn fertilizers and water needed to maintain the lawn.

9. The planting details should be provided and should include:

   a. Four (4) inches of mulch.

   b. Guy wires and stakes will only be used if conditions merit.

   c. All trees will be planted a minimum of 10 ft. from all underground utility lines.

   d. All non-biodegradable materials should be removed from the rootballs.

10. The plan should note that four (4) inches of topsoil is to remain on all disturbed areas.

I. **Lighting (Section 508)**

1. According to Section 508(F)(2), the maximum average illumination within a parking lot shall not exceed 2.0 footcandles. The maximum average illumination level should be provided. It appears the parking lot is overlit. A waiver may be necessary.

2. According to Section 508(F)(6), lighting should be designed to be reduced or turned off after hours. Testimony should be provided.

J. **Refuse Enclosure (Section 510.L)**

1. An enclosure for the storage of refuse and recyclable material is provided in the corner of the parking lot to the south of the building.

2. Per the ordinance, the refuse enclosure shall be masonry construction not less than five (5) feet tall or greater than eight (8) feet high. The façade shall be compatible with the principal structure. A six (6) inch thick concrete pad, extending beyond the front of the enclosure, is provided. A detail is required.

3. The applicant should demonstrate that the enclosure is of proper size to contain all dumpsters and recyclable material.

K. **Architecture**

The applicant is proposing a 7,500 square foot facility with a brick and pre-fabricated metal wall panel finish and a standing seam metal roof. The maximum overall height of the structure is 21'0". It is recommended that color renderings be presented at the hearing.

L. **Environmental Impact Report (Section 816)**

Applicant is requesting that the requirements be waived because the proposed facility is being constructed on an existing developed site.

M. **Recycling Report**

A recycling report has been submitted for the Board's review. Testimony summarizing the report should be provided.

N. **Completion of Improvements**

1. In accordance with Section 905.D.2, all improvements are to be completed in a two (2) year period after final approval is granted for the development or for a section of the development, unless otherwise approved by the Planning or Zoning Board. The plan should so note.

2. As-Built plans are required for all major subdivisions and site plans, in accordance with Section 905.E of the ordinance. This shall be so noted on the plans.

O. **Site Safety**

The applicant and owner are reminded that site safety is their responsibility. The plan should note that "The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform Construction Code and CFR 1926.32 (f) (OSHA Competent Person)".

III. SUMMARY OF WAIVERS

Based on our review of the documents, it appears that waivers are being requested from the following items:

1. Section 817 (various checklist items)
2. Section 507.A.4.g - compensatory trees
3. Section 507.A.4.b - landscape irrigation
4. Section 507.B - landscape buffer
5. Section 507.C.2 - parking/building landscaping
6. Section 507.D - street trees
7. Section 508.F.2 - illumination
8. Section 509 - lack of loading area
9. Section 510.A - number of parking spaces
10. Section 510.M.1 - lack of fire lanes

IV. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board.
2. Camden County Soil Conservation District.
3. Gloucester Township Municipal Utilities Authority.
4. New Jersey Department of Transportation.
5. Any others as may be necessary.

V. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the engineering plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, twelve (12) copies of the plan should be submitted to the Township offices for approval and signature. No work is to proceed prior to the signing of plans.

2. The applicant is notified that an inspection escrow and performance bond is required for this application. A quantity take-off and estimate for all on/off site improvements (excluding structures) must be reviewed by the Township Engineer, who will determine an estimate for bonding and escrow purposes. The inspection escrow and bonds must be posted prior to the start of any work or the issuance of any building permits.

3. A performance bond will be required prior to the signature of any plat plans.

4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office (John Romano, Senior Inspector for Township of Gloucester at 856-795-9595 extension 1135) a minimum of three working days prior to the start of work.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

Anthony N. Chadwell, P.E., C.M.E.
for
John J. Cantwell, P.E., P.P., C.M.E.

JJC/ANC/KT/mcb

cc: Bryn Mawr DG, Blackwood LLC
AJWMS LLC
Steven Bach, P.E., R.A., P.P., C.M.E.
Anthony DiRosa, P.E., P.L.S.
Nathan Mosley, P.E., C.M.E.
Robert Mintz, Esq.
Michael McKenna, Esq.
Andrew Leveccia
Bernie Shepherd, Construction Code Official

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

October 12, 2018

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

RECEIVED
OCT 15 2018

Attn: Ken Lechner, Community Development Director

Re: Dollar General
Preliminary and Final Major Site Plan application
326 South Black Horse Pike
Block 19101, Lot 6
Bach Project No. 2309-74

Dear Mr. Lechner:

The purpose of this letter is to clarify an issue that you had originally raised in an email correspondence with Robert Mintz on Wednesday, October 10, 2018. The email stated that while reviewing the application for the proposed Dollar General store you noticed that there may be a floor area variance necessary.

The original application and plans stated that the size of the proposed building was 7,500 square feet. This building size would result in a floor area ratio of 0.255 where 0.25 is the maximum allowed floor area ratio, according to ordinance code section 415.E.

In reviewing the municipal code, the definition of floor area ratio states:

> *"A figure when multiplied by the lot area, will determine the amount of permitted floor area. This figure is determined by dividing the gross floor area of all buildings on a lot by the area of that lot."*

The above definition references "floor area" which is defined in the municipal code as follows:

> *"The sum of the habitable gross area of the several floors of a building or buildings."*

The plans and application state the building is 7,500 square feet. This designation is a generic prototype size for a Dollar General building generally describing the area using outside wall measurements.

However, the code specifically states the "habitable gross area" should be used in the floor area ratio calculation. By taking a conservative measurement along the interior wall of the building and not including every partition wall between restrooms, offices and storage areas; the "habitable" square footage is 7,160 square feet. This 7,160 square foot habitable floor area results in a floor area ratio of 0.244 or 24.4%.

Please note that testimony will be provided at the upcoming Planning Board meeting to reinforce this calculation and the Preliminary and Final Major Site Plans will be revised to illustrate the habitable building area and floor area ratio calculation accordingly.

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

Very truly yours,
BACH ASSOCIATES, PC

Anthony F. DiRosa, PE, PLS, CME
Associate

Cc: Robert D. Mintz, Esq.
Bryn Mawr DG, Blackwood LLC

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BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

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

#18041CPB

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camden county

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SEP 10 2018

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

Subdivision Requirements:

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

Site Plan & Site Plan Revision Requirements

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

  (Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- ◯ Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans) N/A
- ☑ 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 TO BE PROVIDED
- ☑ Two (2) Copies of the Affidavit of Ownership
- ◯ One (1) Copy of Pinelands Certificate of Filing (If applicable) N/A
- ◯ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents N/A

Please Submit the Following Additional Items:

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

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

X _____
Certification of Completeness
Signature By Local Official

BRYN MAWR DG, BLACKWOOD LLC

X _____
Signature of Agent or Applicant Harvey Sternberg

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: DOLLAR GENERAL - BLACKWOOD

Project Address (if applicable) & Municipality: 326 South Black Horse Pike, Gloucester Township, N. J.
(Fanelli)

Abuts County Road: N/A - State (Black Horse Pike) & Municipal / County Route No.: _____

Type of Submission (please check one):

- (X) New Site Plan
- ( ) New Minor Subdivision
- ( ) New Major Subdivision
- (X) 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): 19101

Lot(s): 6

Existing Zoning: Neighborhood Commercial

Variance(s) Required: Bulk

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: Bryn Mawr DG, Blackwood LLC Phone: 610-526-9503 Fax: 610-526-9508

Address: 765 John Barry Drive Town & State: Bryn Mawr, PA Zip.: 19010

Email: harveysternberg@gmail.com

Attorney: Robert Mintz - Freeman & Mintz, P.A. Phone: 856-795-1234 Fax: 856-795-4620

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

Email: bob@freemanandmintzpa.com Zip.: 08033

Engineer: Bach Design Group Phone: 856-546-8611 Fax: 856-546-8612

Address: 304 White Horse Pike Town & State: Haddon Heights, New Jersey

Email: sbach @bachdesigngroup.com Zip.: 08035

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	(X) 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: Proposed 7,500 square foot retail building, parking lot, sidewalks and landscaping.

Increase in Impervious Coverage?: YES / ~~NO~~ Total Increase ~~or Decrease~~: 19.5%

Total Amount of Land Disturbed: Pver 5,000 square feet

Total Gross SF of all Buildings/ Development: 7,500 square feet

Total New Residential Units: N/A

Total New Jobs Created: Multiple

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? _____

Size of Existing Lot(s): 29,350 square feet (0.67 acres)

Portion to be Subdivided: _____

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

Title of Municipal Official: Associate Planner (Community Development

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): 9/10/18

Phone Number: (856) 228-4000 Ext. 3511

Signatures Required:

Name of Applicant: BRYN MAWR DG, BLACKWOOD LDC

Signature of Applicant: _____ Date: 9/5/18

Harvey Sternberg

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: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camden county

Making It Better, Together.

Applicant's Name: BRYN MAWR DG, BLACKWOOD LLC

Project Name: _____ Municipality: Gloucester Township

Project Address: 326 South Black Horse Pike Plate: ____ Block: 19101 Lot: 6

Type of Plan

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

Subdivision Fees

◯ 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) ..... $ _____

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

BRYN MAWR DG, BLACKWOOD LLC

X _____ 9/5/18

Signature of Agent or Applicant Harvey Sternberg ***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

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Company/ Organization Information

Name of Company/Organization: BRYN MAWR DG, BLACKWOOD LLC

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

Is Company a LLC? YES

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

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

Bryn Mawr DG, Blackwood LLC

X _____
Signature of Owner & Title

9/5/18
Date

X _____
Signature of Owner & Title

_____
Date

EXHIBIT A

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 acccept the analysis on the base data from 2005 and that she was not requiring all new traffic counts. This is a condition of approval to be addressed at the time of final.

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

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

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

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

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

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

Paragraph 4d: At final.

Paragraph 4e: To be satisfied at final.

Paragraph 5a: To be satisfied at final.

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

Paragraph 6b: To be satisfied at final.

Paragraph 6c: To be satisfied at final.

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

Paragraph 6f: To be satisfied at final.

Paragraph 6g: To be satisfied at final.

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

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

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

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

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

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

VII:

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

3: To be satisfied at final.

6 (a) To be satisfied at final.

13. With respect to recreational obligations and as set

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

14. To be satisfied at final.

15. To be satisfied at final.

16. To be satisfied at final.

VIII:

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

8. To be satisfied at final.

10. To be satisfied at final.

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

IX:

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

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

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

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

Ordinances.

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

21. The Board Planner reviewed the following plans:

New Information

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

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

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

Previous Preliminary Information

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

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

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

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

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

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

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

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

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

21. The Board Engineer reviewed the following plans:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mrs. Washington
Mr. Pillo
Chairman Kricun

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

BIRDSALL SERVICES GROUP
ENGINEERS & CONSULTANTS

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

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

Attn: Ken Lechner, Township Planner

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

Dear Board Members:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

      i. Transition area Waiver;

      ii. Major Stream Encroachment;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

n. Preliminary earthwork calculations should be provided.

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

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

    ii. A sample inspection log should be included.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

BIRDSALL SERVICES GROUP, INC.

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

ECC:cmc

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

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #051024RACPPSP** **Escrow #5272**
Hill Creek, LLC
BLOCK 10801, LOTS 6 and 10
BLOCK 10899, LOTS 2 and 3 and LOTS 2 and 3

DATE: December 08, 2010

The Applicant requests preliminary major site plan and major subdivision approval of a planned development in accordance with an approved settlement agreement to construct 221 multi-family - age-targeted units, 158-townhomes, and a 96 unit apartment for affordable family COAH rental housing within the M-RD – Mingus Run Redevelopment Zone of the Blackwood West Redevelopment Plan. The project is located on the northeast corner of Erial Road and the Black Horse Pike.

The plans have been revised to eliminate the road crossing of Mingus Run connecting the proposed condominiums and townhouses.

The revised 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: Hill Creek, LLC, 290 Rosenhayn Avenue, Bridgeton, NJ 08302 (telephone #410-299-8927).
- Owner (Block 10801, Lot 6): Logan Creek. LLC, P.O. Box 561, Woodbury, NJ 08096.
- Owner (Block 10899, Lots 1, 2, and 3): Blackwood Plaza, Inc., 207 Yorktown Place, Berwyn, PA 19312.
- Engineer: Andrew Hogg, PE, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Surveyor: Lawrence M. Di Vietro, Jr., PLS, PP, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Planner: Louis C. Joyce, PP, AICP, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Traffic Engineer: Deanna B. Drumm, PTOE, Horner & Canter Associates, 105 Atsion Road – Suite H, Medford, NJ 08055 (telephone #609-654-4104).
- Attorney: Richard J. Hoff, Jr., Esq., Bisgaier Hoff, LLC, 2 Eastwick Drive, Suite 102, Gibbsboro, NJ 08026 (telephone #856-784-1370).

I. INFORMATION SUBMITTED

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
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5D	Grading and Drainage Plan (Town home)	01-2007 / 4-30-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 / 4-30-10
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6E	Utility Plan (Age-Restricted)	01-2007 / 4-30-10
13	Composite Landscape and Lighting Plan	01-2007 / 4-30-10
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7E	Landscape and Lighting Plan (Age-Restricted)	01-2007 / 4-30-10

7F	Blenheim Erial Streetscaping Plan	01-2007 / 4-30-10
7G	Route 168 Streetscape Plan	01-2007 / 4-30-10
14	Composite Soil Erosion Control and Sediment Control Plan	01-2007 / 4-30-10
8A	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 / 4-30-10
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8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 / 4-30-10
15	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 4-30-10
10A	Construction Details	01-2007 / 4-30-10
10B	Construction Details	01-2007 / 4-30-10
10C	Construction Details	01-2007 / 4-30-10
10D	Construction Details	01-2007 / 4-30-10
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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

II. PROJECT DESCRIPTION

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

1. Multi-family units: 221
   a. Eight (8) buildings comprise fourteen (14) units at 3 to 4 stories: 112 units
   b. One (1) building comprises thirteen (13) units at 3 to 4 stories: 13 units
   b. Eight (8) buildings comprise twelve (12) units at 3 stories: 96 units
   Subtotal 221 units
2. Town homes: Subtotal 158 units
3. Apartment units: Subtotal 96 units
   TOTAL 475 Units

III. ZONING REVIEW

1. Bulk Zoning Requirements:

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

a. The following uses are permitted in the district:

   i) Townhouse [§411a.B(2)].

   ii) Multi-family dwellings in an apartment building [§411a.B(3)].

General District Requirements (Section 411a(E), Mingus Run Redevelopment Zone)

Description	Required	Proposed	Conforms
Tract Area (min.) – Residential	2 ac.	56.2 ac.	yes
Density	10 units/ac.	8.45 units/ac.	yes
Nonresidential Floor Area Ratio	0.30	n/a	n/a
Townhouse (min.)	10%	33.2%	yes
Age-restricted (min.)[SA]	20%	20%	yes
3 or more bedrooms (max.)	15%	≤ 15%	yes
Age-restricted component[2]			
Age 55 years or older (min.)	80 %	≥ 80%	yes
Occupancy by persons under 18 years of age.	N. P.	no	yes
Compliance with requirements of the U.S. secretary for Housing and Urban Development (HUD)	yes	yes	yes
Clubhouse	2,500 sf	≥ 2,500 sf	yes
Open space (min.)	30%	±38%[1, 2]	yes
Rte. 168 setback south of high voltage transmission line.	400 ft.	±520 ft.[1]	yes
High voltage Transmission Setback (min.)	125 ft.	≥ 125 ft.	yes
Public water and sewer	yes	yes	yes
Home owner's association[2]	yes	yes	yes
Parking	446	456	yes

[1] = Scaled data.

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

[3] = Refer to Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07.

n/a = Not applicable.

N.P. = Not Permitted.

n/p = Not provided.

SA = The Settlement Agreement requires the apartment building be for affordable housing family rental subject to an amendment to the redevelopment plan, which presently requires 20% age-restricted housing.

Townhouse Dwellings, Individual Lots §411a(F), Mingus Run Redevelopment Zone

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

1 = Scaled data.

2 = Applies to a 20' x 40' townhouse (800 sf), 4' x 10' sidewalk (40 sf), and 16' x 12' driveway (192 sf).

3 = A project proposing fee-simple townhouse dwellings, where buildings contain no more than eight (8) units, may reduce the side yard setback to ten (10) feet minimum as per §411a(G)(4), Additional Requirements.

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

5 = Applies to 10 parking spaces from the Black Horse Pike.

Apartment Building, Multi-family – Age-targeted §411a(F), Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	17.12 acres	yes
Lot frontage (min.)	150 ft.	1,307.4 ft.	yes
Lot depth (min.)	300 ft.	±340 ft.	yes
Building coverage (max.)	20%	±15%	yes
Lot Building coverage (max.)	75%	±47%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	≥ 89 ft.	yes
Distance from the front corner of any building to any other front corner (min.)	20 ft.	≥ 49 ft.	yes
Distance from the side of any building to any other building (min.)	20 ft.	≥ 65 ft.	yes
Distance from the rear of any building to any other building (min.)	60 ft.	60 ft.[2]	yes
Tract perimeter setback (min.)	75 ft. for 3 stories	±270 ft	yes
Principal building height (max.)	4 stories and 54 ft.	4 stories and 45 ft.	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)[3]	15 ft. to R.O.W. or 20 ft. to curb line up to 100 ft.	n/a	n/a
Number of dwelling units per apartment building (max.)[4]	28 units	28 units	yes

1 = Scaled data.

2 = This applies to the distance between the Buildings "M" and "N."

3 = The proposed buildings front on common parking lots; therefore, the Build-to-Line requirement is not applicable as per §411a(G)(8).

4 = Non age-restricted buildings may comprise 28 units subject to an exterior compliant with the "Design Concepts for the Redevelopment Plan" as per §411a(G)(9).

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

Apartment Building, Multi-family – Age-restricted §411a(F), Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	3.79 acres	yes
Lot frontage (min.)	150 ft.	371.17 ft.	yes
Lot depth (min.)	300 ft.	±474 ft.	yes
Building coverage (max.)	20%	±15%	yes
Lot coverage (max.)	75%	±45%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	n/a	n/a
Distance from the front corner of any building to any other front corner (min.)	20 ft.	n/a	n/a
Distance from the side of any building to any other building (min.)	20 ft.	n/a	n/a
Distance from the rear of any building to any other building (min.)	60 ft.	n/a	n/a
Tract perimeter setback (min.)	65 ft. for 3 stories	±65 ft. for 3 story section[1]	yes
Principal building height (max.)	4 stories and 54 ft.	4 stories and 54 ft.	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)	15 ft. to right-of-way or 20 feet to curb line.	15 ft.	yes
Number of dwelling units per apartment building (max.)[2]	100 units	96 units	yes
Parking Lot Setback			
From arterial or collector street (min.)	35 ft.	±98 ft.	yes
From residential access street (min.)	15 ft. to right-of-way or 20 feet to curb line.	n/a	n/a

[1] = Scaled data.

[2] = Age-restricted buildings may comprise 100 units subject to compliance with the rules and regulations of the Council on Affordable Housing (COAH) and an exterior compliant with the "Design Concepts for the Redevelopment Plan" as per §411a(G)(9).

IV. APPLICATION SUBMISSION CHECKLIST

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

V. WAIVER COMMENTS

The Applicant has requested a waiver from having to provide the following checklist requirements.

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission [Checklist #21].
    a. The submitted survey is dated 02/09/04.

2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
3. Each block and each lot within each block shall be numbered as approved by the Tax Assessor [Checklist #50].

VI. VARIANCE COMMENTS

The application as submitted requires the following variance:

Article V, Performance and Design Standards

1. Fence height: (6 ft. provided v. 30" maximum allowed).

VII. PRELIMINARY MAJOR SITE PLAN/SUBDIVISION REVIEW COMMENTS

1. *The Applicant provided testimony addressing the impacts to ambient air quality for development involving 100 or more dwelling units and parking areas that have more than 300 parking spaces as per §502.A, Air Quality.*
2. The plan must be revised to provide side lot lines that are at right angles to straight streets and radial to curved streets as per §502.B(2), Lots or request a waiver.
3. The proposed 100-foot buffer must be delineated as a permanent buffer easement with metes and bounds and filed with a maintenance narrative approved by the Board solicitor as per §503.D, Easements/Restricted Covenants.
4. The plans must be revised to indicate the responsible authority for the proposed sidewalk easement along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sidewalk Easement dedicated to 'responsible authority'."
5. The plans must be revised to conspicuously identify a permanent benchmark as per §502.C(3).
6. *The subdivision plan is revised identifying the proposed thirty five (35) foot wide landscape area along Erial Road and the fifteen (15) foot wide landscape area along the Black Horse Pike as a "Streetscape Easement to be dedication to the Home Owners Association" or other responsible authority and recorded within the deeds as per §503.D, Easements/Restricted Covenants.*
   a. The Deed narrative shall include descriptions that clearly indicate the purpose of the easement is to maintain "a defined street edge" as per§411a(G)(7), Minus Run Redevelopment Zone.
7. *As required the plan is revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).*
8. *The plan is revised to provide substantially more landscaping along existing roadways as depicted in the submitted color renderings to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping, as follows:*
   a. Along the entire frontage of the Black Horse Pike with particular attention to the following areas:
      i. *The plan is revised providing additional landscaping for the stormwater management basins at the intersection of the Black Horse Pike and South Wind Drive.*

ii. *The entrance from the Black Horse Pike to the Townhouse development.*

iii. *The ±600 foot frontage adjacent to the environmentally sensitive areas.*

1. *The submitted Black Horse Pike roadway improvement plans proposed four (4) foot concrete sidewalks.*

iv. *The plan is revised providing additional landscaping along the frontage of the proposed age-restricted and affordable apartment building.*

b. *Along the entire frontage of Erial Road with particular attention to the following areas:*

i. *The entrance from Erial Road to the affordable apartment building.*

ii. *Both entrances to the condominium development.*

iii. *The front yard between Erial Road and Buildings "A" and "B".*

9. *The plan is revised to provide substantially more landscaping for the proposed clubhouse to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping.*

10. *The plan is revised to provide evergreen shrubs to establish a screen and reduce light glare as per §507.C(1), Off-Street Parking Areas, as follows:*

a. *Between the apartment building parking area and the residence on Block 10801, Lot 9.*

b. *End of South Wind Drive and extension to East Court.*

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

CONDOMINIUMS

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

b. Building "N" – six (6) parking spaces.

TOWNHOUSES

c. *Intersection of the Black Horse Pike and South Wind Drive.*

d. Clubhouse Parking lot.

e. Chapel Court Parking lots.

APARTMENT

f. Adjacent apartment building.

g. Rear parking area – twelve (12) spaces.

h. Entrance from Erial Road.

12. *The plan is revised providing decorative street lighting along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §508, Lighting, as follows:*

a. *Along the Black Horse Pike.*

i. The plan provides decorative street lights at 75 foot intervals.

b. *Along Erial Road.*

i. The plan provides decorative street lights at 75 foot intervals.

c. *The entrance from the Black Horse Pike to the Townhouse development.*

d. *The boulevard entrance from Erial Road to the condominium development.*

i. The plan must be revised providing the Blackwood West Redevelopment HADCO Series lumenaire and pole details.

1. It is recommended this location provide four (4) decorative lights:
    a. Two on either side between the curb and sidewalk in relation to the front landscape island.
    b. Two on either side between the curb and sidewalk in relation to the rear (tear-drop) landscape island.

13. As a planned development, the Applicant must address the requirements for open space and recreation as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.
    a. The MR–D, Mingus Run Redevelopment Zone requirement for open space is 30% or 16.86 acres and one-half or 8.43 acres must be for active recreation as per §511.B(1), Open Space Standards.
        i. The Applicant must address the location and provide details of proposed active and passive recreation facilities.
            1. The following active recreation activities are required for a residential development of 475 units as per §511.C, Recreation Facilities.
                a. Five (5) Tot Lots as per §511.G, Tot Lots.
                b. Two (2) Basketball Courts as per §511.H, Basket and Tennis Courts.
                c. Three (3) Tennis Courts as per §511.H, Basket and Tennis Courts.
                d. Two (2) Multi-Purpose Fields as per §511.I, Multi-Purpose Fields.
            2. In the alternative, the Planning Board may consider a payment in lieu of facilities: $1,000.00 for recreational facilities (475 dwelling units) and $1,500.00 for land (30% required open space = 16.86 acres) for a total of $2,500.00 per residential unit. This does not reduce the requirement for open space as per §511.E, Payment In Lieu Of Facilities.

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

14. The plan must be revised to provide a detail of the proposed clubhouse and associated active and passive recreation amenities as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.
15. *The plan must is revised providing trash a enclosure detail comprising masonry construction with an outside covering compatible with the proposed principal structures as per §510.L(1),Refuse/Recyclable Storage Area.*
16. We recommend the Application be revised to provide entrance signage for the proposed development that would enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §513, Signs.
17. *The plan is revised to interconnect interior sidewalks within the condominium development section to reduce pedestrian and vehicular conflicts as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*
18. *The plan is revised extending sidewalks from parking areas and along front of the clubhouse to facilitate pedestrian access as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*

19. The plan must be revised to provide the Blackwood West Redevelopment decorative sidewalk detail (Concrete – Brick Pavers - Concrete) along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways, as follows:
    a. The Black Horse Pike – eight (8) foot wide.
    b. Erial Road – four (4) wide.
        i. Consideration should be given to providing eight (8) foot wide decorative sidewalks on Erial Road.

VIII. GENERAL REVIEW COMMENTS

1. *As recommended the plan is revised providing a separate plan to identify all active and passive recreation facilities and open space.*
    a. *Stormwater management facilities shall be excluded from the required open space percentage.*
2. *As recommended the plan is revised to provide typical lot detail for the proposed townhouses.*
3. *As recommended the plan of lots is revised to provide varying line weights in order to clearly show existing and proposed lots.*
4. We recommend the plan be revised and the Applicant's engineer provide professional testimony on the ability to accomplish the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a component of the executed Redevelopment Agreement.
    a. As proposed the "Future Road Extension" would conflict with the stormwater management basin.
5. *As recommended the plan is revised extending the cul-de-sac for Chapel Street to the property line with a fifty (50) foot right-of-way to provide opportunities to extend this roadway.*
6. *As recommended the plan be revised providing a separate Open Space Plan that identifies age-targeted, age-restricted, open space, active and passive recreation, stormwater management areas, etc.*
    a. As previously noted stormwater management facilities shall not be included in required open space areas.
7. *The plan is revised showing dimensions and percentages within the zoning schedule in order to confirm compliance.*
8. *As recommended the plan is revised providing a larger detail drawing of only the streetscape along the Black Horse Pike and Erial Road with particular attention to environmentally sensitive areas.*
    a. This plan must be revised to properly depict the required Blackwood West Redevelopment Plan sidewalk detail.
9. *The plan is revised to address the n/p – Not provided in zoning schedule, as follows:*
    a. *Apartment building principal building height.*
10. The plan must be revised extending the proposed fencing and streetscape along Erial Road to the entrance drive to the proposed apartment building if allowed by the approved NJDEP Letter of Interpretation/Line Verification.
11. The Applicant should address the ability to provide a pedestrian/bikepath along the Mingus Run as a component of the Recreation Plan; bicycle compatible roadways and/or alleys; or other recreational opportunities benefiting the proposed planned development and nearby municipal bikepath.

a. The Board should note the existing municipal bike path is only ±0.10 miles west along the former railroad right-of-way.

12. *The plan is revised to provide details of the proposed retaining walls.*

13. *The plan is revised to indicate proposed private and public rights-of-ways.*

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

IX. BLACKWOOD WEST REDEVELOPMENT PLAN

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

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

1. *The amended the Planning Narrative to address the following components of the Blackwood West Redevelopment Plan to the satisfaction of the Board.*

   a. *Compliance of the proposed development with the ten (10) primary objectives of the Blackwood West Redevelopment Plan [p. 3].*

   a. *Provision for empty nester and young professional housing [pp. 6-7].*

   b. Open Space [p. 7].

      i. "The Mingus Run stream is proposed to be an open space corridor that leads from the railroad line bike path to the Blackwood Elementary School. If environmentally feasible, a natural pathway along the Mingus for public use is anticipated."

         1. We recommend the Applicant address a "natural pathway" along the Mingus Run as envisioned in the Redevelopment Plan and previously proposed by the Applicant.

   c. Streets [p. 9].

      i. "As depicted on the Illustrative Site Plan, a new loop street is proposed to create two new four-way intersections where Lincoln Avenue and Cleveland Avenue intersect Rte 168. The purpose of the street is to create a new commercial block ..."

         1. While described in the narrative, as previously noted the plan must be revised indicating the location of the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a requirement of the Redevelopment Plan and a component of the executed Redevelopment Agreement.

   d. Design Concepts for the Redevelopment Plan [pp. 11-16].

      i. While described in the narrative, compliance of the proposed architectural styles of dwelling units (i.e., Condominiums, Townhouses, and Apartment building) with the Blackwood West Redevelopment Plan are subject to review and recommendations of the Redevelopment Entity Architect.

         1. It is recommend all architectural components of the proposed condominiums, townhouses, and apartment

building be submitted as a requirement of final approval, if applicable.

2. The section on Public Improvements anticipates "Individual site and tracts of land are redeveloped with the design policies and standards that are contained within the Redevelopment Plan" [p. 9].

   a. *The Applicant provided testimony addressing how the proposed redevelopment project addresses the following, but not necessarily limited to Streetscape Standards, [page 52 and 53].*

      i. Trees, Planting, and Open Space:

         1. *The plan is revised to provide additional landscaping along street frontages and parking lots.*

      ii. Pedestrian Walks and Curbs:

         1. The proposed sidewalks along the Black Horse Pike and Erial Road must be revised utilizing the Blackwood West decorative design (Concrete – Brick Pavers - Concrete).
         2. Seek opportunities to link important pedestrian areas of activity beyond what is depicted in the redevelopment plan.

            a. Consideration should be given to extending sidewalks approximately 775 feet from the proposed development along the Black Horse Pike into the downtown Central Business District as an off-tract improvement.

      iii. Street furniture and Lighting:

         1. *The proposed street lighting along the Black Horse Pike and Erial Road is revised providing the HADCO Series decorative street lighting and at 75-foot intervals consistent with the public light fixtures specified for the downtown.*

            a. However, it is recommended the HADCO Series decorative street lights be provided at apartment driveway intersection with the Black Horse Pike and Erial Road.

X. 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.*

XI. RECOMMENDATIONS

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

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

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

cc: Hill Creek, LLC
Richard J. Hoff, Jr., Esq.
Lawrence M. DiVietro, Jr.
Andrew Hogg, PE
Michael McKenna, Esq.
Elissa C. Commins, PE

EXHIBIT B

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

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

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

DATE: October 04, 2018

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

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

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

I. INFORMATION SUBMITTED

New Information

1. Color renderings (Letter Size): Townhouses, Apartments, Clubhouse.
2. Architectural Plans, as prepared by Zampolin & Associates comprising the following:

Sheet	Plan Description	Date / Latest Revision
A1	First & Second Floor Plan (28 Unit Apartment)	8-23-17
A2	Elevations (28 Unit Apartment)	8-23-17
A3	First & Second Floor Plan (6 Unit 2-Story Townhouse)	8-23-17
A4	Elevations (6 Unit 2-StoryTownhouse)	8-23-17
A5	First & Second Floor Plan (6 Unit 3-Story Townhouse)	8-23-17
A6	Elevations (6 Unit 3-StoryTownhouse)	8-23-17

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

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10 / 4-30-18
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	5-31-18 / 9-24-18
3A	Subdivision Plan – Sheet "A"	5-31-18 / 9-24-18
3B	Subdivision Plan – Sheet "B"	5-31-18 / 9-24-18
3C	Final Open Space	12-2007 / 9-24-18
3D	Final Ownership Plan	01-27-08 / 9-24-18
4	Final Composite Site Plan	01-2007 / 9-24-18
4A	Final Site Plan (Apartments)	01-2007 / 9-24-18
4B	Final Site Plan (Apartments)	01-2007 / 9-24-18
4C	Final Site Plan (Townhomes)	01-2007 / 9-24-18
4D	Final Site Plan (Townhomes)	01-2007 / 9-24-18
4E	Final Site Plan (4-Story Apartment)	01-2007 / 9-24-18
5	Final Composite Grading Plan	01-2007 / 9-24-18
5A	Final Plan (Apartments)	01-2007 / 9-24-18
5B	Final Plan (Apartments)	01-2007 / 9-24-18
5C	Final Plan (Townhomes)	01-2007 / 9-24-18
5D	Final Plan (Townhomes)	01-2007 / 9-24-18
5E	Final Plan (4-Story Apartment)	01-2007 / 9-24-18
6	Final Composite Utility Plan	01-2007 / 9-24-18
6A	Final Utility Plan (Apartments)	01-2007 / 9-24-18
6B	Final Utility Plan (Apartments)	01-2007 / 9-24-18
6C	Final Utility Plan (Townhomes)	01-2007 / 9-24-18
6D	Final Utility Plan (Townhomes)	01-2007 / 9-24-18
6E	Final Utility Plan (4-Story Apartment)	01-2007 / 9-24-18
7	Composite Final Landscape and Lighting Plan	01-2007 / 9-24-18
7A	Final Landscape and Lighting Plan (Apartments)	01-2007 / 9-24-18
7B	Landscape and Lighting Plan (Apartments)	01-2007 / 9-24-18
7C	Landscape and Lighting Plan (Townhomes)	01-2007 / 9-24-18
7D	Landscape and Lighting Plan (Tow homes)	01-2007 / 9-24-18
7E	Landscape and Lighting Plan (4-Story Apartment)	01-2007 / 9-24-18
7F	Blenheim Erial Streetscaping Plan	01-2007 / 9-24-18
7G	Route 168 Streetscape Plan	01-2007 / 9-24-18
8	Composite Soil Erosion Control and Sediment Control Plan	01-2007 / 9-24-18
8A	Final Soil Erosion Plan (Apartments)	01-2007 / 9-24-18
8B	Final Soil Erosion Plan (Apartments)	01-2007 / 9-24-18
8C	Final Soil Erosion Plan (Townhomes)	01-2007 / 9-24-18
8D	Final Soil Erosion Plan (Townhomes)	01-2007 / 9-24-18
8E	Final Soil Erosion Plan (4-Story Apartment)	01-2007 / 9-24-18
9	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 9-24-18

10A	Final Construction Detail Sheet	01-2007 / 9-24-18
10B	Final Construction Detail Sheet	01-2007 / 9-24-18
10C	Final Construction Detail Sheet	01-2007 / 9-24-18
10D	Final Construction Detail Sheet	01-2007 / 9-24-18
10E	Final Construction Detail Sheet	01-2007 / 9-24-18
11A	Profile (Southwind Drive)	01-2007 / 9-24-18
11B	Profile (Chapel Court & Southwind Alley SW)	01-2007 / 9-24-18
11C	Profile (Chapel Alley SE & Lenape Alley)	01-2007 / 9-24-18
12	Phasing Plan	01-2007 / 9-24-18
13A	Fire Truck Maneuvering Plan	01-2007 / 9-24-18
13B	Trash Truck Maneuvering Plan	01-2007 / 9-24-18

Previous Information

4. Land development Application and checklist dated 6/04/18.
5. Affidavit of Ownership date 5/30/18.
6. Traffic Impact Study, as prepared by Horner & Canter Associates dated 5/24/18.
7. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2007, last revised April 30, 2018.
8. Supplemental Pipe Network Calculations as prepared by Land Dimensions Engineering dated 11/24/10.

Extensions

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

Previous Preliminary Information

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

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

5D	Grading and Drainage Plan (Town home)	01-2007 /	4-30-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 /	4-30-10
12	Composite Utility Plan	01-2007 /	4-30-10
6A	Utility Plan (Condominium)	01-2007 /	4-30-10
6B	Utility Plan (Condominium)	01-2007 /	4-30-10
6C	Utility Plan (Town home)	01-2007 /	4-30-10
6D	Utility Plan (Town home)	01-2007 /	4-30-10
6E	Utility Plan (Age-Restricted)	01-2007 /	4-30-10
13	Composite Landscape and Lighting Plan	01-2007 /	4-30-10
7A	Landscape and Lighting Plan (Condominium)	01-2007 /	4-30-10
7B	Landscape and Lighting Plan (Condominium)	01-2007 /	4-30-10
7C	Landscape and Lighting Plan (Town home)	01-2007 /	4-30-10
7D	Landscape and Lighting Plan (Town home)	01-2007 /	4-30-10
7E	Landscape and Lighting Plan (Age-Restricted)	01-2007 /	4-30-10
7F	Blenheim Erial Streetscaping Plan	01-2007 /	4-30-10
7G	Route 168 Streetscape Plan	01-2007 /	4-30-10
14	Composite Soil Erosion Control and Sediment Control Plan	01-2007 /	4-30-10
8A	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 /	4-30-10
8B	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 /	4-30-10
8C	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 /	4-30-10
8D	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 /	4-30-10
8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 /	4-30-10
15	Soil Erosion and Sediment Control Detail Sheet	01-2007 /	4-30-10
10A	Construction Details	01-2007 /	4-30-10
10B	Construction Details	01-2007 /	4-30-10
10C	Construction Details	01-2007 /	4-30-10
10D	Construction Details	01-2007 /	4-30-10
10E	Construction Details	01-2007 /	4-30-10
10F	Construction Details	01-2007	
11A	Profiles (Town home)	01-2007 /	4-30-10
11B	Profiles (Town home)	01-2007 /	4-30-10
11C	Profiles (Town home)	01-2007 /	4-30-10
11D	Profiles (Town home)	01-2007 /	4-30-10
12	Phasing Plan	01-2007 /	4-30-10
13A	Fire Truck Maneuvering Plan	01-2007 /	4-30-10
13B	Trash Truck Maneuvering Plan	01-2007 /	4-30-10
N.J.-1	Black Horse Pike – NJSR 168 (Profile)	01-2007	
N.J.-2	Black Horse Pike – NJSR 168 (Profile)	01-2007	
C.C.-1	Erial New Brooklyn Rd. – CC 706	01-2007	
C.C.-2	Erial New Brooklyn Rd. – CC 706	01-2007	
C.C.-3	Erial New Brooklyn Rd. – CC 706	01-2007	

21. Traffic Impact Study, as prepared by Horner &Canter Associates dated 10/08/07.
22. Horner &Canter Associates Response Letter dated 7/12/07.
23. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07, last revised 10/04/07.
24. Fiscal report, as prepared by Land Dimensions Engineering dated 4/12/07.
25. Land Development Application Form with Development Schedule and checklist dated 5/08/07.

26. Affidavit of Ownership dated 4/27/07.
27. Redevelopment Agreement for Mingus Run Redevelopment Zone, Hill Creek, LLC, t/a South Wind Development (Redeveloper) executed April 23, 2007.
28. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 3/12/07.
29. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07.
30. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 3/19/07.
31. Traffic Impact Study, as prepared by Horner &Canter Associates dated 12/21/05.
32. Horner &Canter Associates Traffic Study Letter dated 5/23/07.
33. Hydrological Report, as prepared by Land Dimensions Engineering dated 02/19/07.
34. Phase I Environmental Site Assessment (ESA) Report, as prepared Powell-Harpstead, Inc. dated 02/07/05.
35. Phase II Limited Site Investigation,
36. 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

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

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

II. PROJECT DESCRIPTION

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

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

III. PHASING SCHEDULE

1. Phase 1
   a. Multi-Family — 112 units
   b. Townhouses — 32 units
   144 units
2. Phase 2
   a. Multi-Family — 108 units
   b. Townhouses — 60 units
   124 units
3. Phase 3
   a. Affordable Housing Apt. — 100 units
   b. Townhouses — 44 units
   100 units
4. Phase 4
   a. Townhouses — 44 units
   b. Clubhouse

4-Story 100 Unit Family Affordable Housing Apartment

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

NEW COMMENT

6. The Applicant should provide testimony to address anticipated schedule and completion of each phase.

III. ZONING REVIEW

1. Bulk Zoning Requirements:

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

   a. The following uses are permitted in the Redevelopment Zone:
      i) Townhouse.
      ii) Multi-family dwellings in an apartment building.

General District Requirements, Mingus Run Redevelopment Zone)

Description	Required	Proposed	Conforms
Tract Area (min.) – Residential	2 ac.	56.52 ac.	yes
Density	10 units/ac.	8.45 units/ac.	yes
Nonresidential Floor Area Ratio	0.30	n/a	n/a
Townhouse (min.)	10%	33%	yes
Age-restricted (min.)[SA]	20%	n/a	n/a
3 or more bedrooms (max.)	15%	0%	yes
Age-restricted component[SA] Age 55 years or older (min.) Occupancy by persons under 18 years of age. Compliance with requirements of the U.S. secretary for Housing and Urban Development (HUD)	 80% N. P. yes	n/a	n/a
Clubhouse	2,500 sf	≥ 2,500 sf	yes

Open space (min.) - ±19.32 acres	30%	36.64%[1, 2]	yes
Rte. 168 setback south of high voltage transmission line.	400 ft.	±520 ft.[1]	yes
High voltage Transmission Setback (min.)	125 ft.	≥ 125 ft.	yes
Public water and sewer	yes	Yes	yes
Home owner's association[2]	yes	Yes	yes
Parking	425	439	yes

[1] = Scaled data.
[2] = Open space excludes stormwater management and PSE&G Easement area.
n/a = Not applicable.
N.P. = Not Permitted.
n/p = Not provided.
SA = The Settlement Agreement requires the apartment building be for affordable housing family rental subject to an amendment to the redevelopment plan.

Townhouse Dwellings, Individual Lots, Mingus Run Redevelopment Zone

Description	Required	Proposed[1]	Conforms
Lot size (min.)	1,200 sf	≥ 1,200 sf	yes
Lot frontage (min.)	20 ft.	≥ 20 ft.	yes
Lot width (min.)	20 ft.	≥ 20 ft.	yes
Lot depth (min.)	60 ft.	≥ 60 ft.	yes
Building coverage (max.)	80%	≤ 80%	yes
Lot coverage (max.)	80%	≤ 80%[2]	yes
Tract perimeter setback (min.)	35 ft.	≥ 35 ft.	yes
Arterial or collector road setback (min.)	75 ft.	±174 ft.	yes
Number of dwellings attached together (max.)	18 units	≤ 7 units	yes

Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	10 ft.	10 ft.	yes
Side yard (min.)	20 ft. end wall only[3]	20 ft.	yes
Rear yard (min.)	10 ft.[4]	10 ft.	yes
Height (max.)	3 stories and 45 ft. for dwellings with integrated garages.	3 stories and ±38 ft. for dwellings with integrated garages, 2 ½ stories and 35 ft. otherwise	yes
Parking Lot Setback			
From arterial or collector street (min.)	35 ft.	±265 ft.[1]	yes
From residential access street (min.)	15 ft.	≥ 15 ft.	yes

1 = Scaled data.

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

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

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

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

Description	Required	Proposed[1] (Block 10899, Lots 2 and 3)	Conforms
Lot size (min.)	2 acres	15.49 acres	yes
Lot frontage (min.)	150 ft.	1,326.39 ft.	yes
Lot depth (min.)	300 ft.	>300 ft.	yes
Building coverage (max.)	20%	±19.95%	yes
Lot Building coverage (max.)	75%	±57%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	≥ 88 ft.	yes
Distance from the front corner of any building to any other front corner (min.)	20 ft.	≥ 47 ft.	yes
Distance from the side of any building to any other building (min.)	20 ft.	≥ 35 ft.	yes
Distance from the rear of any building to any other building (min.)	60 ft.	88 ft.[2]	yes
Tract perimeter setback (min.)	65 ft. for 3 stories	±240 ft.	yes
Principal building height (max.)	4 stories and 54 ft.	2 stories	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)[3]	15 ft. to R.O.W. or 20 ft. to curb line up to 100 ft.	n/a	n/a
Number of dwelling units per apartment building (max.)[4]	28 units	28 units	yes

1 = Scaled data.

2 = This applies to the distance between Buildings #9 and #10.

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

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

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