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

Description	Required	Proposed[1]	Conforms
Lot size (min.)	2 acres	3.56 acres	yes
Lot frontage (min.)	150 ft.	421.25 ft.	yes
Lot depth (min.)	300 ft.	537.43 ft.	yes
Building coverage (max.)	20%	±19.23%	yes
Lot coverage (max.)	75%	±52%	yes
Distance from the front of any building to any other building, face-to-face (min.)	80 ft.	n/a	n/a
Distance from the front corner of any building to any other front corner (min.)	20 ft.	n/a	n/a
Distance from the side of any building to any other building (min.)	20 ft.	n/a	n/a
Distance from the rear of any building to any other building (min.)	60 ft.	n/a	n/a
Tract perimeter setback (min.)[2]	**65 ft. for 3 stories**	**57 ft.**	**no***
Principal building height (max.)	4 stories and 54 ft.	3 and 4 stories	yes
Accessory building height (max.)	1 ½ stories and 28 ft.	n/a	n/a
Build to line (max.)	15 ft. to right-of-way or 20 feet to curb line.	20 ft. to curb line.	yes
Number of dwelling units per apartment building (max.)[4]	100 units	100 units	yes
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.	n/a	n/a

1 = Scaled data.

2 = Tract perimeter is 65-foot minimum for a 3-story building as per Ordinance O-06-31 adopted November 13, 2006.

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

IV. APPLICATION SUBMISSION CHECKLIST

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

V. WAIVER COMMENTS

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

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

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

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

VI. NON-COMPLIANCE COMMENTS

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

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

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

AFFORDABLE APARTMENT BUILDING

1. Tract Perimeter Setback: (57 ft. provided v. 65 ft. min. required).

VII. PRELIMINARY MAJOR SITE PLAN/SUBDIVISION REVIEW COMMENTS

1. *The Applicant previously provided testimony addressing the impacts to ambient air quality for development involving 100 or more dwelling units and parking areas that have more than 300 parking spaces as per §502.A, Air Quality.*
2. The proposed 100-foot buffer must be delineated as a permanent buffer easement with metes and bounds and filed with a maintenance narrative approved by the Board solicitor as per §503.D, Easements/Restricted Covenants.
3. The plans must be revised to indicate the responsible authority for the proposed sidewalk easement along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sidewalk Easement dedicated to 'responsible authority'."
4. The plans must be revised to indicate the responsible authority for the proposed Sight Triangle Easements along the Black Horse Pike and apparent required easement along Erial Road as per §503.D, Easements/Restricted Covenants, as follows:
   a. "Sight Triangle Easement dedicated to 'responsible authority'."
5. The plans must be revised to conspicuously identify a permanent benchmark as per §502.C(3).
6. The site plan and subdivision plan must be revised identifying the proposed thirty five (35) foot wide landscape area along Erial Road and the fifteen (15) foot wide landscape area along the Black Horse Pike as a "Streetscape Easement to be dedication to the Home Owners Association" or other responsible authority and recorded within the deeds as per §503.D, Easements/Restricted Covenants.
   a. The Deed narrative shall include descriptions that clearly indicate the purpose of the easement is to maintain "a defined street edge" as per§411a(G)(7), Minus Run Redevelopment Zone.

7. *As required the plan is revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).*
8. *The plan is revised to provide substantially more landscaping along existing roadways as depicted in the original submitted color renderings to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping, as follows:*
   a. Along the entire frontage of the Black Horse Pike with particular attention to the following areas:
      i. *The plan is revised providing additional landscaping for the stormwater management basins at the intersection of the Black Horse Pike and South Wind Drive.*
      ii. *The entrance from the Black Horse Pike to the Townhouse development.*
      iii. *The ±600 foot frontage adjacent to the environmentally sensitive areas.*
         1. *The submitted Black Horse Pike roadway improvement plans proposed four (4) foot concrete sidewalks.*
      iv. *The plan is revised providing additional landscaping along the frontage of the proposed affordable apartment building.*
   b. *Along the entire frontage of Erial Road with particular attention to the following areas:*
      i. *Both entrances to the condominium development.*
      ii. *The front yard between Erial Road and Buildings #4.*
9. *The plan is revised to provide substantially more landscaping for the proposed clubhouse to enhance the aesthetics of the development and viewsheds of the Township as per §507.A(1), Landscaping.*
10. *The plan is revised to provide evergreen shrubs to establish a screen and reduce light glare as per §507.C(1), Off-Street Parking Areas, as follows:*
    a. *Between the apartment building parking area and Block 10801, Lot 9.*
11. The plan must be revised to provide additional streetlights and parking lighting as per §508, Lighting, as follows:

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

    TOWNHOUSES
    b. *Intersection of the Black Horse Pike and South Wind Drive.*
    c. *Clubhouse Parking lot.*
    d. *Chapel Court Parking lots.*
12. *The plan is revised providing decorative street lighting along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §508, Lighting, as follows:*
    a. *Along the Black Horse Pike.*
       i. The plan provides decorative street lights at 75 foot intervals.
    b. *Along Erial Road.*
       i. The plan provides decorative street lights at 75 foot intervals.
    c. *The entrance from the Black Horse Pike to the Townhouse development.*
    d. *The boulevard entrance from Erial Road to the multi-family development.*
       i. *The plan must be revised providing the Blackwood West Redevelopment HADCO Series lumenaire and pole details.*
          1. *It is recommended this location provide four (4) decorative lights:*

a. *Two on either side between the curb and sidewalk in relation to the front landscape island.*

ii. *Two on either side between the curb and sidewalk in relation to the rear (tear-drop) landscape island.*

e. *The HADCO ornamental streetlight details must be revised to include the following:*

i. *A "14' 6" pole, which is a "6"-4" Round Tapered Fluted Aluminum w/3" O.D. Tenon o.188" wall thickness, cast aluminum base w/access cover."*

ii. *An "Outlet: "120V Single Weatherproof Receptacle W/ Clear In-Use Cover."*

iii. Banner post in accordance with the Department of Public Works Specifications.

NEW COMMENT

1. Add the following notation:

a. "Banner posts to be provided in accordance with the requirements of the Department of Public Works Specifications."

13. *As a planned development, the Applicant addressed the requirements for open space and recreation as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.*

a. The MR–D, Mingus Run Redevelopment Zone requirement for open space is 30% or 16.86 acres and one-half or 8.43 acres must be for active recreation as per §511.B(1), Open Space Standards.

i. The Applicant addressed the location of proposed active and passive recreation facilities.

1. The following active recreation activities were previously required for a residential development of 475 units as per §511.C, Recreation Facilities.

a. Five (5) Tot Lots as per §511.G, Tot Lots.

b. Two (2) Basketball Courts as per §511.H, Basket and Tennis Courts.

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

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

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

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

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

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

14. *The Applicant submitted architectural flooeplans and building elevaions of the proposed clubhouse and associated active and passive recreation amenities as per §511, Recreation Facilities and Open Space and §706.F(5), Standards For Review of Applications, Open Space.*
15. *The plan is revised providing a trash enclosure detail comprising masonry construction with an outside covering compatible with the proposed principal structures as per §510.L(1),Refuse/Recyclable Storage Area.*
16. It's recommended the plans be revised to provide entrance signage for the proposed development that would enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §513, Signs.
17. *The plan is revised to interconnect interior sidewalks within the condominium development section to reduce pedestrian and vehicular conflicts as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*
18. *The plan is revised extending sidewalks from parking areas and along front of the clubhouse to facilitate pedestrian access as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*
19. The plan must be revised to provide the Blackwood West Redevelopment decorative sidewalk detail (Concrete – Brick Pavers - Concrete) along existing roadways to enhance the aesthetics and streetscape of the development to advance the redevelopment plan objectives as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways, as follows:

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

c. Erial Road – four (4) wide.

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

NEW COMMENT

ii. Various brick paver/concrete sidewalk patterns have been installed in the Blackwood West Redevelopment Area.

1. It's recommended with the instant application, which is a new development the type of brick paver/concrete sidewalk pattern be reconciled for this development and future development.

VIII. GENERAL REVIEW COMMENTS

1. *As recommended the plan is revised providing a separate plan to identify all active and passive recreation facilities and open space.*
   a. *Stormwater management facilities shall be excluded from the required open space percentage.*
2. *As recommended the plan is revised to provide typical lot detail for the proposed townhouses.*
3. *As recommended the plan of lots is revised to provide varying line weights in order to clearly show existing and proposed lots.*
4. *As recommended the plan is revised and the Applicant's engineer provided professional testimony on the ability to accomplish the proposed "Future Road Extension" off tract improvement to the proposed loop road approved for Block 10701, Lots 5, 8 and 9 (Riiff Plaza) including preliminary engineering, which is a component of the executed Redevelopment Agreement.*

5. *As recommended the plan is revised providing a separate Open Space Plan that identifies age-targeted, age-restricted, open space, active and passive recreation, stormwater management areas, etc.*
   a. As previously noted stormwater management facilities shall not be included in required open space areas.
6. *The plan is revised to show the revised dimensions and percentages within the zoning schedule in order to confirm compliance.*
7. *As recommended the plan is revised providing a larger detail drawing of only the streetscape along the Black Horse Pike and Erial Road with particular attention to environmentally sensitive areas.*
   a. This plan must be revised to properly depict the required Blackwood West Redevelopment Plan sidewalk detail.

   NEW COMMENT

      i. Various brick paver/concrete sidewalk patterns have been installed in the Blackwood West Redevelopment Area.
         1. It's recommended with the instant application, which is a new development the type of brick paver/concrete sidewalk pattern be reconciled for this development and future development.
8. The Applicant should address the ability to provide a pedestrian/bikepath along the Mingus Run as a component of the Recreation Plan; bicycle compatible roadways and/or alleys; or other recreational opportunities benefiting the proposed planned development and nearby municipal bikepath.
   a. The Board should note the existing municipal bike path is only ±0.10 miles west along the former railroad right-of-way.
      i. The plan is revised to provide a "Proposed 8' wide wood chip trail from the apartments thence crossing Mingus Run along the rear of townhouses to Southwind Drive.
         1. Consideration should be given to providing an alternative to wood chips such as asphalt or other more stable surface course acceptable to the NJDEP.
9. The plan must be revised to provide details of the proposed retaining walls.
10. The plan must be revised to indicate proposed private and public rights-of-ways.
11. The Applicant must address the measures to be implemented and the plan be revised to show a clear distinction between the section of Southwind Drive that is a public roadway and private roadway.
12. The plans shall be revised to amend Sheet 3, 3C, 4E, 5E. 6E, 7E, 8E to remove the words "Age-Restricted" on the 4-Story Apartment Building and add the following:
    a. 100 unit affordable family rental housing in accordance with the Gloucester Township adopted and court approved Housing Element & Fair Share Plan."
13. The plans shall be revised to amend Sheet 4E to remove the parking for age-restricted units.
14. The plans shall be revised to amend Sheet 4E to remove the parking bedroom count to be consistent with the Gloucester Township adopted and court approved Housing Element & Fair Share Plan.
15. *As recommended the plans are revised to convey former proposed Lot 26 (Wood Chip Trail) to Block 10899, Lot 3.*

IX. BLACKWOOD WEST REDEVELOPMENT PLAN

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

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

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

X. RESOLUTION REVIEW COMMENTS

Findings of Fact

1. The Applicant must provide testimony and revised plans to address the need for a snow easement [Finding of Fact #15].
2. The Applicant must provide testimony and revised plans to address sidewalks into Blackwood West (Off-Site Improvement) and roadway extension that is part of the Blackwood West Redevelopment Plan [Finding of Fact #16].
3. The plans must be revised to address Birdsall Services Group review letter dated December 07, 2010 [finding of Fact #17].
4. The plans must be revised to address the Gloucester Township Department of Community Development & Planning review memo dated December 08, 2010 [Finding of Fact #18].
5. The Applicant shall provide a contribution of $300,000.00 towards a recreation obligation in accordance with Township ordinances [finding of Fact #19].
   a. Fifty (50) percent or $150,000.00 at final approval (recommended prior to signing Final Plan of Lots).
   b. Balance at time of each building permit (recommended based on number of units within an apartment building or townhouse building).
6. The Applicant is required to comply with the Fire Marshal's report dated December 14, 2010 [finding of Fact #22].
7. The Applicant is required to comply with the Traffic Commander's report dated July 29, 2010 [finding of Fact #23].
8. The Applicant is required to comply with the Construction Official's report dated June 06, 2010 [finding of Fact #24].
9. The Applicant is required to comply with the Building Subcode Official's report dated June 16, 2010 [finding of Fact #25].
10. The Applicant is required to comply with the Tax Assessor's report dated May 25, 2010 [finding of Fact #26].

Conditions

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

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

XI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

XII. RECOMMENDATIONS

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

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

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

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

received 8-27-18

DATE: August 23, 2018

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

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

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

I. INFORMATION SUBMITTED

New Information

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

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

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

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

Extensions

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

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

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

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

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

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

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

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

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

II. PROJECT DESCRIPTION

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

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

III. PHASING SCHEDULE

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

4-Story 100 Unit Family Affordable Housing Apartment

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

III. ZONING REVIEW

1. Bulk Zoning Requirements:

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

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

      i) Townhouse.

      ii) Multi-family dwellings in an apartment building.

General District Requirements, Mingus Run Redevelopment Zone)

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

[1] = Scaled data.

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

n/a = Not applicable.

N.P. = Not Permitted.

n/p = Not provided.

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

Townhouse Dwellings, Individual Lots, Mingus Run Redevelopment Zone

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

1 = Scaled data.

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

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

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

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

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

1 = Scaled data.

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

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

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

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

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

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

1 = Scaled data.

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

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

IV. APPLICATION SUBMISSION CHECKLIST

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

V. WAIVER COMMENTS

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

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

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

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

VI. NON-COMPLIANCE COMMENTS

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

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

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

MARKET RATE APARTMENTS

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

AFFORDABLE APRTMENT BUILDING

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

TOWNHOUSES

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

VII. PRELIMINARY MAJOR SITE PLAN/SUBDIVISION REVIEW COMMENTS

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

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

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

APARTMENTS

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

TOWNHOUSES

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

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

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

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

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

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

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

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

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

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

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

c. Erial Road – four (4) wide.

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

VIII. GENERAL REVIEW COMMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IX. BLACKWOOD WEST REDEVELOPMENT PLAN

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

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

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

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

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

      i. Trees, Planting, and Open Space:

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

      ii. Pedestrian Walks and Curbs:

         1. The proposed sidewalks along the Black Horse Pike and Erial Road must be revised utilizing the Blackwood West decorative design (Concrete – Brick Pavers - Concrete).
         2. Seek opportunities to link important pedestrian areas of activity beyond what is depicted in the redevelopment plan.
            a. Consideration should be given to extending sidewalks approximately 775 feet from the proposed development along the Black Horse Pike into the downtown Central Business District as an off-tract improvement.

      iii. Street furniture and Lighting:

         1. The proposed street lighting along the Black Horse Pike and Erial Road is revised providing the HADCO Series decorative street lighting and at 75-foot intervals consistent with the public light fixtures specified for the downtown.
            a. However, it is recommended the HADCO Series decorative street lights be provided at apartment driveway intersections with the Black Horse Pike and Erial Road.

X. RESOLUTION REVIEW COMMENTS

Findings of Fact

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

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

Conditions

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

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

XI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

XII. RECOMMENDATIONS

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

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

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

EXHIBIT C

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

October 5, 2018

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

Attn: Ken Lechner, Township Director / Planner

Re: Preliminary/Final Major Site Plan & Major Subdivision Review
Hill Creek, LLC / Southwind
Black Horse Pike & Erial Road
Block 10801, Lots, 6 & 10
Block 10899, Lots 2 & 3
Review No. 2
Bach Project No. GTPB-2018-07

Dear Board Members:

The above referenced development received Preliminary Major Site Plan and Subdivision Approval at a meeting of the Gloucester Township Planning Board in 2010. The applicant is currently seeking to comply with the resolution associated with Application No. 051024RACPPSP in support of the Preliminary Approvals. Additionally, the applicant has submitted an application for Final Major Site Plan and Subdivision Approval of the subject development.

Our office has received the following items in support of the above-referenced application:

1. Township of Gloucester Land Development Application for Revised/Amended Major Site Plan, Final Major Site Plan, Final Major Subdivision and Redevelopment Agreement, dated June 4, 2018.

2. Township of Gloucester Land Development Submission Checklist, not dated.

3. Stormwater report entitled "Hydrological Report for Southwind Redevelopment Site, Plate 108, Block 10801, 10, Plate 108, Block 10899, Lots 1 thru 3, Black Ho9rse Pike (N.J.S.R. 168) and Blemheim –Erial-New Brooklyn Road (Co. Rte. 706), Gloucester Township, Camden County, New Jersey", prepared by Land Dimensions Engineering, dated January 2007, revised to April 30, 2018, endorsed 5-31-18.

4. Traffic Report entitled "Traffic Impact Study, Southwind Development, Block 10801, Lot 10, Block 10899, Lots 1-3, Gloucester Township, Camden County, NJ", prepared by Horner & Canter Associates., dated May 24, 2018, no revisions.

5. Resolution of the Gloucester Township Planning Board Memorializing Preliminary Subdivision and Site Plan with Waiver and De minimus Exceptions for Southwind Development, LLC, Application No 051024RACPPASP

6. Review Letter regarding previous Preliminary Approval prepared by Birdsall Services Group, dated December 7, 2010.

7. Review Letter regarding previous Preliminary Approval prepared by Kenneth D. Lechner, PP, AICP, dated December 8, 2010.

8. Elevation (11x17") of Apartment Building and Elevation (11x17) of Townhouse Building.

9. Architectural Drawings entitled "Southwind Development", prepared by Zampolin Associates, Architects:

Sheet	Title	Date/Last Revision
A1	Proposed 28 Unit Apartment Building First & Second Floor Plan	8-23-17, none
A2	Proposed 28 Unit Apartment Building Elevations	8-23-17, none
A3	Proposed 6 Unit, Two Story Town Homes First & Second Floor Plan	8-23-17, none
A4	Proposed 6 Unit, Two Story Town Homes Elevations	8-23-17, none
A5	Proposed 6 Unit, Three Story Town Homes First & Second & Third Floor Plan	8-23-17, none
A6	Proposed 6 Unit, Three Story Town Homes Elevations	8-23-17, none

10. Drawings entitled "Final Site Plan for Southwind Development, Block 10801, Lot 10 and Block 10899, Lots 1-3, Gloucester Township, Camden County, New Jersey", prepared by Land Dimensions Engineering:

Sheet	Title	Date/Last Revision
1	Cover Sheet	none, 9-24-18
2	Plan of Survey	2-9-04, 9-24-18
3	Composite Subdivision Plan	May 2018, 9-24-18
3A	Subdivision Plan	May 2018, 9-24-18
3B	Subdivision Plan	May 2018, 9-24-18
3C	Subdivision Tables	May 2018, 9-24-18
3D	Open Space Plan	Jan 2007, 9-24-18
3E	Ownership Plan	Jan 2007, 9-24-18

4	Composite Site Plan	Jan 2007, 9-24-18
4A	Final Site Plan (Apartment)	Jan 2007, 9-24-18
4B	Final Site Plan (Apartment)	Jan 2007, 9-24-18
4C	Final Site Plan (Townhome)	Jan 2007, 9-24-18
4D	Final Site Plan (Townhome)	Jan 2007, 9-24-18
4E	Final Site Plan (Age Restricted)	Jan 2007, 9-24-18
5	Composite Grading and Drainage Plan	Jan 2007, 9-24-18
5A	Final Grading and Drainage Plan (Apartment)	Jan 2007, 9-24-18
5B	Final Grading and Drainage Plan (Apartment)	Jan 2007, 9-24-18
5C	Final Grading and Drainage Plan (Townhome)	Jan 2007, 9-24-18
5D	Final Grading and Drainage Plan (Townhome)	Jan 2007, 9-24-18
5E	Final Grading and Drainage Plan (Age-Restricted)	Jan 2007, 9-24-18
6	Composite Utility Plan	Jan 2007, 9-24-18
6A	Final Utility Plan (Apartment)	Jan 2007, 9-24-18
6B	Final Utility Plan (Apartment)	Jan 2007, 9-24-18
6C	Final Utility Plan (Townhome)	Jan 2007, 9-24-18
6D	Final Utility Plan (Townhome)	Jan 2007, 9-24-18
6E	Final Utility Plan (Age-Restricted)	Jan 2007, 9-24-18
7	Composite Landscape and Lighting Plan	Jan 2007, 9-24-18
7A	Final Landscape and Lighting Plan (Apartment)	Jan 2007, 9-24-18
7B	Final Landscape and Lighting Plan (Apartment)	Jan 2007, 9-24-18
7C	Final Landscape and Lighting Plan (Townhome)	Jan 2007, 9-24-18
7D	Landscape and Lighting Plan (Townhome)	Jan 2007, 9-24-18
7E	Landscape and Lighting Plan (Age-Restricted)	Jan 2007, 9-24-18
7F	Blenheim Erial Road Streetscape Plan	Jan 2007, 9-24-18
7G	Final Route 168 Streetscape	Jan 2007, 9-24-18
8	Composite SESC Plan	Jan 2007, 9-24-18
8A	Final SESC Plan (Apartment)	Jan 2007, 9-24-18
8B	Final SESC Plan (Apartment)	Jan 2007, 9-24-18
8C	Final SESC Plan (Townhome)	Jan 2007, 9-24-18
8D	Final SESC Plan (Townhome)	Jan 2007, 9-24-18
8E	Final SESC Plan (Age-Restricted)	Jan 2007, 9-24-18
9	SESC Detail Sheet	Jan 2007, 9-24-18
10A	Final Construction Details	Jan 2007, 9-24-18
10B	Final Construction Details	Jan 2007, 9-24-18
10C	Final Construction Details	Jan 2007, 9-24-18
10D	Final Construction Details	Jan 2007, 9-24-18
10E	Final Construction Details	Jan 2007, 9-24-18
10F	Final Construction Details	Jan 2007, 9-24-18
11A	Profiles (Townhome)	Jan 2007, 9-24-18
11B	Profiles (Townhome)	Jan 2007, 9-24-18
11C	Profiles (Townhome)	Jan 2007, 9-24-18
12	Phasing Plan	Jan 2007, 9-24-18

13A	Fire Truck Maneuvering Plan	Jan 2007, 9-24-18
13B	Trash Truck Maneuvering Plan	Jan 2007, 9-24-18

SITE INFORMATION:

Applicant: Southwind at Gloucester LLC
15 Engle Street (Suite 104)
Englewood, NJ 07631
201-408-5546
201-308-5525 (fax)
jeremy@buildwithinreach.com

Owner: Crossroads Village LLC
c/o Land Dimensions Engineering
3 East High Street
Glassboro, NJ 08028
201-307-7800
201-307-7805 (fax)

WAIVERS / EXCEPTIONS:

The following waivers / exceptions were requested, considered and granted at a meeting of the Gloucester Township Planning Board on December 14, 2010:

1. Exception from Residential Site Improvement Standards (RSIS). Parking ratio for senior housing.

2. Exception from Residential Site Improvement Standards (RSIS). Street Intersection Offsets.

3. Exception from Residential Site Improvement Standards (RSIS). Maximum grade of five (5%) percent for secondary streets within 50 feet of intersection at six locations throughout the project.

4. Waiver from Section 506.A6 requiring embankments greater than 3 feet shall not exceed 5:1 grade. ***The waiver is required. The applicant has eliminated the 3:1 embankments in some areas but still maintains 3:1 embankments in some areas.***

5. Waiver from access from right of way at maximum of 10% grade to bottom of basin.

6. Waiver from Section 517H requiring that basins adjacent to/readily visible to public shall provide side slope of 4:1 or flatter. The applicant agreed to maintain a 4:1 ratio above the water, but the slope will exceed that ratio below the water. ***The waiver is required. The applicant has provided a side slope of 4:1 above the water in readily visible areas but has maintained the 3:1 ratio below the water.***

7. Waiver from Section 506.A requiring a minimum useable perimeter area with maximum grade of 5% for minimum of 25 feet for residential laws.

8. Waiver from Section 507D requiring street tree spacing to be 40 feet on center (proposed 60 feet).

9. Waiver from Section 508 Lighting, allowing a mixture of lighting as proposed.

10. Waiver from Section 511 allowing for a Recreation and Open Space / Payment in lieu of improvements. As set forth in the resolution.

CONDITIONS OF APPROVAL :

At the Planning Board meeting of December 14, 2010 the applicant agreed to provide the following items at Final Major Subdivision and Site Plan application as indicated in the corresponding resolution:

1. Easements to be provided on all plans. (paragraph 4a in resolution and Birdsall review letter). ***The applicant will provide as a condition of final major subdivision approval.***

2. Lot numbers. (paragraph 4b in resolution and Birdsall review letter). ***Lot numbers have been provided. The applicant will provide as a condition of final major subdivision approval.***

3. Conformance with the Map Filing Law. (paragraph 4d in resolution and Birdsall review letter). ***The applicant will provide as a condition of final major subdivision approval.***

4. The following certification is to appear on the plans: (paragraph 4e in resolution and Birdsall review letter). ***The requested certification appears on the plans.***

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

5. Easements for retaining walls to be provided on all plans. (paragraph 5a in resolution and Birdsall review letter). ***The applicant has indicated that the retaining walls will be under the responsibility of the Homeowner's Association. However, easements are still required and shall be provided as a condition of final major subdivision approval.***

6. Copies of all NJDOT Access permits. (paragraph 6b in resolution and Birdsall review letter). ***The applicant will provide as a condition of final major subdivision approval.***

7. Calculations for the length of need for guiderails. (paragraph 6c in resolution and Birdsall review letter). ***The applicant will provide as a condition of final major subdivision approval.***

8. Cross sections of County Route 706 be incorporated into plan set. (paragraph 6f in resolution and Birdsall review letter). ***The applicant will provide as a condition of final major subdivision approval.***

9. Right of way dedication for the Black Horse Pike (NJSH Route 168). (paragraph 6g in resolution and Birdsall review letter). ***Pending N.J.D.O.T. review.***

10. Embankments greater than 3-feet in height shall not exceed a grade of 5:1 in accordance with section 506A6. ***The applicant has eliminated the 3:1 embankments in some areas of the site. Our office will continue to work with the applicant's engineer to eliminate 3:1 embankments where possible throughout the site.***

11. Providing a residential lawn with a usable perimeter area with a maximum grade of 5% and with possible fencing. (paragraph 7m in resolution and Birdsall review letter). ***The plans have been revised to provide a usable perimeter area of ten (10') feet around the proposed buildings.***

12. Revisions to the Stormwater Management Maintenance Plan. ***A revised Stormwater Management Plan has been provided.***

13. Snow easement. ***The applicant has indicated that the Homeowner's Association will assume responsibility for snow removal.***

PRELIMINARY MAJOR SUBDIVISION AND SITE PLAN REVIEW:

The following comments regarding the previously approved Preliminary Major Subdivision and Site Plan application are contained in a letter prepared by Birdsall Engineering and dated December 7, 2010. The italicized comments below are from Bach Associates. The applicant has failed to fully address the underlined items delineated below:

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

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

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

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

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

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

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

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

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

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

      i. Transition area Waiver;

      ii. Major Stream Encroachment;

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

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

   b. The Applicant's Letter of Interpretation (LOI) verifying the wetland and buffer limits has expired. The Applicant will be required to provide an extension as LOI's are not covered under the Permit Extension Act.
   Bach Comment: The applicant will provide updated NJDEP permits as a condition of final major subdivision approval.

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

   a. Existing and proposed easements should be provided on the plan.
   Bach Comment: <u>The applicant will provide updated NJDEP permits as a condition of final major subdivision approval.</u>

   b. With the exception of Southwind Drive, the internal roads are private. As such, lot numbers will be required.
   Bach Comment: <u>The applicant will provide updated NJDEP permits as a condition of final major subdivision approval.</u>

   c. Southwind Drive is to be dedicated to the Township of Gloucester as a public right of way. Southwind Drive's current configuration provides no benefit to the general public, only to the proposed residents of the development. As such, there is no benefit to the Township to take responsibility or ownership of this road. We recommend this right of way remain private under the responsibility of the homeowner's association like the remainder of the roads.
   Bach Comment: It was agreed upon at the meeting of the Planning Board that a portion of Southwind Drive would become a public right-of-way and be dedicated to Gloucester Township.

d. A full review for conformance with the Map Filing Law will be required prior to the issuance of final approval.
Bach Comment: The applicant will provide as a condition of final major subdivision approval.

e. Should any of the roads be dedicated, the plans should include the following certification for the Township Clerk:
Bach Comment: The certification has been added to the plans.

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

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

a. Retaining walls are necessary for the construction of the access road to the garden apartments. Easements are required for Township entry, inspection and maintenance in the event of an emergency. These easements must be finalized prior to the execution of final approval.
Bach Comment: As a condition of Preliminary Approval the applicant was to provide the required easement(s) at Final Major Subdivision Application. The easement(s) shall be shown on the Plans.

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

c. Sidewalk easements required where the Black Horse Pike sidewalk and CR 706 sidewalk encroach beyond the right of way limits shall be formalized prior to the execution of final approval.
Bach Comment: If required, the applicant will provide as a condition of final major subdivision approval.

d. Crosswalks should be provided at the garden apartment buildings K and J.
Bach Comment: No longer applies.

e. In accordance with the RSIS, 1.8 – 2.1 parking spaces are required per mid-rise apartment. 173 – 201 spaces will be required whereas 105 spaces have been provided.
Bach Comment: waiver was granted from residential site improvement standards parking ratio for senior housing.

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

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

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

      ii. Trip generation must be reevaluated understanding that all of the Townhouse Traffic will be restricted to using the Black Horse Pike and all the garden apartment traffic will be limited to utilizing CR 706.
      Bach Comment: The applicant has adequately revised the traffic report to address this comment.

      iii. Additionally, the off-site impacts of the surrounding circulation notes should be re-evaluated. It is anticipated that there will be an increased strain on the existing signal located at the intersection of the Black Horse Pike and Blenheim-Erial-New Brooklyn Road.
      Bach Comment: <u>The Applicant should include analysis of the Black Horse Pike / Clementon Avenue intersection in the traffic study.</u>

      iv. "Age Targeted" values utilized in the report for the apartments should be re-evaluated with market values.
      Bach Comment: The applicant has adequately revised the traffic report to address this comment.

      v. Verification of unit types used in the report should be provided for the garden apartments.
      Bach Comment: The applicant has adequately revised the traffic report to address this comment.

   b. Copies of all NJDOT Access permits will be required.
   Bach Comment: <u>The applicant will provide as a condition of final major subdivision approval.</u>

   c. Calculations for the length of need of the guiderails should be provided in accordance with NJOT design guidelines.
   Bach Comment: <u>The applicant will provide as a condition of final major subdivision approval.</u>

d. In accordance with RSIS 4.19(b), street intersections shall be 150-feet apart, whereas the offsets of Southwind Access SW, Southwind Two and Chapel Court with Southwind Drive do not comply.
Bach Comment: A waiver was granted from residential site improvement standards for street intersection off-sets.

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

f. Cross sections of CR 706 will be required by the County Engineering Department. We respectfully request that they be incorporated into the plan set for review and informational purposes.
Bach Comment: The applicant will provide as a condition of final major subdivision approval.

g. A right of way dedication should be provided for the Black Horse Pike in order to accommodate the Desirable Typical Section in accordance with the State's plan for the Route at this location.
Bach Comment: Pending N.J.D.O.T. review.

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

a. The stormwater management system design meets the intent and requirements of the N.J.A.C. 7:8; however, the development may cause an increase in the groundwater elevation; an increase in the pond water surface elevation; and expansion of the wetland area. This could have an adverse effect on the existing, surrounding development.
Bach Comment: Additional information has been provided to confirm compliance with stormwater requirements, namely NJAC 7:8. Minor revisions are required for compliance as delineated in this review letter.

b. Retaining walls in excess of 30-inches in height must have a safety barrier. 36-inches in height incorporated at the top of wall in order to increase safety and prevent falls.
Bach Comment: The applicant has provided the requested safety barrier.

c. In accordance with section 506A6, embankments greater than 3-feet in height shall not exceed a grade of 5.1 whereas a design grade of 3:1 is provided.
Bach Comment: The applicant has eliminated the 3:1 embankments in some areas of the site. Our office will continue to work with the engineer to eliminate 3:1 embankments where possible throughout the site.

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

   i. Southwind Drive and Southwind Alley SW – west intersection;

   ii. Southwind Drive and Southwind One;

   iii. Southwind Drive and Southwind Two;

   iv. Southwind Drive and Southwind Three;

   v. Southwind Alley North and Southwind One;

   vi. Southwind Alley North and Southwind Two; and

   vii. Southwind Alley North and Southwind Three

   Bach Comment: A waiver was granted from residential site improvement standards for maximum grades of secondary streets within 50 feet of an intersection for all of the streets noted above.

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

f. Basin 1, Basin 7, Basin 8 and Basin 9 fall under the classification of a Class IV Dam. As such, the spillway servicing the Basin should be designed in accordance with the Dam Safety standards and the Residential Site Improvement Standards. This requires that the spill be designed to convey 150% of the 100-year storm, with a foot of freeboard to the top of the basin berm.
   Bach Comment: The calculations do not reflect the use of 150% of the 100 year storm. The required freeboard at each spillway is not provided.

g. The Stormceptor CD Sizing Program indicates the design capacity of the Model STC 900 to be 0.636 cfs whereas the water quality design flow to be treated is 1.12 cfs in the stormwater report (subcatchment 14S: DA Basin 9). Additional methods of verification for water quality must be identified.
   Bach Comment: The plans and stormwater calculations have been revised to eliminate the use of Stormcepter CD units.

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

i. In accordance with Section 517 H, basins near residential uses or readily viable to the public shall be aesthetically designed and provide side slopes of 4.1 or flatter. The basins have side slope of 3 horizontal to 1 vertical, for heights up to 18-feet. These slopes begin immediately adjacent to walkways and building foundations. Assurances of public safety should be provided.
Bach Comment: A waiver was requested. The applicant has provided a side slope of 4:1 above the water in readily visible areas but has maintained the 3:1 ratio below the water.

j. The 100-year water surface elevations should be delineated on the plan set.
Bach Comment: The 100 year water surface elevations have been delineated on the plans.

k. Off-road profiles should be provided for review.
Bach Comment: The applicant will provide as a condition of final major subdivision approval.

l. An easement is required for the storm sewer connection from the adjacent Lot 4 (Walgreens).
Bach Comment: The easement has not been provided. The applicant shall provide.

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

n. Preliminary earthwork calculations should be provided.
Bach Comment: The applicant will provide as a condition of final major subdivision approval.

o. The following comments are offered with respect to the stormwater management maintenance plan provided.
Bach Comment: The applicant has submitted a revised Stormwater Maintenance Plan.

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

ii. A sample inspection log should be included.

iii. Chains used for fence locks shall replace (1) link each of chain with a padlock to be provided by the Township for access. ***(Applicant shall Identify in the plan)***

iv. All chains, gates and locks should be checked annually for damage and integrity. ***(Applicant shall Identify in the plan)***

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.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

b. Additional plantings should be provided to soften the visual impact of the high tension power lines from the internal roads. ***O***
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

c. Plantings are proposed within the existing treeline designated as "to remain". The Applicant should verify the plantings in the woods and revise as necessary.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

d. Tree conservation easements should be provided where existing trees are to be saved.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

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

f. Buffer plantings, including a mix of evergreens, deciduous and flowering trees and shrubs, should be provided around all of the stormwater management facilities. These plantings should function with the split rail (safety) fencing wherever practical.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

g. In accordance with Section 507D, street tree spacing should be reduced to 40-feet on center. Additionally, all plantings shall be placed a minimum of 5-feet behind the sidewalks. Tree planting easements should be provided as necessary.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

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

i. The lighting layout differs from that which is required in Section 508, however, the intent of the ordinance appears to have been met. The Applicant shall provide a verification that the lighting output is in compliance with Section 508 or request a waiver of compliance. ***Our office defers comments regarding Landscape and Lighting to the Township Planner.***

j. The lighting output has not been provided for the decorative post mounted lights. This needs to be provided to assess the lighting of the Black Horse Pike and Blenheim-Erial-New Brooklyn Road.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

k. Wall mount lighting for the apartments should be depicted on the plans.
Bach Comment: Our office defers comments regarding Landscape and Lighting to the Township Planner.

9. In accordance with Section 506 A. 11, Retaining walls greater than 3-feet in height or walls supporting vehicular loads shall only be allowed where the design has been approved by an engineer. Additionally, all retaining walls in excess of 4-feet in height will require a building permit in addition to an engineering approval. ***T***
Bach Comment: The applicant will provide as a condition of final major subdivision 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.
Bach Comment: Architectural plans have been provided.

11. The Applicant shall submit to, and appear before, all other Local, State and Federal agencies having jurisdiction over this project.
Bach Comment: The applicant will provide all outside agency approvals as a condition of final major subdivision approval.

12. The Board's attention is directed to Public Law 1975 Chapter 251, the Soil Erosion and Sediment Control Act Rules. All erosion prevention measures must be established on-site and maintained throughout construction.
Bach Comment: The applicant will provide all outside agency approvals as a condition of final major subdivision approval.

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

Bach Comment: The applicant will provide the required Engineer's Estimates to be utilized in the calculation of performance guarantees as a condition of final major subdivision approval.

ADDITIONAL COMMENTS FROM BACH ASSOCIATES:

Site Plan and Overall Layout:

1. ***Any and all easements, including but not limited to the easements surrounding the existing high voltage transmission towers shall be labeled and dimensioned on the Subdivision Plans.***
2. ***Our office recommends that all underground piping be shown on the Landscape Plan to confirm that no trees are proposed with close proximity of any proposed pipes.***
3. ***The applicant shall provide testimony regarding the "future access" as indicated on the plans.***
4. ***The fence shown on the northeasterly corner of Building #5 shall be extended along the entirety of the 3:1 embankment.***

Grading:

1. ***Spot elevations shall be provided at all building corners.***
2. ***The top and bottom of wall elevations shown on the northeasterly side of Building #1 and the southwesterly side of Building #8 do not match the proposed contours shown on the plan and shall be revised.***
3. ***Spot elevation shall be shown at the corners of all curb intersections.***
4. ***The proposed contours shown in the rear of Building #4 do not match the spot elevations shown and shall be revised.***
5. ***The plans shall eliminate the low point shown between Building #26 and the clubhouse.***
6. ***The finished floor elevations of Building #3 and Building #8 are lower than the spot elevations surrounding the building. The plan shall be revised.***
7. ***The swale in the rear of Building #4 shall provide a minimum grade of 2%.***

8. ***The sidewalk on the northeasterly corner of Building #2 is graded to slope towards the building. The sidewalk shall slope in the direction of the parking area.***

9. ***Retaining wall are shown along the foundation of many of the buildings. The applicant shall provide testimony regarding the necessity of these walls and shall provide additional elevations and details of each wall.***

10. ***The sidewalk on the northeasterly side of Building # 8 is higher than the elevation at the building corner. The grading shall provide positive drainage away from the building.***

11. ***The ground in the rear of Buildings 16 and 21 do not provide proper drainage away from the building. The grading shall be revised to meet International Building Code (IBC 2015 Section 1804.4), the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building***

12. ***Buildings No. 10 and 11 indicate ground floor elevations that are ten (10) foot lower than the finished floor elevations. However, the grading for these units does not indicate walk out basements and would therefore not reflect the ten (10) foot difference.***

13. ***The proposed swales between the townhouse units shall be shown along the property line.***

14. ***The grading between building #22 and the adjacent Lenape Alley shall be revised to provide positive drainage away from the building.***

Stormwater Management:

1. ***A note shall be added to the Grading and Drainage Plans stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each bioretention basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer.***

2. ***Emergency spillways shall have a minimum of one foot (1') of freeboard above the water surface elevation, with the emergency spillway flowing at the design depth, in the basin in accordance with NJAC 5:21-7.8(d)4(6). The emergency spillways at each basin do not comply and shall be revised accordingly.***

3. ***Our office defers to the Camden County Soil Conservation District (CCSCD) regarding review of downstream stability from point discharges such as basin outfalls via piping. Calculations shall be provided for review by the CCSCD.***

4. ***The applicant should demonstrate how aeration of proposed wetponds will be achieved. Our office recommends a permanent fountain aeration devise be installed in each proposed wetpond.***

5. ***The applicant shall provide additional information regarding the construction of permanent features such as the wet pond within the PSE&G ROW/Easement areas is permitted. Testimony shall be provided regarding Atlantic City Electric access requirements to their infrastructure.***

6. ***Calculations shall be provided confirming the sizing of the underdrain piping is adequate for the dewatering of the bioretention basins and pervious pavement system.***

APPROVAL PROCESS:

If the Board grants approval to this project, the following conditions apply.

1. A cost estimate of all site improvements must be submitted to the Township Engineer for review. Upon review, the Township Engineer will forward the required performance bond and inspection escrow amount to the Township. Performance guarantees and inspection escrows shall be posted with the Township Clerk in the amounts approved by the Board.

2. This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans.

    a. Gloucester Township Fire Marshall
    b. Gloucester Township MUA
    c. Aqua New Jersey
    d. Camden County Planning Board
    e. Camden County Soil Conservation District
    f. Any and all agencies having jurisdiction

3. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.7.

4. Twelve (12) sets of plans must be submitted upon final approval for signatures.

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised plans.

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Steven Boraski. PB Solicitor
Southwinds at Gloucester, LLC, Applicant
Robert Mintz, Esq., Applicant's Attorney
Larry Di Vietro, PP, Applicant's Engineer
Andrew Hogg, PE, Applicant's Engineer

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