Township of Gloucester
Planning Board Agenda
January 08, 2019

Salute to the Flag
Opening Statement
Roll Call
General Rules

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

Annual Reorganization
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording Secretary
Appointment of Solicitor
Appointment of Conflict Engineer
Engineer/Traffic Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – December 11, 2018

RESOLUTIONS FOR MEMORIALIZATION

0-18-14
Ordinance of the Twp. Of Gloucester & State of NJ

Amendment No. 6
Amending Ordinance 0-02-30 New Vision Redevelopment Area to Establish The New Vision Single-Family Residential Overlay District.

APPLICATIONS

#171008RDPFSa Sahaj Hospitality Holiday Inn Express	Amended Preliminary & Final Major Site Plan Block: 2601 Lots: 5,6 & 7 Location: 2000 N Black Horse Pike, Blackwood

Meeting Adjourned

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. A. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Planning Board is desirous of maintain the current procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the rules and by-laws of the Planning Board of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th<u>th day of January, 2019.</u>

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF CHAIRMAN

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:	**TOWNSHIP OF GLOUCESTER PLANNING BOARD**
_____	_____
Secretary	**Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the PLANNING BOARD of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th day of January, 2018.

_____

Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____ _____

Secretary **Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th day of January, 2018.

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF AN ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of A Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th Day of January, 2018.

_____

Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th Day of January, 2018.

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board and to assume a Recording Secretary under the Municipal Land Use Law 50:55 D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a Majority of members able to vote, the following individual was elected to serve as Recording Secretary;

NOW, THEREFORE BE IT RESOLVED that the aformentioned individual shall be And is hereby elected to serve as Recording Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) yr.

ATTEST:
GLOUCESTER

TOWNSHIP OF
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution Adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on **The 8t^h^ day of January, 2019.**

_____
Kenneth D. Lechner

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board and to assume a Recording Secretary under the Municipal Land Use Law 50:55 D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Recording Secretary:

NOW THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Recording Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a a term of one (1) yr.

ATTEST: TOWNSHIP OF GLOUCESTER

PLANNING BOARD

_____ _____

Secretary Chairman

CERTIFICATION

8th day of January, 2019 .

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A CONFLICT ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Conflict Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Conflict Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Conflict Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Conflict Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th Day of January, 2019.

_____

Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. **All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;**
2. **All advance written notices of Board meetings shall be given to the Courier Post and the Philadelphia Inquirer, South Jersey Edition;**
3. **All advance written notices of Board meetings from January 08, 2019 through the date of the 2019 reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;**
4. **The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7: 00 PM.**

5. **The regular meetings shall be held as scheduled unless canceled for lack of applications to process;**
6. **The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;**
7. **The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"**
8. **Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.**

ATTEST: **TOWNSHIP OF GLOUCESTER**

_____ _____

Secretary **Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th day of January, 2019.

_____

Secretary

GLOUCESTER TOWNSHIP PLANNING BOARD REGULAR MEETING DATES

COUNCIL ROOM 7:00 P.M.

January 08, 2019
January 22, 2019

FEBRUARY 12, 2019
FEBRUARY 26, 2019

MARCH 12, 2019
MARCH 26, 2019

APRIL 09, 2019
APRIL 23, 2019

MAY 14, 2019
MAY 28, 2019

JUNE 11, 2019
JUNE 25, 2019

JULY 09, 2019
JULY 23, 2019

AUGUST 13, 2019
AUGUST 27,2019

SEPTEMBER 10, 2019
SEPTEMBER 24, 2019

OCTOBER 08, 2019
OCTOBER 22, 2019

NOVEMBER 12, 2019
NOVEMBER 26, 2019

DECEMBER 10. 2019

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING WORK SESSION MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. **All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;**
2. **All advance written notices of Board meetings shall be given to the Courier Post and the Philadelphia Inquirer, South Jersey Edition.**
3. **All advance written notices of Board meetings from January 8, 2019 through the date of the 2019 reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;**
4. **The work session meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 4:30 PM.**

GLOUCESTER TOWNSHIP PLANNING BOARD
WORK SESSIONS

COUNCIL ROOM 4:30 PM

JANUARY 16, 2019

FEBRUARY 19, 2019

MARCH 20, 2019

APRIL 17, 2019

MAY 21, 2019

JUNE 18, 2019

JULY 16, 2019

AUGUST 20, 2019

SEPTEMBER 17, 2019

OCTOBER 15, 2019

NOVEMBER 19, 2019

DECEMBER 17, 2019

5. **The work session meetings shall be held as scheduled unless canceled for lack of applications to process;**
6. **The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;**
7. **The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"**
8. **Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.**

ATTEST: **TOWNSHIP OF GLOUCESTER PLANNING BOARD**

_____ _____

Secretary **Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th day of January , 2019.

_____

Secretary

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday December 11, 2018

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

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Councilman Hutchison	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Absent
Vice Chair Costa	Present
Chairman Reagan	Absent
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

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

Minutes for Memorialization

Minutes from November 27, 2018.
Vice Chair Costa requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Dintino	Yes
Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Vice Chair Costa	Yes

Resolutions for Memorialization

#181041CPFS
Bryn Mawr DG.
Blackwood, LLC.
Dollar General

Block: 19101 Lots: 6
Location: 326 South Black Horse Pike - Blackwood
Preliminary/Final Major Site
Bulk Variances

Vice Chair Costa requested a motion to approve the application.
Mr. Dintino made a motion seconded by Mr. Bradley.

Roll Call:

Mr. Dintino	Yes
Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Vice Chair Costa	Yes

Application for Review

#0-18-14
Ordinance of the Twp. of Gloucester & State of N.J.

Amendment #6
Amending Ordinance 0-02-30
New Vision Redevelopment Area Plan to Establish the New Vision Single-Family Residential Overlay District

NOTES:
Mr. Lechner announced he would explain the application for Amendment #6.
Mr. Lechner stated that the Board was hearing this before the first reading by Township Council.
The Application before the Board is to Amend Ordinance 0-02-30 in the New Vision Redevelopment Area Plan to Establish a Residential Overlay District. The Overlay would allow the building of Single-Family dwellings in an R3 Zone, three (3) units/acreage allowance which is smaller than usual.
Mr. Lechner continued to explain the Development plan section by section.
At conclusion it was asked if any Board members had questions or concerns.
The concern mentioned dealt with its previous designation as a Missile Base.
Mr. Lechner explained that the site was cleaned up and the DEP designated it as a NFR (No Further Action) site that had no expiration. The site is deemed safe and viable for any usage.

Vice Chair Costa asked if there were any questions from the Board?
None
Vice Chair Costa asked if there were any questions from the Public?
No Public Present

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

Roll Call:

Mr. Dintino	Yes
Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Vice Chair Costa	Yes

Correspondence
NONE

Vice Chair Costa requested a motion to adjourn.
Motion to adjourn was made by Mr. Hutchison seconded by Mr. Dintino.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING RECOMMENDATION OF ADOPTION OF ORDINANCE NO. O-18-14 "AMENDMENT NO. 6 AMENDING ORDINANCE O-02-30 COMMONLY KNOWN AS THE NEW VISION REDEVELOPMENT AREA PLAN TO ESTABLISH THE NEW VISION SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT"

WHEREAS, the Township Council of the Township of Gloucester, (the "Township"), in the County of Camden, State of New Jersey, has previously adopted Ordinance No. O-02-30, commonly known as the "New Vision Redevelopment Plan and Establishing an Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 et seq.;" and

WHEREAS, the Township now seeks to amend Ordinance No. O-02-30 through adoption of Ordinance No. O-18-14 "Amendment No. 6 Amending Ordinance O-02-30 Commonly Known as the New Vision Redevelopment Area Plan to Establish the New Vision Single-Family Residential Overlay District" ("Ordinance No. O-18-14"); and

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

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

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

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

WHEREAS, in accordance with N.J.S.A. 40:55D-26a and N.J.S.A. 40A:12A-7e, the Township Council transmitted Ordinance No. O-18-14 to the Township Planning Board ("Board") for its report and recommendations thereon; and

WHEREAS, at a regular meeting held on December 11, 2018, the Board reviewed and discussed Ordinance No. O-18-14, the Township's Master Plan, land use regulations, and the status of the Township's redevelopment efforts with the Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., and the Board Solicitor, Stephen J. Boraske, Esq.; and

WHEREAS, the Board having reviewed and discussed Ordinance No. O-18-14, the floor was opened to the public, and no members of the public appeared to comment; and

NOW, THEREFORE BE IT RESOLVED, having reviewed Ordinance No. O-18-14 and the proposed amendment to the New Vision Redevelopment Plan in light of the requirements established by the Township Master Plan and Zoning Ordinance, the Board determined that Ordinance No. O-18-14 and the proposed amendment to the Township's redevelopment plan is consistent with, adheres to, and advances the purposes of the Township's Master Plan, N.J.S.A. 40A:12A-7e; and

WHEREAS, a motion was duly made and all Planning Board members present voted "yes" to recommend the Township Council adopt Ordinance No. O-18-14 as presented.

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

BRIAN REAGAN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of January 2019 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 11th day of December 2018.

KENNETH LECHNER, SECRETARY

RECEIVED
NOV 26 2018

LAND DEVELOPMENT APPLICATION CHECKLIST

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

X Taxes Paid Certification.

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

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

X Escrow Fees.
- **ESCROW FEE = Engineer + Planner + Legal**

X Signed Escrow Agreement.

X Signed W-9 Form.

X Disclosure Statement (Corporations, LLC, and Partnerships).
- Corporations, LLC, and Partnerships must be represented by an attorney.

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

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

X Other reports (4 copies) – if applicable.
- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

NOTE: David Kreck from Pettit is working on the County and Soil District Applications

S:\Planning Board\FORMS\R_ldachecklist100808.doc

TOWNSHIP OF GLOUCESTER

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

Additional 6,500.00 - 11/20/18

RECEIVED NOV 26 2018

For Office Use Only

Submission Date[1]: _____ Application №.: 17100 8RDPFSS

Taxes Paid Yes/No JP (Initial)

Fees 1,060 Project # 11092

☐ Planning Board ☐ Zoning Board of Adjustment

Escr. 8,160.00 Escr.# 11092

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Sahaj Hospitality LLC	Name(s): Same
Address: 2000 Black Horse Pike	
	Address:
City: Blackwood	
State, Zip: New Jersey 08012	City:
Phone: (303) 528-3957 Fax: (303) ___-___	State, Zip:
Email: sharkroti@gmail.com	Phone: (303) ___-___ Fax: (303) ___-___

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

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

Amending

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Damien O. Del Duca, Esquire	Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Ave., Suite 100	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 427-4200 Fax: (856) 427-4241
	Email: dod@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: John Pettit/Pettit Associates, LLC	Name:
Address: 497 Center Street	Address:
Profession: Engineer	Profession:
City: Sewell	City:
State, Zip: NJ 08080	State, Zip:
Phone: 30 464 - 9600 Fax: 30 464 - 9606	Phone: 30 - Fax: 30 -
Email: jpettit@pettitgroup.com	Email:

7. Location of Property:

Street Address: 2000 Black Horse Pike Block(s): 2601

Tract Area: 4.8 acres +/- Lot(s): 5, 6 & 7

8. Land Use:

Existing Land Use: Vacant lot

Proposed Land Use (Describe Application): See application summary

9. Property:

Number of Existing Lots: 3

Number of Proposed Lots: 3

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	71.1'
Front setback 2	36.8' (canopy)
Rear setback	> 25'
Side setback 1	> 10'
Side setback 2	
Lot frontage	818.36'
Lot depth	> 300'
Lot area	4.8 acres +/-
Building height	41.4'

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: n/a (162) Number of parking spaces provided: 97

Number of loading spaces required: n/a (1) Number of loading spaces provided: 0

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 9/28/17

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

10/2/17
Date

Signature

Damien DelDuca authorized agent
Print Name

Sworn and Subscribed to before me this 2 day of October, 2017 (Year).

Signature

Print Name

REGINA M. LOWER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 2, 2017

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Date 10/2/17

Damien O. DelDuca, Attorney for Applicant
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:
Damien O. DelDuca of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 2 day of October, 20 17 before the following authority.

Notary public

REGINA M. LOWER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 2, 2017

OWNERSHIP DISCLOSURE STATEMENT

Sahaj Hospitality LLC
2000 Black Horse Pike
Blackwood, New Jersey 08012

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Atul Patel	1397 Harrison Ave., Wilmington, DE 19809
2	Kaushal Patel	1261 Summit Way, Mechanicsburg, PA 17050
3	Krunal Patel	3503 Marthas Way, Garnet Valley, PA 19061
4	Mahesh Pandya	812 210th Street, Pasadena, MD 2112
5	Ankit Patel	5412 Silver Hill Rd, District Heights, MD 20747
6	Arvind Patel	3510 Cokesbury Court, Pasadena, MD 21122

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
6 day of February, 2017.

Pamela M. Santos Torres
Notary Public

Krunal Patel
Name: Krunal Patel
Title: Manager

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PAMELA M SANTOS TORRES
Notary Public
CONCORD TWP, DELAWARE COUNTY
My Commission Expires Dec 8, 2018

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #17008RDFSS Rev. 01*** ***Escrow #11092***
Sahaj Hospitality, LLC
BLOCK 2601, LOTS 5, 6 and 7

DATE: November 27, 2018

The Applicant requests amended preliminary and final major site plan approval "To construct a four-story 11,976 sf Holiday Inn Express & Suites hotel with 73 rooms" within the GOR – Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area. The property is located on the northwest corner of Lower Landing Road and the Black Horse Pike (Former Black Horse Pike Motel Site).

Amendment #6 of the Glen Oaks Redevelopment Plan established the GOR – Glen Oaks Redevelopment Overlay District and was approved by Ordinance O-17-01, adopted January 23, 2017.

The Applicant has a Redevelopment Agreement from Township Council as Redevelopment Entity dated September 12, 2017.

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

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

- Applicant/Owner: Sahaj Hospitality, LLC, 2000 Black Horse Pike, Blackwood, NJ 08012.
- Engineer: John Pettit, PE, The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 (telephone #856-464-9600).
- Attorney: Damien O. DelDuca, Esq., DelDuca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 (telephone#856-427-4200).

I. INFORMATION SUBMITTED

New Information

1. The Pettit Group, LLC Transmittal/Professionals response Letter dated 11/13/18.
2. Boundary & Topographical Survey, as prepared by Vargo Associates comprising three (3) sheets dated 11/15/16, last revised 4/04/17.
3. Recycling Report, as prepared by The Pettit Group, LLC dated October 2018.
4. Stormwater Maintenance Plan, as prepared by The Pettit Group, LLC dated July 2018.
5. Stormwater Management Report, as prepared by The Pettit Group, LLC dated April 2017, last revised November 2018.
6. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC dated 7/26/18.
7. Camden County Planning Board Engineer's Review dated 10/17/18.

8. NJDEP Freshwater Wetlands Letter of Interpretation, Line Verification dated APR 17, 2018.
9. NJDEP Flood Hazard Area Verification Approval dated May 03, 2017.
10. Architectural Floor Plan, as prepared by Paradigm Architecture + Urban Design comprising one (1) sheet (A1.11) dated 2017.
11. Architectural Plans, as prepared by John P. Hubert, AIA, NCARB consisting of the following:

Sheet	Plan Description	Date / Latest Revision
A200	Exterior Elevations	5-31-17
A201	Exterior Elevations	5-31-17

12. Lower landing Road – County Right of Way Improvements, as prepared by The Pettit Group, LLC consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet & Index of Drawings	10-31-18
2	Existing Conditions & Demolition Plan	10-31-18
3	County Roadway Improvement Plan	10-31-18
4	Bicycle Lane Improvement Plan	10-31-18
5	County Construction Details	10-31-18

13. NJDOT Proposed Improvements, Sheet 9 of 11 comprising one (1) sheet, no date.
14. Engineering Plans, as prepared by The Pettit Group, LLC consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet & Index of Drawings	5-18-17 / 10-13-18
2	Notes	5-18-17 / 10-13-18
3	Existing Conditions & Demolition Plan	5-18-17 / 10-13-18
4	Site Plan	5-18-17 / 10-13-18
5	Grading Plan	5-18-17 / 10-13-18
6	Utility Plan	5-18-17 / 10-13-18
7	Lighting Plan	5-18-17 / 10-13-18
8	Landscaping Plan	5-18-17 / 10-13-18
9	Soil Erosion & Sediment Control Plan	5-18-17 / 10-13-18
10	SESC Notes & Details	5-18-17 / 10-13-18
11	Construction Details	5-18-17 / 10-13-18
12	Construction Details	5-18-17 / 10-13-18
13	Construction Details	5-18-17 / 10-13-18
14	Construction Details	5-18-17 / 10-13-18
15.	County Construction Details	5-18-17 / 10-13-18
16.	NJDEP Permit Plan	5-18-17 / 10-13-18

Previous Information

17. DelDuca Lewis, LLC Lot Consolidation Letter dated 10/11/17.
18. Land Development Application Form, checklist, dated 10/02/17.
19. DelDuca Lewis, LLC Transmittal Letter dated 10/02/17.
20. Ownership Disclosure Statement dated 02/06/17.

II. REDEVELOPMENT PLAN COMMENTS

The following applies to the Glen Oaks Redevelopment Plan Goals and Objectives as noted.

Section IV. Objectives

1. *The Applicant provided testimony addressing the following objectives of the Glen Oaks Redevelopment Plan:*

A. Prevent further deterioration of the built environment.
B. Promote the overall development of the community.
C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
D. Encourage the highest and best use of land and property.
E. Facilitate full utilization of the land.
F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
G. Require adherence to the highest design standards.
H. Strengthen social, economic and development patterns.
I. Increase economic opportunities in the Township of Gloucester.
J. Improve the health and welfare of the residents of the Township
K. Advance public-private partnership efforts for the improvement of the economic environment.

Section IX.E, Zone Plan and Zoning Regulations

2. The subject property is located within the GOR – Glen Oaks Redevelopment Overlay District as per §IX.E.

   a. Hotels are a permitted use as part of a "Planned Commercial Development" as defined by the Municipal Land Use Law (See Section II.3) as per the Glen Oaks Redevelopment Overlay District [§IX.E(4)(c)] and may also include the following uses.

      General Office Uses

      i. Administrative offices.
      ii. General and professional offices.
      iii. Banks and financial offices

      Commercial Uses

      i. Retail sales and services.
      ii. Personal sales and services.
      iii. Restaurants and other eating establishments.
      iv. Indoor and outdoor recreation and indoor health and fitness centers; and,
      v. Car rental facilities.
      vi. Banquet facilities.
      iv. Night clubs within a hotel only.

   Land Development History

   b. The instant application is a component of the Glen Oaks Redevelopment Plan, which was originally established by Ordinance O-97-17 adopted 6/09/97; and,

   c. Subsequently, Amendment #1 added several additional parcels along Lower Land Road including the subject property by Ordinance O-01-14 adopted May 14, 2001, thence,

   d. Township council established the GOR – Glen Oaks Redevelopment Overlay District by Ordinance O-17-01 adopted January 23, 2017.

3. Planned Commercial Development is defined by the Municipal Land Use Law, as follows:
    a. "means an area of a minimum contiguous or noncontiguous size as specified by ordinance to be developed according to a plan as a single entity containing one or more structures with appurtenant common areas to accommodate commercial or office uses or both and any residential and other uses incidental to the predominant use as may be permitted by ordinance."
4. The Planning Board should note the GOR – Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan as recently amended by Ordinance O-17-01 adopted January 23, 2017 does not rely on traditional bulk and setback standards and the applicant was required to address their proposed layout as a condition of a Redevelopment Agreement.
    a. *The Applicant provided testimony that the proposed lot size (area – frontage – depth), building setbacks, building and lot coverages are appropriate for the instant application; the layout is within recognized best management practices for site design for the proposed use; and, the overall development is substantially consistent with the objectives of the Glen Oaks Redevelopment Plan.*

Section IX.E(1.0)(K), Off-Street Loading and Parking Standards

5. *The Applicant provided professional testimony addressing off-street loading and the adequacy of the proposed number of parking spaces to meet the expected demand of the commercial development as per §IX.1.0(K), Off-Street Loading and Parking Standards.*
    a. The Planning Board is advised the Glen Oaks Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and recognized design considerations current to the time period and land uses.
        i. The Planning Board should note the Gloucester Township Land Development Ordinance would require at least 73 parking spaces (1 space/room); the instant application provides 104 parking spaces.

Section IX. E(1.0)(L), Additional Requirements

6. The instant application proposes public water and sanitary sewerage facilities to be provided as per §IX.E(1.0)(L)(1).
7. *The Applicant provided the Redevelopment Entity the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing Lower Land Road, the Black Horse Pike, and adjacent residences as per E(1.0)(L)(2).*
    a. The instant application proposes an outdoor patio area.
        i. The Applicant provided testimony regarding the proposed accessory use including considerations of lighting, landscaping, outdoor music, speakers, noise, safety, etc.
            1. There are at least three (3) residences adjacent to the west of the subject property.
8. <u>The applicant is advised the proposed site plan would require parking areas be screened and a landscape plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.E(1.0)(L)(3)</u>.

NEW COMMENT

a. The Glen Oaks Redevelopment Plan, as amended, adding the GOR – Glen Oaks Redevelopment Overlay District by Ordinance O-17-02, adopted January 23, 2017, which permits the hotel use, requires a landscaping plan signed and sealed by a New Jersey Licensed Landscaped Architect, as follows:

   i. "All applications for development involving proposed construction of one or more buildings must be accompanied by a landscape plan that is signed and sealed by a Landscaped Architect licensed in the State of New Jersey."

      1. The Planning Board does not have jurisdiction on waiving a requirement of the redevelopment plan.

b. The submitted Landscaping Plan shall be signed and sealed by a NJ Licensed Landscape Architect.

   i. It's recommended the applicant address the following landscaping components to address the scenic viewshed of this intersection.

      1. A dense evergreen buffer comprising a double row of staggered evergreens along the western boundary to screen residential uses.

         NEW COMMENT

         a. In consideration of the NJDEP requirement to reduce the extent of disturbance it's recommended the plan be revised to provide a single row of Leyland Cypress trees ten (10) feet on-center along the western boundary of the parking area.

      2. *The plans are revised to provide one (1) additional Willow Oak (Quercus phellos) along the frontage of Lower Landing Road.*

      3. *The plans are revised to provide evergreen trees along the sides of the proposed trash enclosure.*

      NEW COMMENT

      4. Provide a mixture of evergreen trees, ornamental trees, shrubs, etc. along the Black Horse Pike to provide a buffer for the proposed stormwater basin.

      5. *The plans are revised to provide landscaping for the base of the proposed free-standing sign.*

      6. *The plans are revised to provide a planted streetscape along Lower Landing Road that includes a mixture of evergreen trees and shrubs, ornamental trees and grasses, and shade trees.*

      7. *The plans are revised to provide foundation plantings along the proposed building.*

9. *The Applicant provided testimony that the free-standing and facade signs are suitably sized and designed for the proposed development and consistent with Section IV, Objectives of the Glen Oaks Redevelopment Plan as per §IX.E(1.0)(L)(7).*

   a. The instant application proposes a 19.33 sf (4'-0.5" x 6'-3.25") free-standing sign and a 128 sf facade sign, which includes an "H" logo and "Holiday Inn Express."

b. *The plans are revised to include the words "AT GLOUCESTER TOWNSHIP" as a component of the free-standing sign.*
   i. Alternatively, a "Gloucester Township" monument sign at this controlled intersection may be more appropriate.

10. *The plans are revised to provide new concrete sidewalks along Lower Landing Road to improve pedestrian access as per §IX.E(1.0)(L)(8).*

11. *As recommended the plans are revised providing a bicycle lane to connect the redevelopment project to the proposed Gloucester Township Health & Fitness Trail, which is under development and only ±350-feet west of the property along the PSE & G Easement.*
    a. This would provide a pedestrian and bicycle connection of the redevelopment project to downtown Glendora, Blackwood and the proposed "Electronic Bicycle Kiosk at the Caboose, and the Gloucester Premium Outlets.
       NEW COMMENT
       i. Consideration should be given to providing hotel guests a bicycle rack to complement the proposed bicycle lane.

12. *The Applicant provided professional testimony that the proposed lighting plan would be suitably designed for the proposed land use and provides adequate illumination as per §IX.E(1.0)(L)(9).*

13. *The Applicant addressed the Redevelopment Entity that the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §IX.E(1.0)(L)(10).*

III. REDEVELOPMENT PLAN INFORMATION

Standard	Proposed (Lots 5, 6 and 7)
Lot area	±5.2 acres
Lot frontage Black Horse Pike Lower Landing Road	 ±310 ft. ±519 ft.
Lot depth	±400 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS	
Front yard Black Horse Pike Lower Landing Road	 ±120 ft. ±71 ft.
Side yard	±240 ft.
Rear yard	±145 ft.
Lot coverage	±34%
Floor Area Ratio	±0.21
Height	4 stories

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant revised the plans to address the following omitted checklist items:

1. Four (4) copies of the Recycling Report. [Checklist #8].
    a. *The applicant provided a recycling report that addresses the proposed trash enclosure is adequately sized for recyclables and solid waste.*
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. *The applicant provided the NJDEP Freshwater Wetlands Letter of Interpretation, Line Verification dated APR 17, 2018.*
3. Clearly and legibly drawn plan in accordance with§802.K [Checklist 12].
    a. *The Applicant provided a signed and sealed copy of the noted "Boundary & Topographical Survey," as prepared by Vargo Associates, dated April 04, 2017.*
4. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
    a. *The Applicant provided a signed and sealed copy of the noted "Boundary & Topographical Survey," as prepared by Vargo Associates, dated April 04, 2017.*
5. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
    a. *The plans are revised to provide the property owners within 200-feet.*
6. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
    a. *The plans are revised to provide two (2) benchmarks.*
7. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
    a. *The Applicant provided professional testimony to address the above requirement.*
8. Acceleration/deceleration lanes. [Checklist #75].
    a. *The Applicant provided testimony to address acceleration/deceleration lanes.*
9. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications. [Checklist #111].
    a. *The Applicant provided renderings in color of the building elevations.*
10. A professional prepared written narrative based upon the respective Redevelopment Plan out-lining and explaining how the proposed project will comply with and conform to the Redevelopment Plan. [Checklist #112].
    a. *The Applicant provided testimony addressing compliance with the Glen Oaks Redevelopment Plan.*

V. WAIVER COMMENTS

The instant application, as amended, requires a waiver from the following performance and design standard.

1. To exceed the maximum illumination of an average of two (2) foot candles providing 2.8 foot candles within the parking area as per §508, Lighting.
2. From providing concrete sidewalks along the frontage of the black Horse Pike as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
3. From reduce the minimum 24 inch distance between face-of-curb and sidewalks along Lower Landing Road providing approximately 1.2 feet in vicinity of an existing sanitary sewer manhole as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

The Applicant received a waiver from the following checklist requirements.

4. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
5. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
6. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
7. Existing signs including the location, size, and height [Checklist #43].
8. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
9. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
10. Strength, class or thickness [Checklist #70].
11. Erosion control and soil stabilization method [Checklist #71].
12. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
13. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
14. Traffic channelization [Checklist #76].
15. Loading areas and number thereof [Checklist #80].
16. Sight triangle easements at intersections. [Checklist #86].
17. Location of street names and signs. [Checklist #88].
18. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
19. Cross Sections. [Checklist #94].
20. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
21. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
22. Environmental Constraints Map (See §519). [Checklist #108].

VI. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the GOR – Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan.

Generally, applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Redevelopment Entity and site development to the satisfaction of the Planning Board.

VII. SITE PLAN REVIEW COMMENTS

1. *The plans are revised to provide two (2) benchmarks a per §503.C(3), Monuments.*
2. *The plans are revised to show existing street lights within 100 feet of the site as per §508.G(1), Lighting.*
3. *The plans are revised to provide concrete curb and sidewalks as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.*
    a. *The plans are revised to primarily provide 24 inches or greater distance between face-of-curb and sidewalks along Lower Landing Road.*

        NEW COMMENT

        i. There is an exception to the 24 inch separation requirement in vicinity of an existing sanitary manhole approximately 38 feet from the western property line.

            1. The above requires a waiver.

VIII. GENERAL REVIEW COMMENTS

1. *As recommended the plans are revised to add a landscaping note that the development would provide underground irrigation.*
2. *The plans are revised to provide specifications for the trash enclosure gates.*
    a. *As recommended the trash enclosure has solid gates.*

IX. TRAFFIC ENGINEERING ASSESSMENT COMMENTS

The applicant should provide professional testimony to address the following traffic related items as per §815, Traffic Impact Report.

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

X. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*

4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

XI. FINAL PROCEDURES

Following approval of the revised plans by the Board Planner and Engineer"

1. Provide twelve (12) Preliminary and Final Major Site Plan for signatures.
2. Camden County Planning Board Approval as per NJSA 40:55D-50.
3. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.
   a. The escrow has an existing surplus of $5,174.32.

The Applicant is advised the following requirements are prior approvals to submitting an application for construction permits.

4. Provide an application and zoning permit approval.
5. Provide a cost estimate for site improvements to be reviewed and approved by the Township Engineer.
6. Provide a performance guarantee in the amount determined by the Township Engineer, if applicable (landscaping and public safety improvements only).
7. Provide an inspection escrow in the amount determined by the Township Engineer.
8. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

XII. RECOMMENDATIONS

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

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

cc: Sahaj Hospitality, LLC
Damien O. DelDuca, Esq.
John Pettit, PE
Steven M. Bach, PE
Stephen Boraske, Esq.

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

November 21, 2017

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

Attn: Ken Lechner, Community Development Director

Re: Holiday Inn Express & Suites
Sahaj Hospitality, LLC
2000 Black Horse Pike
Block 2601, Lots 5, 6 & 7
Review No. 1
Bach Project No. GTPB-2017-11

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 10-2-17.
- Township of Gloucester Land Development Submission Checklist, dated 10-2-17.
- Redevelopment Agreement for Sahaj Hospitality, LLC, Glen Oaks Redevelopment Area, Gloucester Township, New Jersey.
- Summary of Application for Proposed Holiday Inn Express & Suites, Gloucester Townsh8ip Zoning Board, Block 2601, Lots 5, 6 & 7, 2000 Black Horse Pike.
- Stormwater Management Report for Atul Patel, Block 2601, Lots 5, 6 & 7, Plate 26, Gloucester Township, Camden County, New Jersey, prepared by The Pettit Group, LLC, dated April 2017, no revision.
- Drawings entitled "Lower Landing Road, Holiday Inn Express & Suites, Preliminary / Final Major Site Plan, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by The Petitt Group:

Sheet	Title	Date/Last Revision
1	Cover Sheet & Index of Drawings	5/18/17 / None
2	Notes	5/18/17 / None
3	Existing Conditions & Demolition Plan	5/18/17 / None
4	Site Plan	5/18/17 / None
5	Grading Plan	5/18/17 / None

6	Utility Plan	5/18/17 / None
7	Lighting Plan	5/18/17 / None
8	Landscaping Plan	5/18/17 / None
9	SESC Plan	5/18/17 / None
10	SESC Notes & Details	5/18/17 / None
11	Construction Detail Sheet	5/18/17 / None
12	Construction Detail Sheet	5/18/17 / None
13	Construction Detail Sheet	5/18/17 / None
14	Construction Detail Sheet	5/18/17 / None

SITE INFORMATION:

Owner / Applicant: Sahaj Hospitality, LLC
2000 Black Horse Pike
Blackwood, NJ 08012
sharkroti@gmail.com

PROJECT SUMMARY:

This application is for the construction of a four (4) story, 11,976 SF hotel with 73 rooms and associated site improvements on an existing 4.8 acre parcel of land. The project site is located on the northwesterly corner of Lower Landing Road (County Route 681) and Black Horse Pike (NJSH Route 168) in the Township's Neighborhood Commercial (NC) Zoning District and the Glen Oaks Redevelopment Overlay District. The lot is currently vacant and was previously the Black Horse Motel site. The applicant is seeking Preliminary and Final Major Site Plan with Bulk Variances and Land Development Checklist Waivers.

COMPLETENESS / WAIVERS:

The applicant is requesting waivers from the following Land Development Ordinance Submission Checklist items:

1. Checklist Item #5 (§816) -- Environmental Impact Report. ***Waiver recommended for completeness only. An Environmental Impact Report shall be provided.***

2. Checklist Item #7 (§815) -- Traffic Impact Report. ***Waiver recommended for completeness only. A Traffic Impact Statement shall be provided.***

3. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. ***Waiver recommended for completeness only.***

4. Checklist Item #33 – Names, addresses, block and lot numbers of all property owners within 200 feet of the tract. ***Waiver recommended for completeness only.***

5. Checklist Item #40 – A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employees or users of on-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and tractor trailer traffic, emission of noise, glare, radiation, heat, odor safety hazards, air and water pollution. ***Waiver recommended for completeness only.***

6. Checklist Item #62 – When a running stream is proposed for alterations, improvements or relocation, or when a structure of fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with the NJ Department of Water Resources or such agency having jurisdiction shall accompany the application. ***Waiver recommended for completeness only.***

7. Checklist Item #63 – The total upstream acreage in the drainage basin of any water course running through or adjacent to the development including the distance and average slope upstream to the basin ridge line, where applicable. ***Waiver recommended for completeness only.***

8. Checklist Item #64 – The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. ***Waiver recommended.***

9. Checklist Item #65 – For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location of water level elevations. ***Waiver recommended for completeness only.***

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

GENERAL:

1. Architectural floor plans shall be provided for the proposed building.

2. A certified list of property owners shall be shown on the plans.

3. It shall be noted that Lower Landing Road is a County road and the applicant is responsible for restoring the roadway in accordance with County standards.

4. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

2. Top and bottom of curb elevations shall be shown at all pc's and pt's.

3. Additional top and bottom of wall elevations shall be provided along the proposed retaining wall located in the rear of the property.

4. Additional spot elevations shall be provided on the concrete pad at the main entrance to ensure positive drainage is provided across the entire pad.

5. The proposed parking area does not conform to the minimum paving grade of 1% as required per § 506 (A).1. The ordinance permits paving grades along curb gutter lines to be reduced to 0.5% when concrete gutter is utilized. Upon review, many areas of the site are well below the 0.5% at gutter lines and along curb lines adjacent to storm inlets. The plans shall be revised accordingly.

6. The grading shall be revised to provide a positive drainage flow away from the proposed building. In several locations the building corner is lower than the adjacent sidewalk and will result in ponding against the building.

7. A spot elevation shall be provided where the concrete pad meets the bituminous paving in the location of the trash enclosure.

8. A low point is proposed in the parking area adjacent to the southwesterly building corner. The grading shall be revised to provide positive drainage flow away from the curb.

9. All existing and proposed contours shall have an elevation label.

10. The storm inlet numbers and grate elevations shall appear on the Grading Plan.

11. The following note must be provided on the Grading Plan, "If topsoil is to be removed from the site, permission must be granted by the Township Engineer".

12. The applicant is proposing lawn grades of less than 2% whereas the ordinance requirement per §506-A is 2.0%.

13. The applicant is proposing to change existing grades within five (5) feet of a property line whereas the ordinance requirement per §506-A is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.

14. The applicant is proposing to construct storm inlet grates at the normal gutter grade of the pavement whereas the ordinance requirement per §517-D is to provide a 2" sump below the normal gutter grade.

15. The applicant is proposing to construct a storm inlet along a radius whereas the ordinance prohibits per §517-D the construction of an inlet along a radius.

16. The following note must be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer".

B. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.

1. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1).

2. There appears to be insufficient lighting along the southwesterly side of the building. Our office recommends a minimum of 2.0 footcandles along sidewalk. Additional lighting shall be provided.

3. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way. The applicant shall demonstrate that the proposed lights provide a downward throw with no visible glare.

4. We defer additional review of the landscaping and lighting to the Township Planner.

C. Off Street Parking (Section 510)

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

2. The plan shall differentiate between the bituminous paving and the alternately shaded area at the front entrance. The shading does not match the concrete or bituminous paving and shall be defined.

3. The parking shown at the basin access entrance shall be removed and the area shall be striped as "no parking".

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands.

E. Stormwater Management (Section 517)

1. The Stormwater Management Report shall be revised to include calculations and analysis confirming there are no flood damage concerns resulting from the flows from the two (2) and ten (10) year storm events.

2. The applicant shall perform a minimum of two (2) in-situ infiltration tests for the infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for the basin. The Stormwater Management Report refers to a report by Acer Associates but it has not been provided. A test pit location map and soil boring profiles / logs shall be provided as well.

3. The stormwater calculations shall be revised to separate areas of directly connected impervious areas and pervious areas. Separate hydrographs shall be utilized and combined in accordance with the NJ Stormwater BMP Manual, Chapter 5, last revised February 2004.

4. Our office recommends a minimum of 2.5 feet per second cleansing velocity for all stormwater piping when flowing ¼ full.

5. The applicant shall confirm scouring velocity of HDPE pipe is not exceeded per manufacturer guidelines / limits. The pipe flow calculations indicate a maximum velocity of water flowing full at 12.08 ft/s for the pipe run between Node 15 and 16.

6. Routing calculations shall be provided for 100 year storm event passing through the emergency spillway. A minimum of one foot (1') of freeboard shall be provided over the peak flow elevation over the spillway in accordance with NJAC 5:21-7.8(d)4(6). The spillway for the proposed basin does not comply.

7. Downstream stability calculations shall be provided confirming the velocity of stormwater runoff down the embankment beyond the emergency spillway. Soil erosion measures such as erosion control matting or riprap may be required to minimize erosion of the embankment and steep slope areas.

8. The groundwater recharge spreadsheet (GSR-32) refers to a project known as Royal Farms. The applicant shall confirm that the calculations provided are for the Holiday Inn Express project.

9 The Stormwater Management Report refers to an email from Dhruv Patel of NJDEP confirming the design approach presented. This email shall be provided for review and concurrence by NJDEP for design methodology.

10. A groundwater mounding analysis shall be provided in accordance with NJAC 7:8-5.4(a)2.iv for the proposed infiltration basin.

11. A Basin Maintenance Plan prepared in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management Measures, and Chapter 9.5 Standard for Infiltration Basins, of the New Jersey Stormwater Best Management Practices Manual shall be provided. The basin maintenance notes shown on the General Notes Sheet, 2 of 19, shall be incorporated into the maintenance plan along with applicable log sheets. In accordance with Chapter 9.5 the maintenance plan shall indicate the approximate time it would normally take to drain the maximum design storm runoff volume below the bottom of the basin. This normal drain or drawdown time should then be used to evaluate each basin's actual performance. If significant increases or decreases in the normal drain time are observed, the basin's bottom surface, subsoil, and both groundwater and tailwater levels must be evaluated and appropriate measures taken to comply with the maximum drain time requirements and maintain the proper functioning of the basin. A log sheet shall be provided in the Basin Maintenance Plan for tracking dewatering times of each basin.

12. The applicant shall confirm if a general permit is required from NJDEP for the basin discharge. It is not clear if the discharge point is within a wetlands or wetlands buffer area on the project site.

13. The basin access road shall be revised to have a maximum slope of 5:1 to allow for maintenance vehicle access.

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

15. Dimensions, slope information, and spot elevations shall be provided for the proposed basin.

16. The proposed basin raises the level water more than five feet (5') above the usual, mean, low water height when measured from the downstream toe of dam to the emergency spillway crest and appears to meet the criteria of a Class IV dam per NJDEP standards. A Class IV dam does not require application or filing with the NJDEP however the design of the spillway has to utilize a design storm 50 percent greater than a 24 hour, 100 year, Type III storm. The dam also has to meet all the technical requirements of the Dam Safety Standards. The applicant shall also confirm the clay core is sufficient to meet these regulations. Our office recommends the applicant request a clarification and / or determination from the Bureau of Dam Safety at NJDEP if the basin qualifies as a Class IV dam and what requirements are to be held per NJDEP standards.

17. Clarification shall be provided regarding Inlet #16 on the utility plan. The inlet is shown as a Type 'A' with sump but the elevations do not appear to be correct. The soil erosion plan indicates a rip rap apron to be installed at the location of Inlet #16. The plans shall be revised accordingly and additional details shall be provided as necessary to illustrate the proposed improvements.

F. Utilities (Section 518)

1. Our office defers to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. Our office defers to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

3. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.

G. Traffic Impact Analysis (Section 815)

1. The applicant has requested a waiver from the requirement of a Traffic Impact Analysis (TIA). Our office recommends that a TIA be provided for the proposed development.

H. Environmental Impact Statement (Section 816)

1. The applicant has requested a waiver from the requirement of an Environmental Impact Statement. Our office recommends that an Environmental Impact Statement be provided for the proposed development.

I. Details

1. All proposed traffic signs shall be noted "install per latest MUTCD requirements".

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

3. A detail shall be provided for the Basin Access Road.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. Any other as may be necessary

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Steven Boraski, Esq. PB Solicitor
Sajah Hospitality, LLC, Applicant
Damien O. DelDuca, Esq., Applicant's Attorney
John M. Pettit, PE, Applicant's Engineer
Craig McGee, CCSCD

S:\GTPB2017 Gloucester Twp PB\-11 Holiday Inn Express\Docs\GTPB2017-11 Holiday Inn Express, Site Plan Review No 1, 10-18-17.doc

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #182047CDPMSFMS **Block: 2601 Lot: 5, 6 & 7**

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

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

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

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

☐Other

Reviewed By: ■ Lt. T. Kohlmyer #206 Signature: Date: 12/5/18

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

November 29, 2018

RECEIVED
DEC 03 2018
BY:

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

Re: Application #171008RDPFSS. Rev. 1
Holiday Inn Express & Suites
2000 North Black Horse Pike, Blackwood, NJ 08012
Block 2601, Lots 5, 6 & 7

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required and is on file at the Authority.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 60

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

November 26, 2018

APPLICANT: **Sahaj Hospitality, LLC**
Holiday Inn Express & Suites

Application# 171008RDPFSS Rev.1
Block: 2601 Lot: 5,6 & 7
Zoned: NC Glen Oak Redevelopment
Escrow: #11092

LOCATION: **a.k.a. 2000 North Black Horse Pike, Blackwood**
Lower Landing Road

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Revisions to the Preliminary & Final Major Site Significant revisions to the NJDEP Regulated Areas (Bald Eagle's nest)

- ☐ 1 Copy – Revised Site Plan last revised 10/31/18
- ☐ 1 Copy – County Application
- ☐ 1 Copy - Traffic Engineering Assessment
- ☐ 1 Copy - Recycling Report
- ☐ 1 Copy – Stormwater Management Report Revised Revised 11/28/18
- ☐ 1 Copy - Stormwater Maintenance Plan, Dated July 2018
- ☐ 1 Copy - Wet Lands Survey
- ☐ 1 Copy - Proposed Improvement to Rt. 168
- ☐ 1 Copy - Boundary & Topographical Survey

Signature

OK 11-29-18 JVG Bldg

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday November 28, 2017

Chairman Owens calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Owens announces general rules of the meeting.
Chairman Owens requests a Roll Call.

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Absent
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Chairman Owens	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Owens asked Mrs. Bradley to sit in for Mr. Guevara who agreed.
Chairman Owens asked Mr. Reagan to sit in for Mrs. Washington who agreed
Chairman Owens ask that the Board Professionals to be Sworn in.
Chairman Owens announced general rules of the meeting.

Minutes for Memorialization

Minutes from November 14, 2017.
Chairman Owens requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

Applications for Review

#171008RDPFSS
Sahaj Hospitality. LLC
Holiday Inn Express & Suites & Hotel
(Former B.H.P. Motel Site)

Preliminary/Final Major Site
Block: 2601, Lots: 5,6, & 7
Location: 2000 Black Horse Pike Blackwood
73 Room (4) Story - Post Expansion Possible

NOTES:

Mr. Damien DelDuca Esq. from DelDuca Lewis, LLC Law Firm approached the podium stating he is representing Sahaj Hospitality for a site plan approval on Block: 2601 Lot: 5/6/7 for the purpose of building a Four-Story Holiday Inn Express Hotel.

Mr. DelDuca produced and submitted color renderings of presentation plan and elevations as exhibits to help in the description of the property development. Mr. DelDuca continued to describe its location on the former site of the Black Horse Pike Motel on Lower Landing Road in the Glen Oaks Redevelopment area. He stated his client was designated as the developer for this property in the Redevelopment agreement. They are appearing here in front of the Board as the next step in the process of obtaining final site approval for building, focusing on the particulars of the site improvements. He briefly mentioned some of the points he will be discussing such as the footprint on the lot, parking lot, retention walls, drainage, trash enclosure, landscaping, lighting, etc.

Mr. DelDuca reintroduced the color renderings as Exhibit A1 & A2. He then asked Mr. Krunal Patel to testify, who was sworn in. He is the principal purchaser of the project. He stated the property is a typical Holiday Inn Express with 73 rooms of limited services, such as a pool fitness room or continental breakfast w/ No other food or bar services. The average employee load would be 35-40 with avg. of 12-15 working at the same time with a 24hrs front desk service. Access to building only by 24hr. front lobby w/ keyed access till 9pm through rear entrance. There will be only general hotel supplies by common small carrier during normal working hours.

Mr. DelDuca and Mr. Patel continued to entertain Board questions. It was noted that there is a possible 12 room expansion capability if needed in the future but not ever to exceed 100 rooms total.

Mr. DelDuca introduced Dave Kreck – Project Engineer who prepared those plans. Mr. Kreck was sworn in and recognized as a professional.

Mr. DelDuca asked Mr. Kreck to outline what is proposed. Mr. Kreck described the general layout & development of the property& requirements, such as:

a) Future room expansion – poss. 12 room expansion.
b) Parking spaces as related to the amount of the rooms more than adequate.
c) The entrance locations – only one way in or out in the front of property.
d) Handicapped parking – established closest to front door.
e) Flood hazard areas identified by DEP.
f) Additional parking – to the rear & left of the hotel.
g) Water front development plans.
h) Water runoff management – so as not to impact wetlands area on the rear of property.
i) Tidal claimed areas – lower half nearest to inlet.
j) Retaining wall – rear of property to maintain consistent support from 30 ft. drop slopping area..
k) High water mark as in relation to the floor of the hotel.
l) Sight lines of the hotel – mostly hidden by tree line but exposed to houses at the properties rear.

m) Property aesthetics – proper positioning of the building on the lot w/ landscaping.
n) Lighting improvements – evenly distribute parking lot lighting with avg. lumens.
o) Property setbacks – setbacks according to redevelopment site planning.
p) Loading zone – located rear of property.
q) Noise – none to be created even with the outside patio.
r) Signage – monument sign and 2 large mounted on sides of building, none facing residential areas, incorporate Gloucester Township into the sign base on the corner of lower landing and black horse pike.
s) Front door canopy – enlarged to capture passing state highway traffic.

This was the end of the site plan proposals but Mr. DelDuca went on to discuss some submission waiver requirements with Mr. Kreck before answering any questions on the plan proposals. The following waivers were discussed:

a) Traffic report – to be submitted through the County and DEP for water front development permit.
b) DEP Requirements – LOI (Letter of Interpretation from DEP) establishing wetlands existence and LOV (Line of Verification) establishing the wetlands parameters already submitted.
Flood hazard areas already established with the verification of mean water line.
This water line verification allowed progression to Phase 2 – Land development.
Land improvements/development not anywhere near the wetlands, 50' buffer but permit needed for water front development.
Storm water runoff has a stable discharge to water level above high-water line.
All outside approvals/permits will be submitted to the Board.

Mr. Bach had requested an environmental statement for Phase 1 but its was noted that it was not readily available and that Mr. DelDuca will investigate to get one from previous approval since the property has always been approved as a hotel site.
Mr. DelDuca had asked Mr. Kreck about the bike path indicated in Mr. Lechner's letter. Mr. Kreck responded that the PSE&G easement of the Fitness Trail will be connected to the hotel by way of a stripped bike way with signage on Lower Landing road provided it is approved by the County.
Mr. Kreck stated that there was one last problem needing a waiver. He stated that the structural engineer had a problem with the foundation for the masonry trash enclosure. Since the enclosure was so close to the embankment, he wanted to down-grade the enclosure to a fence, so that there would not be such an extensive footing needed for the masonry wall enclosure. A slight discussion ensued where further solutions can be investigated for its placement so as to meet the zoning requirement.
Mr. Back suggested timber railings on the edge of the embankment, further discussion.
Further discussion ensued:
rear entrance - the rear door is enclosed by a fence w/ a gate. The rear entrance with be unlocked but key card accessible only after 10pm.
Sidewalks – sidewalks will be extended to ends of property and replaced where existing.

Chairman Owens asked if there were any questions form the Board?
None
Chairman Owens asked if there were any questions form the Public?

1. Kenneth Benson – adjacent to the property in question.
   Mr. Benson was concerned with the quality of life for the area residents.
   He does not see the need for this hotel nor the height of the structure.
   He was concerned about what type of clients will be residing at this hotel.
   He doesn't see that this is the appropriate place for this establishment.

2. Terry Watsmore – Lives on Front Street
   Mr. Watsmore was concerned about the environmental impact and traffic caused by the hotel.

3. Matthew Gail – Lives on Front Street
   Mr. Gail was concerned about:
   -Lighting on the property
   -Value of properties in the area
   - No notice was given prior to this meeting. He states cause of the increased structure height there should have been additional notice given.

4. Nelson Valentine – Lives on Front Street
   Mr. Valentine was concerned about:
   -Tax Abatement given to the Hotel
   -Intersection Traffic
   - Extension of bike path

A brief discussion from Board Professionals ensued to answer all questions and satisfy each residents concern.
Chairman Owens closed the public portion of the meeting.

Chairman Owens asked for a motion to approve the Application.
Mr. Reagan made a motion seconded by Mr. Dintino.

Roll Call:

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

#171060M
Steven Rizzo, Inc.

Minor Sub Division
Block: 7501 Lot: 16
Location: 1712 King Street
Blackwood, NJ
Vacant Lot (1) into (2)

NOTES:
Michael Albano Esq. from Runnemede NJ approached the podium. He stated he is here on behave of Steven Rizzo Inc., asking for a minor sub-division of a vacant lot on King Street which is being divided into two lots. The division meets all the requirements of the minor sub-division application.
Mr. Albano introduced Steven Rizzo, Chief Company Purchaser of the Lot who was sworn in. He addressed the comments in the letter from the Board. He stated he is in an agreement of sale which depends on the outcome of this meeting.
Mr. Albano stated that they are using the lots to put up two-two story homes similar to the existing homes on the street. He felt that the homes would finish off the neighborhood and remove the remaining undeveloped area.
Mr. Albano was asked by the Chairman if there were any questions or concerns from the letters sent by the board.
Mr. Albano stated there was no real concerns about the questions arised in the Board Letter. There was only a slight discussion and understanding about the grading plan, underground electric utilities, sidewalks/curbs and sub-division review comments.
Mr. Albano stated that all Board requirements will be complied too.

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

Chairman Owens asked for a motion to approve the Application.
Mr. Regan made a motion seconded by Mr. Dintino.

Roll Call:

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

General Correspondence

Mr. Lechner stated:

A notice was received from DOT updating the area wetlands.
A notice received from PSE&G that they would be clearing the lines in the area.
There would be No meeting on December 12, 2017.
The next meeting will be for re-organization on January 9, 2017.

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Mr. Reagan seconded by Mr. Dintino.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

RECEIVED
DEC 27 2018
BY:

CAMDEN COUNTY PLANNING BOARD **COUNTY ENGINEER'S REVIEW** **OF SUBDIVISIONS AND** **SITE DEVELOPMENT PLANS**	**COUNTY PLAN:** **SP-15-10-17**

Lower Landing Road Holiday Inn Express & Suites **PROJECT NAME**	Gloucester Twp. **MUNICIPALITY**

TYPE OF PLAN		**TAX MAP DATA**		**REVIEW STATUS**
X	SITE PLAN	PLATE:	26	Review #2
	PRELIMINARY PLAN	BLOCK:	2601	
	OTHER	LOT (s):	5, 6, & 7	

NAME: Sahaj Hospitality, LLC

ADDRESS: 200 N. Black Horse Pike

CITY: Blackwood **STATE:** NJ **ZIP:** 08012

SITE ABUTS COUNTY HIGHWAY: Lower Landing Road (CR 681)

COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)

GENERAL

The Applicant is seeking approval to construct a four (4) story, 11,967 SF hotel with 73 rooms and associated site improvements on an existing 4.8 acres parcel of land. The project site is located on the corner of Lower Landing Road (CR 681) and Black Horse Pike (NJSH 168).

The following documents have been reviewed:

1. Plan entitled "Amended Preliminary & Final Major Site Plan, 2000 Black Horse Pike, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by The Pettit Group, LLC; dated May 18, 2017 last revised October 31, 2018.
2. Plans entitled "Lower Landing Road, County Right of Way Improvement Plans" prepared by The Pettit Group, LLC; dated October 31, 2018
3. Stormwater Management Report for "Atul Patel, Block 2601, Lots 5, 6 & 7, Plate 26, Gloucester Township, Camden County, New Jersey", prepared by The Pettit Group, LLC; dated April 2017 last revised November 2018.

4. Traffic Engineering Assessment for "Hotel-Gloucester Township, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by Shropshire Associates LLC; dated July 26, 2018.
5. NJDEP FHA Verification Plan, 2000 Black Horse Pike, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by The Pettit Group, LLC; dated February 3, 2017 last revised April 27, 2017.
6. Letter addressed to Township of Gloucester, prepared by BACH Associates, PC, dated November 21, 2017.
7. Camden County Planning Board Application Submission Requirements dated October 25, 2017.
8. Camden County Planning Board Application Affidavit of Ownership, dated October 18, 2017.
9. Township of Gloucester Land Development Application, dated October 2, 2017.
10. Township of Gloucester Inter-Office Correspondence to Redevelopment Entity, Application #17008RDFSS dated November 14, 2017.
11. New Jersey Department of Environmental Protection Freshwater Wetlands Letter of Interpretation Line Verification, File No. 0415-17-0001.1, Activity Number FWW170001, dated April 17, 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Lower Landing Road (CR 681) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.50 feet with the distance from the center line to the property line of 24.75. In accordance with 3.1.1, the applicant has provided additional right-of-way in the amount of 12.25 feet through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:
    a. The site plan has been revised to indicate the roadway easement dedicated to Camden County.
    b. <u>The metes and bounds description of the 6,405 SF roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.</u>
    c. <u>A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.</u>

2. In accordance with 3.1.2, sight triangle easements have been provided on the Site Plan, Sheet 4 and Landscape Plan, Sheet 8, in accordance with AASHTO standards.
    a. <u>The metes and bounds description of the 1,569 SF sight triangle easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.</u>
    b. <u>A copy of receipt of County filing of the sight triangle easement must be provided to the County Planning Department prior to issuance of final approval.</u>

SITE PLAN

1. The Demolition Plan, Sheet 3, has been revised to clearly show all improvements to be removed within the County right-of-way.

2. The Site Plan, Sheet 4, includes a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.

3. Site Plans Must Conform with the following County Standards Section 3.3:

3.3.1.8 Intersections, Left Turn, Stopping Sight Distance ***Plan Conforms –*** Proposed Landscaping within sightline of left turn and right turn- The Site Plan, Sheet 3 and Landscape Plan, Sheet 8, has been revised to show that the area within the 360' Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.

3.3.1.10.E Driveway and Apron Material ***Plan Conforms –***
The plans have been revised to provide depressed concrete curb and concrete apron at the driveway.

3.3.1.16 Pavement Markings ***Plan Does Not Conform – No striping detail provided*** - The County Roadway Improvement Plans should be revised to include a roadway striping plan.

Camden County strongly recommends striping the 4" white shoulder for the 800ft +/- bike lane connecting to the Gloucester Twp. Health and Exercise Trail.

TRAFFIC

1. The traffic review from Maser Consulting, PA dated October 15, 2018 is attached.

UTILITIES

1. The applicant is connecting potable water and fire laterals to the water main within the center of Lower Landing Road. The Site Plans, Sheet 6 and the County Improvement Plan, Sheet 3 has been revised to show trench restoration for the wet tap and water connection along with 2" mill and 9.5M64 pavement from curb to curb between the driveway apron point of tangencies (PTs). A County Road opening permit will be required for all work in the County right-of-way.

2. The applicant is connecting the sanitary sewer within the driveway. The manhole will be located within the concrete apron. The plans note that the sanitary manhole must be set level with the concrete driveway apron because the manhole will be located within the accessible route.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land and increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does not meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:

a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv. The mounding analysis demonstrates that mounding will not impact the proposed basin or proposed building within 100 feet of the basin.

b. The test pit information provided in the Stormwater Investigation Letter within the Stormwater Management Report should be included on the Site Plans.

2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity. The Applicant's Engineer shall address how access shall be provided to the basin for maintenance.

3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

4. The storm sewer system has been designed with a minimum full flow velocity of three feet per second and a maximum velocity of fifteen feet per second.

5. In accordance with Section 3.5.2.1.A, Plan Sheet 5 includes a note that all storm sewer inlets adjacent to properties under development must meet County Stormwater permit and provide a bicycle safe grate and Type N-Eco back plate. The type N inlet detail is provided on Sheet 12.

DETAILS

1. All applicable County Standard details required for improvements in the County right-of-way have been provided.

ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division http://www.camdencounty.com/service/public-works/permits/, 856-566-2980

4. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.

5. Applicant is responsible for obtaining NJDOT approvals for any improvements or modifications

to the traffic signal at Route 168 and Lower Landing Road (County Route 681). If applicable, two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.

6. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

   The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

7. Underground irrigation systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

KEVIN BECICA, PE, PP, CME, CFM — 11/20/18
County Engineer — *DATE*

cc: Applicant: sharkroti@gmail.com
Applicant Attorney: Damien DelDuca, Esq. dod@delducalewis.com
Applicant Engineer: jpettit@pettitgrouop.com ; dkreck@pettitgroup.com
Municipal Planning Board Secretary: klechner@glotwp.com
Municipal Review Engineer: sbach@bachdesigngroup.com

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MEMORANDUM

To: **Kevin Becica, P.E., Camden County Engineer**

From: **Maurice Rached, P.E., PTOE, Maser Consulting**

Date: **October 15, 2018**

Re: **Second Traffic Review**
Holiday Inn Express & Suites
Gloucester Township, Camden County, New Jersey
County Planning Board File SP-15-10-17
MC Project No. 17005805G

As requested, Maser Consulting conducted a review of the land development plans submitted in conjunction with the development of a proposed hotel on the northwesterly corner of the intersection of Black Horse Pike (State Route 168) and Lower Landing Road (County Route 681), in the Township of Gloucester.

The following documents were reviewed:

- *Preliminary/Final Major Site Plan,* prepared by The Pettit Group, LLC, dated May 18, 2017.
- *Preliminary/Final Major Site Plan,* prepared by The Pettit Group, LLC, dated May 18, 2017 and revised August 6, 2018.
- *Traffic Engineering Assessment*, prepared by Shropshire Associates, LLC, dated July 26, 2018

As a result of this review, the following comments are provided.

1. **Site Plan – Sheet No. 4 of 14 (Previous Comment)**
   Install double solid yellow centerlines for about 50 feet on the driveway servicing the site in advance of the stop bar.

   This comment has been satisfied.

2. **Site Plan – Sheet No. 4 of 14 (Previous Comment)**
   For a 40-mph speed limit, the intersection sight distance is 445 feet looking both ways. The note and corresponding geometry referring to 385 feet should be corrected to reflect 445 feet.

   This comment has been satisfied.

3. **Site Plan – Sheet No. 4 of 14 (Previous Comment)**
   The plan shows sight triangles for the intersection of Black Horse Pike (State Route 168) and Lower landing Road (County Route 681), which is not necessary since this intersection is signalized.

   This comment has been satisfied.

4. **Site Plan – Sheet No. 4 of 14 (Previous Comment)**
   The depiction of the sightlines, intersection sight distances, and corresponding notations is not very clear. It is recommended that the notations be revised to provide more clarity.

   This comment has been satisfied.

5. **Site Plan – Sheet No. 4 of 14 (Previous Comment)**
   Accessible ramps need to be shown on the driveway servicing the site, since the area has an existing sidewalk.

   This comment has been satisfied.

6. **Construction Details – Sheet No. 11 of 14 (Previous Comment)**
   The Stop sign detail needs to reflect a breakaway assembly.

   This comment has been satisfied.

7. **Traffic Engineering Assessment (New Comment)**
   The traffic study recommends optimizing the timing schedule for the intersection of Black Horse Pike (State Route 168) and Lower Landing Road (County Route 681) to mitigate the traffic impact of this proposed land use.

   This will require the submission of a Street Permit application to the New Jersey Department of Transportation. It is the developer's responsibility to prepare the necessary forms and documents for this application and pay the required fees. The County, as required by the NJDOT, will sign the application upon verifications that the submission is consistent with the County's review and the satisfaction of the applicable conditions.

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FOR SAHAJ HOSPITALITY, LLC APPLICATION NO.: 171008RDPFSS

WHEREAS, on November 28, 2017, consideration was given to the application of Sahaj Hospitality, LLC (hereinafter the "Applicant") for the property located at 2000 Black Horse Pike, identified on the Tax Map for the Township of Gloucester as Block 2601, Lots 5, 6, & 7 (hereinafter the "Property"), for Preliminary and Final Major Site Plan approval; and

WHEREAS, the Applicant is seeking Preliminary and Final Major Site Plan approval to construct a four-story 11,976 sq ft Holiday Inn Express with associated site improvements within the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR); and

WHEREAS, Mr. Damien O. Del Duca, Esq., of Del Duca Lewis, appeared on behalf of the Applicant and presented the application; Mr. David Kreck, P.E., of the Petit Group, was sworn in and qualified as the Applicant's engineering expert; and Mr. Krunal Patel, principal of the Applicant, was sworn in and testified on behalf of the Applicant; and

WHEREAS, the Applicant submitted Exhibit A-1: Presentation Plan (colorized site plan); Exhibit A-2: Color Elevations of Proposed Holiday Inn Express; Exhibit A-3: Aerial Depiction of Site Plan Rendering; and Exhibit A-4: Property Elevation Sheets; and

WHEREAS, Mr. Del Duca provided an overview of the Application; and explained that the Applicant has a Redevelopment Agreement from the Township Council, dated September 12, 2017, designating the Applicant as a Redevelopment Entity; and

WHEREAS, Mr. Patel testified: that the proposed four-story Holiday Inn Express will be open twenty-four (24) hours a day, seven (7) days a week and will initially have seventy-three (73) rooms with room for expansion for an additional sixteen (16) rooms; that the Holiday Inn Express will offer a continental breakfast but will not include a restaurant or serve alcohol; that the Holiday Inn Express will not be an extended stay motel; that a concrete patio containing furniture will be included at the Property; as to the number of employees working at the motel; as to the trash enclosure and trash pickup at the Property; and deliveries at the Property; and

WHEREAS, upon query from the Board, Mr. Del Duca clarified the proposed access to the Property; and that the Applicant only seeks approval for the number of rooms included in the Application, and will return to the Board if the Applicant desires to expand beyond the number of rooms proposed in the Application; and

WHEREAS, upon query from the Board, Mr. Patel clarified and provided further testimony as to the security at the proposed Holiday Inn Express, specifically what doors will be locked and unlocked during normal hours and in the evening; that the Applicant will not expand beyond the number of rooms requested in the Application; and that the Applicant has never managed a Holiday Inn Express before; and

WHEREAS, referencing Exhibits A-1, A-2, A-3, and A-4, Mr. Kreck testified that the Property is currently vacant, and explained the construction of the Holiday Inn Express and associated site improvements, including the possible ground-level expansion of additional rooms; Mr. Kreck further testified as to the number of parking spaces; site lighting; site circulation and loading; landscaping and buffering; surrounding environmental conditions; direction of sloping, grading, and elevation of the Property; and

WHEREAS, upon query from the Board and Board professionals, Mr. Kreck testified that the Applicant intends to comply with the lighting requirements of the Township of Gloucester Land Development Ordinance, and will include shielding and adjust the Property to ensure compliance with the Township Ordinance; and

WHEREAS, Mr. Kreck testified that the Application was designed to conform largely to the requirements of the Highway Commercial (HC) District; that the Property is large enough to contain the proposed improvements and the lot coverages are appropriate for the intended use; that there will be no outdoor music or unusual audio at the Property; as to the signage at the Property, including the Applicant's intention to include "Welcome to Gloucester Township" as part of the signage; that the Applicant will include a striped bike path if permitted by the County; and that the intended use is consistent with the Township's Redevelopment Plan; and

WHEREAS, Mr. Kreck testified as the requested submission waivers, indicating that the Applicant would submit a traffic report as a condition of approval; that the Applicant would secure the necessary environmental approvals and permits; the Applicant would submit confirmation from a licensed professional that there are no environmental concerns at the Property; and that the Applicant seeks a waiver for the requirement to include a masonry base for the Property's trash enclosure due to its proximity to the Property's retaining wall; and

WHEREAS, upon query from the Board, Mr. Patel identified the different gates on the Property and how patrons will be able to access the concrete patio and Holiday Inn Express; and

WHEREAS, upon query from the Board, Mr. Kreck testified that the Application's development footprint will be roughly the same as the former hotel on the Property; and identified the sidewalks on and near the Property; and

WHEREAS, the meeting was opened to the public, and the following members of the public appeared to testify:

- Kenneth Benson: testified that he is concerned about quality of living for the neighborhood; the environmental impact on wetlands; and the clientele who will be staying at the Holiday Inn Express.

- Terry Montamore: testified that she is concerned about the height of the Holiday Inn Express, as well as the impact on traffic and wildlife.

- Mathew Gale: testified that although the Applicant complied with the law, he does not believe the public had sufficient notice of the Application, and is also concerned about the height and aesthetic impact of the Holiday Inn Express.

- Nelson Valentine: testified that he supports the application and also posed additional questions about redevelopment tax abatements and a possible bike lane.

- Margarite Montamore: testified that she is concerned about the potential clientele at the Holiday Inn Express and also the timing of construction.

WHEREAS, in response to the questions and concerns of the public regarding the impact of the Application on the environment, the Board and Board professionals explained and clarified the local, State, and Federal environmental rules and protections with which the Applicant must comply; and

WHEREAS, in response to the questions of the public regarding notice, the Board Solicitor explained that the Applicant had complied with the notice required by the Municipal Land Use Law ("MLUL"), N.J.S.A 40:55D-12 and Section 705 of Township of Gloucester Land Development Ordinance, and that the Board could not impose greater notice requirements than those required by local and State law, see New York SMSA Limited Partnership v. Twp. Council of Edison, 382 N.J. Super. 541, 550 (App. Div. 2006) (stating that "there is no ambiguity and no implication of a grant of authority to alter these precisely drafted notice requirements in the plain language of N.J.S.A. 40:55D-12"); and

WHEREAS, in response to the concerns of the public regarding the aesthetic impact on the surrounding neighborhood and potential clientele of the Holiday Inn Express, the Board determined that the Applicant has demonstrated the Application is consistent with and advances the purposes of the MLUL and the Township Redevelopment Plan, and those contained in the Township of Gloucester Land Development Ordinance governing the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR); and further, that the proposed improvements will not have a deleterious effect upon the neighborhood; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in addition to those contained in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact in approving the requested Preliminary and Final Major Site Plan:

1. The Applicant is Sahaj Hospitality, LLC. The Subject Property is 2000 Black Horse Pike., identified on the Tax Map for the Township of Gloucester as Block 2601, Lots 5, 6, & 7.

2. The Property is located within the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR).

3. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. Requested Relief and Intended Use: Preliminary and Final Major Site Plan approval to construct a four-story 11,976 sq ft Holiday Inn Express with associated site improvements.

5. The typical bulk and setback variances set forth in the Land Development Ordinance of the Township of Gloucester are not applicable to applications within the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR). Applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Planning Board and its professionals, which were also previously considered and reviewed by the Township Council.

6. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated November 14, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony or granted a waiver.

7. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated November 21, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the Applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony or granted a waiver.

8. The Applicant will work with the Board Engineer to review appropriate NJDOT standards and provide guide rails on the Property where appropriate.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Preliminary and Final Major Site Plan Approval has demonstrated that the proposed improvements will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the conditions above; and

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

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Costa	X	
Mr. Dintino	X	
Chairman Owens	X	
Mr. Regan	X	
Ms. Bradley	X	

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

Brian Reagan, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 09th day of January 2018 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 28th day of November 2017.

KENNETH LECHNER, SECRETARY

REDEVELOPMENT AGREEMENT
FOR
SAHAJ HOSPITALITY LLC
GLEN OAKS REDEVELOPMENT AREA
GLOUCESTER TOWNSHIP, NEW JERSEY

Redevelopment Entity:	Township Council Township of Gloucester
Redeveloper:	Sahaj Hospitality LLC
Property:	2000 Black Horse Pike Blackwood, New Jersey 08012 Block 2601 Lots 5,7 and 7

This Redevelopment Agreement is made on this 12th day of September, 2017, by and between Sahaj Hospitality LLC located at 1397 Harrison Avenue, Wilmington, Delaware 19809 (hereinafter called Redeveloper) and the Township Council of the Township of Gloucester, P.O. Box 8, Chew Landing Road, Blackwood, New Jersey 08012 (hereinafter called Redevelopment Entity).

WHEREAS. Pursuant to the provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A 40A:12A-1 et.seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area comprising Block 2601 Lots 5,6, and 7 as a redevelopment area in accordance with the Redevelopment and Housing Law of the State of New Jersey, and

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

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

WHEREAS, The Redeveloper is the property owner and proposes to redevelop the property in the GOR - Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan with the following improvements;

A 11,976 sf Holiday Inn Express & Suites hotel with 73 rooms, and a possible expansion for an additional 16 rooms.

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

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

NOW THEREFORE, in consideration of their mutual promises and benefits derived, and in furtherance of the GOR - Glen Oaks Redevelopment Overlay District and the Redevelopment and Housing Law, the parties agree as follows;

The Township Council of the Township of Gloucester, as Redevelopment Entity, does hereby name Sahaj Hospitality LLC as Redeveloper of the property above described.

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

Exhibit "A" - Proposed Land Development Application dated February 13th 2017 and presented to the Redevelopment Entity at meeting held on March 13th 2017, and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit "B" - Artist Rendering of proposed site
Exhibit "C" - Concept Redevelopment Plan as prepared by The Petit Group LLC, presented to the Redevelopment Entity at meeting held on March 13th 2017, and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit "D" - Review letter submitted by Kenneth D. Lechner, PP,AICP, Director/Planner, Gloucester Township Department of Community Development & Planning.

AGREEMENT, COVENANTS, OBLIGATIONS AND RESTRICTIONS.

a. Title. Redeveloper represents that the Redeveloper is the owner of fee title to property described and known as, Block 2601 Lot 5,6, and 7, and known as 2000 Black Horse Pike, Blackwood, New Jersey 08012.

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

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

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

e. Time of the Project. The Redeveloper shall identify the manner of intended development, as to which phase the Redeveloper shall first commence construction of improvement. The project improvement shall commence within 45 days following the issuance of necessary permits by the appropriate governmental agency and shall be completed within 12 months of the Redeveloper's receipt of "Final site plan" approval by the Planning Board of the Township of Gloucester.

The Redevelopment Entity may grant extensions of this time period in the event that the Redeveloper is delayed by reason of significant factors beyond his control. Notwithstanding any extensions of time that may be

granted in the sole discretion of the Redevelopment Entity, in the event that the redevelopment improvement project is not completed within 18 months of the commencement date, the Redevelopment Entity shall have the sole discretion to declare the Redeveloper in default of this agreement, and seek a forfeiture of all security placed by the Redeveloper.

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

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

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

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

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

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

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

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

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

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

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

n. Notices. As to the Redeveloper:

Sahaj Hospitality LLC
1397 Harrison Avenue
Wilmington, Delaware 19809

cc. Damien O. DelDuca Esq.
DelDuca Lewis LLC
21 E. Euclid Avenue - Suite 100
Haddonfield, New Jersey 08033
856-427-4200

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

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

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

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

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

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

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

Witness

SAHAJ HOSPITALITY LLC
REDEVELOPER
Kumar Patel
BY

ATTEST

TOWNSHIP OF GLOUCESTER
REDEVELOPMENT ENTITY

by

OWNERSHIP DISCLOSURE STATEMENT

Sahaj Hospitality LLC
2000 Black Horse Pike
Blackwood, New Jersey 08012

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Atul Patel	1397 Harrison Ave., Wilmington, DE 19809
2	Kaushal Patel	1261 Summit Way, Mechanicsburg, PA 17050
3	Krunal Patel	3503 Marthas Way, Garnet Valley, PA 19061
4	Mahesh Pandya	812 210th Street, Pasadena, MD 2112
5	Ankit Patel	5412 Silver Hill Rd, District Heights, MD 20747
6	Arvind Patel	3510 Cokesbury Court, Pasadena, MD 21122

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
6 day of February, 2017.

Pamela M. Santos Torres
Notary Public

Krunal Patel
Name: Krunal Patel
Title: Manager

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PAMELA M SANTOS TORRES
Notary Public
CONCORD TWP, DELAWARE COUNTY
My Commission Expires Dec 8, 2018

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING A REDEVELOPER FOR 2000 BLACK HORSE PIKE, BLOCK 2601 LOTS 5,6 AND 7 OF THE GLEN OAKS REDEVELOPMENT AREA AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT AGREEMENT

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

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

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

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

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

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

WHEREAS, the Redeveloper has agreed to redevelop premises **2000 Black Horse Pike, Blackwood, New Jersey 08012. Being Block 2601 Lots 5,7 and 7**, within the Redevelopment Area as indicated.

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

1. Sahaj Hospitality LLC, the property owner, is hereby designated Redeveloper for the area known and described as 2000 Black Horse Pike, Blackwood, New Jersey 08012. Being Block 2601 Lots 5,7 and 7, all within the Glen Oaks Redevelopment Area.

2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development or the undertaking of any project within the designated redevelopment area. The proposed

Form of Redeveloper's Agreement is attached to this Resolution, and subject to the named Redeveloper, contract purchaser's acquisition of fee title ownership in the described premises.

DATED.

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