Township of Gloucester
Planning Board Agenda
January 22, 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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – January 08, 2019

RESOLUTIONS FOR MEMORIALIZATION

#171008RDPFSa **Sahaj Hospitality** **Holiday Inn Express**	**Amended Preliminary & Final Major Site Plan** **Block: 2601 Lots: 5,6 & 7** **Location: 2000 N. BHPike**

APPLICATIONS

#181048RDM **Crosskeys, MZL, LLC**	**Minor Subdivision/NVBP** **Block: 18301 Lot: 10.05** **Location: 509-543 Berlin Cross Keys Rd.** **Applicant proposes to subdivide 36,659 sf of land from existing lot Lot: 10, Block: 18301 for pad site.**

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday January 8, 2019

Vice Chair Costa calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Vice Chair Costa announces general rules of the meeting.
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	Absent
Mr. Thomas	Absent
Mr. Hojnowski	Present
Mrs. McPherson	Present
Vice Chair Costa	Present
Mr. Bach	Present
Mr. Lechner	Present

Annual Reorganization Meeting

Election of Chairman:
Vice Chair Costa asked the Board for Chairman Nominations to replace Mr. Reagan.
Vice Chair Costa received Mr. Dintino as nomination for Board Chairman.
Vice Chair Costa closed nominations, asked Board to elect Mr. Dintino as Board Chairman.
Mr. Hojnowski made the motion seconded by Mrs. Bradley.
Roll Call:

Mr. Dintino	Yes
Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes

Mr. Dintino was elected as Board Chairman.

Election of Vice-Chairman:
Chairman Dintino asked the Board for Vice-Chairman Nominations.
Chairman Dintino received Mrs. Costa as nomination for Board Vice-Chairman.
Chairman Dintino closed nominations, asked Board to elect Mrs. Costa as Board Vice-Chairman.
Mr. Hojnowski made the motion seconded by Mrs. Bradley.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Mrs. Costa was elected as Board Vice-Chairman.

Election of Secretary:
Chairman Dintino asked the Board for Secretary Nominations.
Chairman Dintino received Mr. Lechner as nomination for Board Secretary.
Chairman Dintino closed nominations, asked Board to elect Mr. Lechner as Board Secretary.
Mr. Hojnowski made the motion seconded by Mr. Hutchinson
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Mr. Lechner was elected as Board Secretary.

Election of Recording Secretary:
Chairman Dintino asked the Board for Recording Secretary Nominations.
Chairman Dintino received Mr. Nowak as nomination for Board Recording Secretary.
Chairman Dintino closed nominations, asked Board to elect Mr. Nowak as Board Recording Secretary.
Mr. Hojnowski made the motion seconded by Mrs. McPherson.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Mr. Nowak was elected as Board Recording Secretary.

Appointment of Solicitor:

Chairman Dintino asked the Board for Solicitor Nominations.
Chairman Dintino received Mr. Boraski from the Florio Group Law Firm as nomination for Board Solicitor.
Chairman Dintino closed nominations, asked Board to elect the Mr. Boraski as Board Solicitor.
Mr. Hojnowski made the motion seconded by Mrs. Washington.

Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Mr. Boraski elected as Board Solicitor.

Appointment of Conflict Engineer:

Chairman Dintino asked the Board for Conflict Engineer Nominations.
Chairman Dintino received Remington & Vernick Engineers as nomination for Board Conflict Engineer.
Chairman Dintino closed nominations, asked Board to elect Remington & Vernick as Board Conflict Engineer.
Mr. Hojnowski made the motion seconded by Mrs. McPherson.

Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Remington & Vernick elected as Board Conflict Engineer.

Appointment of Traffic Engineer:

Chairman Dintino asked the Board for Traffic Engineer Nominations.
Chairman Dintino received Bach Associates, PC as nomination for Board Traffic Engineer.
Chairman Dintino closed nominations, asked Board to elect Bach Associates as Board Traffic Engineer.
Mr. Hojnowski made the motion seconded by Mrs. Costa.

Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Bach Associates elected as Board Traffic Engineer.

Adoption of Official Newspaper:
Chairman Dintino asked the Board for Official Board Newspaper Nominations.
Chairman Dintino received Courier Post & Philadelphia Inquirer SJ Edition as nomination for Official Board Newspaper.
Chairman Dintino closed nominations, asked Board to elect Both Newspapers as Official Board Newspapers.
Mr. Hojnowski made the motion seconded by Mrs. Costa.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Courier Post & Philadelphia Inquirer SJ Edition were elected as Board Official Newspapers.

Establishment of Meeting Dates:
Meetings to be held on 2nd and 4th Tuesdays at 7pm of every month if warranted.
Chairman Dintino asked for a motion to elect the meeting dates.
Mr. Hojnowski made the motion seconded by Mrs. Costa.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Meeting Dates were adopted.

Adoption of Agenda Procedures:
Chairman Dintino asked the Board for a motion to Adopt Agenda Procedures.
Mr. Hojnowski made the motion seconded by Mrs. Costa.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. McPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

The Agenda Procedures were adopted.

Chairman Dintino asked that the Board Professionals to be Sworn in.
Mr. Lechner & Mr. Bach were sworn in.

Minutes for Memorialization

Minutes from December 11, 2018.
Chairman Dintino requested a motion to approve the minutes
Mr. Hutchinson made a motion seconded by Mrs. Costa.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Resolutions for Memorialization

#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

Chairman Dintino asked for a motion to approve the Resolution.
Mrs. Costa made a motion seconded by Mrs. Bradley.
Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

Application for Review

#171008RDPFSa
Sahaj Hospitality
Holiday Inn Express

Amended Preliminary &
Final Major Site Plan
Block:2601 Lots: 5,6 & 7
Location: 2000 No. Black Horse Pike

NOTES:
Mr. DelDuca Esq. approached the podium representing the applicant Sahaj Hospitality. They return in reference to building a Holiday Inn Express on the corner of Lower Landing Rd. & Black Horse Pike. The plans were approved contingent on all other agency approvals. They are looking for an amendment to some aspects of the original plan, due to a change caused by the DEP.
Mr. DelDuca introduced two topographical pictures as Exhibit A1 & A2 depicting the original and the modified plan.
Mr. Kreck the project engineer explained the charts as it related to the modifications from the original plans.

In his depiction:
-parking spaces would be slightly reduced
-additional lighting would be added.
-trash container would be moved more toward rear of property.
-catch basin would be moved.
-bike rack would be moved.
-proposal for sidewalk to be submitted.
-erosion mats with a 3/1 ratio would be installed in rear to stabilize soil or a permanent wall would be constructed determined at time of construction.
The discussion continued on the concerns contained in the Board letters.
The applicant agreed to abide by all terms agreed upon.

Chairman Dintino asked if there were any further questions from the Board?
None
Chairman Dintino asked if there were any questions from the Public?
Kenneth Swett a nearby resident approached the podium.
His concerns were:
-Glare off the parking lot from the lights
-If there was any Environmental impact
-Increased Traffic
His questions were answered with a No for all questions, explained by the project engineer. He walked away satisfied with praise for the Board.

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

Roll Call:

Councilman Hutchinson	Yes
Mrs. Bradley	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

General Correspondence
NONE

Chairman Dintino requested a motion to adjourn.
Motion to adjourn was made by Mr. Costa seconded by Mr. Hojnowski.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

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 January 8, 2019, 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 Amended Preliminary and Final Major Site Plan approval; and

WHEREAS, the Applicant is seeking Amended 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

WHEREAS, the Applicant submitted Exhibit A-1: Original Site Plan; and Exhibit A-2: Revised Site Plan; and

WHEREAS, Mr. Del Duca provided an overview of the Application, explaining that the Applicant has a Redevelopment Agreement from the Township Council, dated September 12, 2017, designating the Applicant as a Redevelopment Entity; and that the Applicant previously received preliminary and final major site plan approval from the Board, but due to the discovery of a bald eagle nest near the Property, the Applicant was required to make changes to the site plan in accordance with NJDEP requirements; and

WHEREAS, referencing Exhibit A-2, Mr. Kreck explained the changes to the major site plan from the Applicant's prior approval, which include an increase in the buffer from 50 ft to 100 ft; a decrease in the number of parking spaces; changing the location of a basin; and other minor site modifications; and

WHEREAS, the Board Professionals discussed their review letters and comments with Mr. Del Duca and Mr. Kreck, and any concerns and comments of the Board Professionals were resolved by Mr. Kreck's testimony; and

WHEREAS, the meeting was opened to the public, and one member of the public appeared to testify:

- Kenneth Sweat: testified about various environmental concerns and asked questions relating to the Property and status of the Application.

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 Amended Preliminary and Final Major Site Plan:

1. The Applicant is Sahaj Hospitality, LLC. The 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: Amended 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 27, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further on the record or 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 January 3, 2019, 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 except the following comments: A.20; H.1 and unless otherwise outlined or modified further on the record or below, or to the extent that they had not been addressed through testimony or granted a waiver.

8. The Applicant has requested the following waivers:

a. 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.
b. From providing concrete sidewalks along the frontage of the Black Horse Pike as per § 516.
c. From reducing the minimum 24 inch distance between face-of-curb and sidewalks along Lower Landing Road providing approximately 1.2 ft in vicinity of an existing sanitary sewer manhole as per § 516.
d. Submission of a modified environmental impact statement.
e. Construction of a storm inlet along a radius.

9. With regard to the requested waivers as detailed in Paragraph 8 above, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the requested waivers are justified and reasonable under the circumstances, and the Applicant is therefore entitled to the requested waiver relief. Garofalo v. Burlington Twp., 212 N.J. Super. 458 (Law Div. 1985).

10. With regard to the requested amended preliminary and final major site plan approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the proposed amended major site plan complies with all major site plan requirements and other standards, specifications, and requirements established by the LDO not addressed by variances and waivers as detailed herein, and that the Property is suitable for the proposed site plan given the sufficient size of the Property, permitted uses and redevelopment goals of the GOR Zoning District. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

WHEREAS, a motion was duly made by Councilman Hutchinson and duly seconded by Ms. Costa 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
Chairman Dintino	X	
Councilman Hutchinson	X	
Ms. Bradley	X	
Mr. Arnowski	X	
Ms. McPhearson	X	
Ms. Costa	X	

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

1. The Applicant shall work with the Board Professionals to bring the Property's minimum embankment grading to 3:1 as required by ordinance. To the extent the Applicant cannot comply with this condition to the satisfaction of the Board Professionals, the Applicant shall return to the Board for further review.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

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

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

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

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

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

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

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

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

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

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 22nd 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 8th day of January 2019.

_____

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

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

RECEIVED DEC 12 2018

For Office Use Only

Submission Date[1]: _____ Application №.: 181048RDM

Taxes Paid Yes/No _____ (Initial)

Fees 350 Project # 12716

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1,350. Escr.# 12716

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Cross Keys MZL LLC c/o Katz Properties	Name(s): Same as Applicant
Address: 234 West 31st Street	
4th Floor	Address:
City: New York	
State, Zip: NY 10001	City:
Phone: (212) 710 - 9366 Fax: (212) ___ - ___	State, Zip:
Email: sglantz@katzproperties.com	Phone: (212) ___ - ___ Fax: (212) ___ - ___

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Frank V. Tedesco, Esq.	Firm: Dilworth Paxson LLP
Address: P.O. Box 2570	State, Zip: NJ 08034
City: Cherry Hill	Phone: (856) 675 - 1960 Fax: (856) 663 - 8855
	Email: ftedesco@dilworthlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Clifton Quay, Stantec Consulting Services	Name:
Address: 10000 Midlantic Drive, St 300W	Address:
Profession: P.E.	Profession:
City: Mt. Laurel	City:
State, Zip: NJ 08054	State, Zip:
Phone: (212) 234 - 0800 Fax: (212) 234 - 5928	Phone: (212) ___ - ___ Fax: (212) ___ - ___
Email: ryan.veasy@stantec.com	Email:

7. Location of Property:

Street Address: 509-543 Berlin Cross Keys Road Block(s): 18301

Tract Area: 800,554 s.f. (18.38 acres) Lot(s): 10

8. Land Use:

Existing Land Use: Retail Shopping Center

Proposed Land Use (Describe Application): Applicant proposes to subdivide 36,659 sf of land from existing Lot 10, Block 18301 for pad site. Said pad site to be known as Block 18301, Lot 10.A.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed Lot 10.A
Front setback 1	100.0'
Front setback 2	
Rear setback	15.0'
Side setback 1	15.0'
Side setback 2	
Lot frontage	157'
Lot depth	233.50'
Lot area	0.84 acres
Building height	1 story

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

■ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

CROSS KEYS MZL, LLC

By: _____ 10/10/18

Name: Daniel Kauffman
Title: Duly Authorized

Date

_____ _____

Signature of Co-applicant Date

17. Consent of Owner(s): NOT APPLICABLE

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).**

Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

SEE ATTACHED DISCLOSURE

CROSS KEYS MZL, LLC

Signature of Applicant

By: Daniel Kaufthal

Print Name

Oct 10, 2018

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of Oct 10, 2018, shows and discloses the premises in its entirety, described as Block 18301 Lot 10; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

STATE OF NEW YORK; COUNTY OF New York:

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

CROSS KEYS MZL, LLC

Name of property owner or applicant

Sworn and subscribed to

On this 10 day of October,

20 18 before the following authority.

Avi Cohen

Notary Public, State of New York

No. 01CO6225659

Qualified in Bronx County

My Commission Expires July 26, 2022

Notary public

BLOCK 18301 LOT(S) 10

509-543 BERLIN CROSS KEYS ROAD
GLOUCESTER TWP., NEW JERSEY

DISCLOSURE OF OWNERSHIP

CROSS KEYS MZL LLC

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

NAME	ADDRESS	OWNERSHIP %
KP Cross Keys LLC	**c/o Katz Properties, LLC 247 W. 30th Street, 11th Fl. New York, NY 10001**	**25.9%**
R. Paul Smith Companies LLC	**c/o Odin, Feldman & Pittleman, PC., 1775 Wiehl Ave., Suite 400, Reston, VA 20190**	**74%**

CROSS KEYS MZL LLC
By: Cross Keys Manager LLC, Its Manager
By: Daniel Partners, LLC, Its Manager

By: _____
Name: Daniel Kaufthal
Title: Manager

Dated: October 10, 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 #181048RD*** ***Escrow #12716***
Cross Keys MZL, LLC
BLOCK 18301, LOT 10

DATE: January 7, 2019

The Applicant requests a minor subdivision approval in conjunction with an approved redevelopment agreement for Block 18301, Lot 10 within the NVBP – New Vision Business Park Redevelopment District. The property is located on the southwest corner of Berlin-Cross Keys and Williamstown Roads.

The Applicant received a Redevelopment Agreement dated December 04, 2019.

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

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

- Applicant/Owner: Cross Keys MZL, LLC, c/o Katz Properties, 234 W. 31th Street, 4th Floor, New York, NY 10001 (telephone #212-710-9366).
- Engineer/Planner: Clifton W. Quay, PE, PP, Stantec, 10000 Midlantic Drive, Suite 300 W, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Surveyor: Edward S. McConnell, PLS, Stantec, 10000 Midlantic Drive, Suite 300 W, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Dilworth Paxson, LLP, P.O. Box 2570, Cherry Hill, NJ 08002-2201 (telephone#856-675-1960).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 12/12/18.
2. Disclosure Statement dated 10/10/18.
3. Minor Subdivision Plat Plan, as prepared by Stantec, comprising two (2) sheets dated 10/04/18.

Redevelopment Entity Information

4. Dilworth Paxson, LLP Transmittal Letter dated 10/24/18.
5. Land Development Application Form, checklist, dated 10/25/18.
6. Plan of Survey, as prepared by Stantec, comprising two (2) sheets dated 10/04/18.

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

The following applies to the New Vision Redevelopment Plan and Planning Analysis, as noted.

Section IV. Objectives

1. *The provided testimony to the Redevelopment Entity on how the proposed redevelopment project addresses the following objectives of the New Vision 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.1.0, Zone Plan and Zoning Regulations

2. The subject parcels are located within the NVBP – New Vision Business Park District as per §IX.1.0, New Vision Business Park District (NVBP).
   a. Retail sales and services as a component of a Planned Commercial Development is a permitted use within the New Vision Business Park District [§IX.1.0(D)(4)(c)(iv)].

      <u>Land Development History</u>

      i. The instant application is a component of the existing Gloucester Town Center, which was originally developed under the former BD-1, Business Development Zone of Ordinance O-83-26A. The subject parcel and surrounding area was established as a redevelopment area under the Local Redevelopment and Housing Law with the approved New Vision Redevelopment Plan by ordinance O-02-30 adopted August 12, 2002.

         1. The above referenced ordinance O-83-26A was replaced in its entirety by ordinance O-03-03 adopted on January 23, 2003 following the adoption of a new Township Master Plan.

   b. Planned Commercial Development is also a permitted use within the New Vision Redevelopment Plan [§IX.1.0(D)(4)].

c. The Redevelopment Entity should note the New Vision Redevelopment Plan as recently amended by Ordinance O-16-07, adopted May 23, 2016 does not rely on traditional bulk and setback standards and the applicant is should satisfactorily address their proposed layout as a condition of a Redevelopment Agreement.

i. The Applicant provided Testimony to the satisfaction of the Redevelopment Entity that the proposed lot size (area – frontage – depth) and proposed building setbacks are appropriate within recognized best management practices to accommodate future land development that would be substantially consistent with the objectives of the New Vision Redevelopment Plan.

III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District Requirements:

Standard	Proposed (Lot 10.05)	Proposed (Lot 10)
Lot area	0.84 acres	18.38 acres
Lot frontage – Berlin-Cross Keys Road	157 ft.	561.93 ft.
Lot depth	233.50 ft.	654.77 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS		
Front yard	50 ft.	121.8 ft.
Side yard	15 ft. / 15 ft.	8.7 ft. / 108 ft.
Rear yard	15 ft.	99.5 ft.
Lot coverage	36.4%	60%
Height	n/a	1 story

IV. APPLICATION SUBMISSION CHECKLIST

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

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

1. 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 survey was last revised on 10/01/14.

V. WAIVER COMMENTS

The Applicant requests a waiver from having to provide the following checklist requirements:

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. <u>It's recommended the applicant provide testimony and/or a certification from an appropriate professional on the presence/absence of freshwater wetlands and transition areas in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation</u>.
2. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].

3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

VI. MINOR SUBDIVISION COMMENTS

1. The ordinance requires a concrete monument along the front property line between proposed Lot 10.05 (Lot 10.A) and Lot 10 (Lot A) as per §503,C(2), Monuments.

    a. A design waiver is required to allow the proposed "MAG NAIL."

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

cc: Cross Keys MZL, LLC
Edward S. McConnell, PLS
Clifton W. Quay, PE, PP
Frank V. Tedesco, Esq.
Stephen Boraske, Esq.
Stephen M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

January 16, 2019

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

Attn: Ken Lechner, Community Development Director

Re: Gloucester Town Center Minor Subdivision Review
Cross Keys MZL, LLC
509-543 Berlin Road
Block 18301, Lot 10
Review No. 1
Bach Project No. GTPB-2018-13

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 12/12/18, received by Bach Associates on 2/23/18.
- Township of Gloucester Land Development Submission Checklist, fill out but not dated.
- Camden County Planning Board Application, not endorsed or dated.
- Legal Description entitled "Description, Block 18301, Lot 10, Gloucester Township, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated October 4, 2018, no revision.
- Legal Description entitled "Description, Block 18301, Lot 10.A, Gloucester Township, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated October 4, 2018, no revision.
- Report entitled "Parcel Map Check Report, Block 18301, Lot 10", prepared by Stantec Consulting Services, Inc., dated 10-1-18, no revision.
- Drawings entitled "Minor Subdivision Plat for 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc.:

Sheet	Title	Date/Last Revision
1	General Information Plan	10-4-18 / none
2	Minor Subdivision Plan	10-4-18 / none

SITE INFORMATION:

Applicant/Owner: Cross Keys MZL, LLC
234 West 31th Street,
4th Floor
New York, NY 10001
212-710-9366
sglantz@katzproperties.com

PROJECT SUMMARY:

This application is to subdivide off an existing vacant commercial pad site located at an existing 20.279 acre commercial shopping center knows as Gloucester Town Center, containing one (1) large retail building and five (5) smaller commercial buildings. The project site is located on the westerly side of Williamstown Erial Road at the intersection of Berlin Cross Keys Road (County Route 689) in the Township's NVBP New Vision Business Park Redevelopment Zoning District. The applicant is seeking Minor Subdivision approval with bulk variances.

COMPLETENESS:

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #9 – If applicable, the applicant's professional shall calculate, delineate, and note on the plan the area of wetlands based upon the methodology established by the NJDEP regulations. If no wetlands exist, the applicant's professional shall note and certify on the plan that no wetlands exist on the property. Waiver recommended for completeness only. *The applicant has requested a waiver.*

2. Checklist Item #28 – Scale not less than 1" = 50'. The plan is drawn at a 1" = 60' scale. *Waiver recommended.*

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

4. Checklist Item #57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. *The applicant has requested a waiver.*

5. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme. *The applicant has requested a waiver.*

6. Checklist Item #74 – Within 200' of the site show the names, locations and dimensions of all existing streets and driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Waiver recommended.*

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

VARIANCES/WAIVERS:

The applicant is requesting the following Variances:

1. Lot Area – To permit a pad site lot area of 0.84 acres where 1.0 acre is required.

2. Parking Area Setback – To permit a parking area setback of 4.40 feet where 25 feet is required.

3. Pad Site Parking Area Setback – To permit a pad site parking area setback of 5.57 feet where 10 feet is required.

REVIEW COMMENTS:

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

1. Per NJAC 13:40-7.4(c), The Final Subdivision Map with metes and bounds must be prepared by a licensed land surveyor only. Sheet 1 of 2 will be filed as part of the subdivision and shall be signed by a New Jersey licensed land surveyor.

2. Cross Access Easements shall be provided for all lots associated with the proposed minor subdivision.

3. A note shall be added to the plat to state if the subdivision will be recorded by filing the deed or filing the plat.

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Lydia Pendino, Planning Board Secretary
Richard Wells, Esq., PB Solicitor
Cross Keys MZL, LLC, Applicant/Owner
Frank V. Tedesco, Esq., Applicant's Attorney
Clifton W. Quay, PE, PP, Applicant's Engineer
Edward S. McConnell, PLS, Applicant's Surveyor

S:\GTPB2018 Gloucester Twp PB\-13 Cross Keys MZL Minor Sub\GTPB2016-13 Cross Keys MZH Minor Sub, Review No 1, 1-15-19.doc

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

APPLICANT: Cross Keys MZL, LLC
c/o Katz Properties

Escrow: # 12716

Application# 181048RDCM
Block: 18301 Lot: 10
Zoned: NVBP

LOCATION: 509-543 Berlin Cross Keys Road, Sicklerville

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Memorandum of Agreement Cross Keys, MZL, LLC – Redeveloper/Owner. Applicant proposes to subdivide 36,659 sf. of land from existing Lot: 10, Block: 18301 for pad site. Pad site to be known as Block: 18301, Lot: 10A

- ☐ 1 Copy – Check List/Application
- ☐ 1 Copy – Minor Subdivision Plot Plan
- ☐ 1 Copy - Description & Parcel Map Check Report
- ☐ 1 Copy - Conceptual Elevation Bldg. Plan, Bldg. Plans
- ☐ 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

NO ONE CONTACTED ME ON THIS LOT #!

THIS LOT IS NOW LOT # 10.05

517 Cross Keys Rd

Please fix all documents

Signature

Assessor 12/13/18

Cross Keys MZL, LLC
Gloucester Town Center
Minor Subdivision – Proposed Site
Block 18301 Proposed Lot 10A

MEMORANDUM OF AGREEMENT
BETWEEN
THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY
AND
CROSS KEYS MZL, LLC – REDEVELOPER/OWNER

This Memorandum of Agreement, made this 4TH day of DECEMBER, 2018, by and between, **CROSS KEYS MZL, LLC** , 247 W. 30th Street, New York, NY 10001 (Redeveloper/Owner) and **THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY**, P. O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 ("Redevelopment Authority").

WHEREAS, Redeveloper/Owner is the owner of certain lands now designated within the New Vision Business Park Redevelopment District, and

WHEREAS, said lands are improved and known as Gloucester Town Center,

WHEREAS, the Redeveloper/Owner has proposed a minor subdivision plan for a portion of lands designated Lot 10 site. The subdivision divides out the parcel to be title Lot 10 and 10A; and

WHEREAS, Gloucester Township Ordinance #04-37, Section 6, amends Article VIII, Section 817 of the submission Checklist providing that in Redevelopment Zones a Memorandum of Agreement from the Redevelopment Entity describe the preliminary terms of the relationship with the property owner to include a project description related to any use or activity to be conducted on lands, improved or unimproved, within a area designated as a redevelopment zone; and

WHEREAS, the Redevelopment Entity has determined the site, as presented by the Redeveloper/Owner, does not require any variances, and

NOW, THEREFORE, the Redeveloper/Owner seeks an appropriate minor subdivision of the lands lying within the New Vision Business Park Redevelopment District, to further promote and encourage the development of that Zone, and the Redevelopment Entity is in agreement with the proposed minor subdivision, without variances.

First - To be appended hereto and made a part hereof as Exhibit "A" is a copy of the submitted application for minor subdivision.

Second - To be appended hereto and made a part hereof as Exhibit "B" is the proposed subdivision plan.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the 11th day of January, 2018.

ATTEST:

THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY

By:

WITNESS:

CROSS KEYS MZL, LLC

By:

R-18:11-314

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING AND CONFIRMING CROSS KEYS, MZL AS REDEVELOPER FOR NEW VISION BUSINESS PARK AND AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT WITH CROSS KEYS MZL, LLC

WHEREAS, Redeveloper/Owner is the owner of certain lands now designated within the New Vision Business Park Redevelopment District, and

WHEREAS, said lands are improved and known as Gloucester Town Center,

WHEREAS, the Redeveloper/Owner has proposed a minor subdivision plan for a portion of lands containing the site described as Block 18301 Lot 10. The subdivision divides the to be known as Lot 10 and 10A; and

WHEREAS, Gloucester Township Ordinance #04-37, Section 6, amends Article VIII, Section 817 of the submission Checklist providing that in Redevelopment Zones a Memorandum of Agreement from the Redevelopment Entity describing the preliminary terms of the relationship with the property owner to include a project description related to any use or activity to be conducted on lands, improved or unimproved, within a area designated as a redevelopment zone; and

NOW, THEREFORE, 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 Memorandum of agreement with Cross Keys MZL LLC for the planning for the undertaking of a minor subdivision within the designated redevelopment area. The proposed form of Memorandum of Agreement is attached to this Resolution.

Adopted: November 26, 2018

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

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

December 24, 2018

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

RECEIVED
DEC 26 2018
BY:

Re: Application #181048RDCM
Cross Keys MZL, LLC C/O Katz Properties
509 – 543 Berlin Cross Keys Road, Sicklerville, NJ 08081
Block 18301, Lot 10

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bmt 61

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

RECEIVED DEC 12 2018

APPLICANT: Cross Keys MZL, LLC **Escrow:** # 12716
c/o Katz Properties

Application# 181048RDCM
Block: 18301 **Lot:** 10
Zoned: NVBP

LOCATION: 509-543 Berlin Cross Keys Road, Sicklerville

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Memorandum of Agreement Cross Keys, MZL, LLC – Redeveloper/Owner. Applicant proposes to subdivide 36,659 sf. of land from existing Lot: 10, Block: 18301 for pad site. Pad site to be known as Block: 18301, Lot: 10A

- ☐ 1 Copy – Check List/Application
- ☐ 1 Copy – Minor Subdivision Plot Plan
- ☐ 1 Copy - Description & Parcel Map Check Report
- ☐ 1 Copy - Conceptual Elevation Bldg. Plan, Bldg. Plans
- ☐ 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 12-12-18 JTG Bldg

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

APPLICANT: Cross Keys MZL, LLC
c/o Katz Properties

Escrow: # 12716

Application# 181048RDCM
Block: 18301 **Lot:** 10
Zoned: NVBP

LOCATION: 509-543 Berlin Cross Keys Road, Sicklerville

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Memorandum of Agreement Cross Keys, MZL, LLC – Redeveloper/Owner. Applicant proposes to subdivide 36,659 sf. of land from existing Lot: 10, Block: 18301 for pad site. Pad site to be known as Block: 18301, Lot: 10A

- ☐ 1 Copy – Check List/Application
- ☐ 1 Copy – Minor Subdivision Plot Plan
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- ☐ 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

NO ONE CONTACTED ME ON THIS LOT #!

THIS LOT IS NOW LOT # 10.05

517 Cross Keys Rd

Please fix all documents

Signature

12/13/18

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camdencounty

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: CROSS KEYS MZL, LLC

Is the Company a Corporation? YES / (NO)

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

Is the Company a Partnership? YES / (NO)

Is Company an Individual Owner? YES / (NO)

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

Name	Address	Title
KP Cross Keys LLC	c/o Katz Properties, LLC 247 W. 30th Street, 11th Fl. New York, NY 10001	Member
R. Paul Smith Companies, LLC	c/o Odin, Feldman & Pittleman, PC 1775 Wiehl Ave., Suite 400 Reston, VA 20190	Member

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

DILWORTH PAXSON LLP

X _____ _____

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

Frank V. Tedesco, Attorney for Cross Keys MZL, LLC

X _____ _____

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES (NO)

Will new lots be created? (YES) / NO How Many New Lots? 1

Size of Existing Lot(s): 800,554 sf (18.38 acres)

Portion to be Subdivided: 36,659 sf (0.84 acres)

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: CROSS KEYS MZL, LLC

Signature of Applicant: By: _____ Date: _____
Frank V. Tedesco, Attorney for Applicant

Agent Completing Application: Frank V. Tedesco, Attorney for Applicant

Signature of Agent: _____ Date: _____

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

camdencounty

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: 509-543 Berlin Cross Keys Road Subdivision (KFC Pad Site)

Project Address (if applicable) & Municipality: 509-543 Berlin Cross Keys Road, Gloucester Township

Abuts County Road: Berlin Cross Keys Road and Williamstown Erial Road County Route No.: 689 & 704

Type of Submission (please check one):

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

Tax Map Data:

Plate(s): 183.08

Block(s): 18301

Lot(s): 10

Existing Zoning: NVBP

Variance(s) Required: Yes

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