Township of Gloucester
Planning Board Agenda REVISED
February 26, 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 22, 2019

RESOLUTIONS FOR MEMORIALIZATION

#181048RDM
Cross Keys, MZL, LLC

Minor Subdivision/NVBP
Block: 18301 Lots: 10.05
Location: 509 -543 Berlin Cross Key Road

APPLICATIONS

#161072CM
Camden County Health Services

Minor Subdivision/Bulk
Block: 12302 Lot: 1
Location: 420 Turnersville Rd.

O-19-01

Adopting Amendment No.7 Amending Ordinance O-02-30 commonly known as the New Vision Redevelopment Area Plan to establish the New Vision Single-Family Residential Overlay District for Part of Block: 18301, Lot: 13.01.
Zone: NVSFR

Correspondence

College Drive Redevelopment Area Expansion
Proposal to conduct a study to determine if the subject parcels can be designate as an area in need of Redevelopment pursuant to NJSA 40A:12A-1 et seq.

R-19:02-080
Amending The College Drive Redevelopment Area Zone to include Block: 13103, Lots: 3, 3.01, 4, 5, 6, 7, 8, 9,10, 11,12, & 13 as shown on the Township Map of The Township of Gloucester to be part of the approved Redevelopment plan for College Drive Redevelopment area Zone and to be known as a Noncondemnation area.

Correspondence – T&M Associates

NJDEP Freshwater Wetland and Flood Hazard Area Individual Permit application Berlin-Cross Keys Rd. Improvement Project Winslow & Gloucester Twp. And Pine Hill and Berlin Boroughs, Camden County, NJ Camden County, New Jersey

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday January 22, 2019

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

Roll Call:

Mrs. Costa	Absent
Mr. Guevara	Absent
Mr. Kricun	Absent
Councilman Hutchison	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Absent
Mr. Hojnowski	Present
Mrs. MacPherson	Present
Chairman Dintino	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

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

Minutes for Memorialization

Minutes from January 8, 2018.
Chairman Dintino requested a motion to adopt the minutes.
Mrs. Bradley made a motion seconded by Mr. Hojnowski.

Roll Call:

Mrs. Bradley	Yes
Councilman Hutchinson	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

Resolutions for Memorialization

#171008RDPFSa
Sahaj Hospitality
Holiday Inn Express

Amendment Preliminary &
Final Major Site Plan
Block: 2601 Lots: 5,6 & 7
Location: 2000 N. Black Horse Pike

Chairman Dintino asked for a motion to adopt the Resolution.
Mr. Hojnowski made a motion seconded by Mrs. Bradley.

Roll Call:

Mrs. Bradley	Yes
Councilman Hutchinson	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

Application for Review

#181048RDM
Crosskeys MZL, LLC.

Minor Subdivision/NVBP
Block: 18301 Lot: 10.05
Location: 509-543 Cross Keys Rd.
Applicant proposes to sub-divide 36,659sf of land from Block:18301 Lot:10 an existing lot for pad site

NOTES:
Mr. Frank Tedesco Esq. approached the podium representing Crosskeys MZL, LLC seeking a minor sub division of 36,000 ft.sq. of a 19.2 acre parcel.
Mr. Tedesco asked that Mr. Quay a Licensed Engineer and Professional Planner be sworn and qualified as a professional.
Mr. Tedesco presented to the Board that Mr. Quay will provide an overview of what the proposal development will provide and discuss the Board letters.
Mr. Quay stated that the parcel was formerly a Checkers which has been removed. He stated there will be No boundary changes and Rights of Way will still remain without installing a driveway. A blanket easement will be provided. There is currently No planned development but a full site plan will be submitted when the site is sold or leased. Waivers were discussed along with a bar or magnail for boundary identification.

Chairman Dintino asked if any questions from the Board.
None
Chairman Dintino asked if any questions from the Public.
None

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

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

General Correspondence
NONE

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL WITH WAIVERS FOR CROSS KEYS MZL, LLC APPLICATION NO.: 181048 RD

WHEREAS, on January 22, 2019, consideration was given to the application of Cross Keyz MZL, LLC (hereinafter "Applicant") for the property located at 509-543 Berlin Cross Keys Rd, identified on the Tax Map for the Township of Gloucester as Block 18301, Lot 10 (hereinafter "Property"), for minor subdivision approval with waivers in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicant intends to subdivide the existing 36,659 sf Property into two new residential lots, with no new construction proposed at this time in the New Vision Business Park Redevelopment Zone ("NVBP"); and

WHEREAS, Mr. Frank V. Tedesco, Esq., appeared on behalf of the Applicant, and Mr. Clifton W. Quay, PE, PP appeared, was accepted by the Board as an expert witness, and testified in support of the Application; and

WHEREAS, Mr. Tedesco introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed minor subdivision; and

WHEREAS, Mr. Quay testified that the Applicant intends to subdivide off a pad site; that the Property previously contained a Checkers restaurant; that the Property is located in the NVBP Zone, where there are no bulk standards, but that the Application forwards several purposes and the intent of the NVBP Redevelopment Zone; that no development or construction is planned at this time; and that in his professional opinion, there are no wetlands on the Property; and

WHEREAS, the Board and Board Professionals questioned the Applicant's witnesses and discussed several issues relating to the Property, including whether any environmental issues exist on the Property, as well as aspects of the proposed minor subdivision map, including the depiction of contour lines and topographical conditions and the proposed placement of concrete monuments marking the new lot lines; and

WHEREAS, the Applicant requested waivers from providing an NJDEP Environmental Letter of Interpretation; depicting existing topographical contour lines on the subdivision map; and using a concrete monument along the Property frontage to define the new lot line; and

WHEREAS, the Applicant otherwise agreed to all comments and conditions expressed within Board Engineer Stephen Bach's January 16, 2019 Review Letter, to the extent not addressed by the testimony of the Applicant; and

WHEREAS, the Applicant otherwise agreed to all comments and conditions expressed within Board Planner Kenneth Lechner's January 7, 2019 Review Letter, to the extent not addressed by the testimony of the Applicant; and

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

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

1. The Applicant is Cross Keyz MZL, LLC. The Property is located at 509-543 Cross Keys Rd, identified on the Township of Gloucester Tax Map as Block 18301, Lot 10. The Property is located in the NVBP Redevelopment Zone.

2. To the extent required, public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

3. The Applicant proposes a permitted commercial use in the NVBP Zone.

4. Requested Relief: minor subdivision approval with waivers to create two new lots from one existing lot in accordance with the minor subdivision plan submitted with the Application.

5. The Applicant has not requested any variances and no variances are required to grant the Applicant's requested minor subdivision relief.

6. The Applicant has requested waivers from: providing an NJDEP Environmental Letter of Interpretation; depicting existing topographical contour lines on the subdivision map; and using a concrete monument along the Property frontage to define the new lot line.

7. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated January 7, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

8. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated January 16, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or

modified further herein, or to the extent that they had not been addressed through testimony.

9. Through the testimony of the Applicant's expert witness and engineer, Mr. Quay, and other evidence and testimony submitted by the Applicant, the Applicant has demonstrated that the Application furthers the goals and objectives of the New Vision Redevelopment Plan to the satisfaction of the Board because the proposed minor subdivision will result in a lot configuration that is more suitable for a future commercial use thereby: (b) promoting the overall development of the community; (c) fostering physical development that will be most conducive to the social and economic improvement of the Township and region; (d) encouraging the highest and best use of land and property; (e) facilitating the full utilization of land; (f) improving the physical and functional layout of the Property and removing impediments to land use consistent with the Township's zone plan; (h) strengthening social, economic, and development patterns; and (i) increasing economic opportunities in the Township.

10. With regards to the requested waivers in paragraph 6 above, the Board finds that the Applicant has provided sufficient testimony to justify the waivers, which are reasonable under the circumstances and to which the Board professionals had no objection. Garofalo v. Burlington Tp., 212 N.J. Super. 458 (Law Div. 1985).

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

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the specific and standard conditions stated herein and on the record; and

WHEREAS, a motion was duly made by Councilman Hutchinson and duly seconded by Ms. Bradley to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Chairman Dintino	X	
Councilman Hutchinson	X	
Ms. McPherson	X	
Ms. Rossi	X	
Mr. Hojnowski	X	
Ms. Bradley	X	

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

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

2. The Applicant shall use a bar with an offset in lieu of a concrete monument to mark the new lot frontage as required by Township Code.

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

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

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

3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to

any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to *N.J.S.A.* 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.

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

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

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

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

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

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

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

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

FRANK DINTINO, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 26th day of February 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 22nd day of January 2019.

_____

KENNETH LECHNER, SECRETARY

BROWN & CONNERY, LLP

MEMORANDUM

PRIVILEGED & CONFIDENTIAL

TO: **Lydia Pendino, Planning Board Clerk**

FROM: **Beth L. Marlin, Esquire**

DATE: **February 20, 2019**

Re: **Minor Subdivision Application**
Applicant: County of Camden
Property: Block No. 12302, Lot 1
Address: 420 Turnersville Road
Our File No. 19-0117

We were hoping to be placed on the February 26, 2019 agenda. In anticipation of placement on that agenda, we provided notice to the neighbors on February 14, 2019. We also published notice in the newspaper on February 15, 2019. Mr. Lechner has indicated that more time is needed to process and review the application. Therefore, this application will be placed on the March 12th agenda. Mr. Lechner has agreed to announce at the February 26 meeting that this application will be carried to the March 12, 2019 meeting. This will avoid the need to re-notice. Thank you for your cooperation.

O-19-01

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 7 AMENDING ORDINANCE O-02-30 COMMONLY KNOWN AS THE NEW VISION REDEVELOPMENT AREA PLAN TO ESTABLISH THE NEW VISION SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT FOR PART OF BLOCK 18301, Lot 13.01.

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-02-30, 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." be hereby amended, as follows:

SECTION 1. That Article IX, titled "Zone Plan and Zoning Regulations," Section 2.02, New Vision Single-Family Residential Overlay District (NVSFR), Subsection B, Location, is hereby amended to add the following Subparagrah 2:

2. All that certain tract and parcel of land that is part of Block 18301, Lot 13.01 between the westerly water line of an existing lake within said lot and adjacent to Block 18312, Lot 35 particularly described in EXHIBIT A and depicted on EXHIBIT B attached hereto.

SECTION 2. That Article IX, titled "Zone Plan and Zoning Regulations," Section 2.02, New Vision Single-Family Residential Overlay District (NVSFR), Subsection F, Area, Yard, Height and Building Coverage is hereby amended to add the following Subparagraph 2, which consistent with the adjacent R-3, Residential District:

2. Part of Block 18301, Lot 13.01 adjacent to Block 18312, Lot 35.

Use	Single-Family Detached
Minimum lot size	9,375 sf
Minimum lot frontage	75 ft.
Minimum lot depth	125 ft.
Maximum building coverage	20%
Maximum lot coverage	40%
Principal Building Minimum Yard Depths and Height Limitations	
Front yard[1]	30 ft.
Side yard	10 ft.
Rear yard	30 ft.
Minimum Useable Yard Area	25%
Maximum Height	35 ft.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: January 28, 2019

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

EXHIBIT A

NEW VISION REDEVELOPMENT AREA PLAN
Article IX, Section 2.02B(2), NEW VISION SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT

All that certain tract and parcel of land that is part of Block 18301, Lot 13.01 between the westerly water line of an existing lake within said lot and adjacent to Block 18312, Lot 35.

Beginning at a point in the northwesterly water line of said lake from the following two courses:

a. Said point being measured from a point on the property line of Block 18312, Lot 35 and corner to Block 18301, Lots 13.01 and Lot 20 measured northeasterly along the common property line of Lot 13.01 and Lot 20 a distance of 230.00 feet, thence;

b. Along a line within Block 18301, Lot 13.01 and parallel with the right-of-way of Mullen Drive measured southeasterly a distance of ±240 feet to the water line of said lake in Lot 13.01, thence;

1. Along a line within Block 18301, Lot 13.01 and parallel with the right-of-way of Mullen Drive measured northwesterly a distance of ±240 feet to point in the common property line of Block 18301, Lots 13.01 and Lot 20, thence;

2. Along the common property line of Block 18301, Lot 13.01 and Lot 20 measured southwesterly a distance of 230.00 feet to a point that is on the property line of Block 18312, Lot 35 and corner to Block 18301, Lots 13.01 and Lot 20, thence;

3. Along the common property line of Block 18301, Lot 13.01 and Block 18312, Lot 35 measured southeasterly a distance of 733.71 feet to an angle point in said property line, thence;

4. Continuing along said common property line measured southwesterly a distance of 468.52 feet to an angle point in said property line, thence;

5. Continuing along said common property line measured southwesterly a distance of 807.11 feet to a point in the common property line of Block 18301, Lot 13.01 and Block 18316, Lot 1, thence;

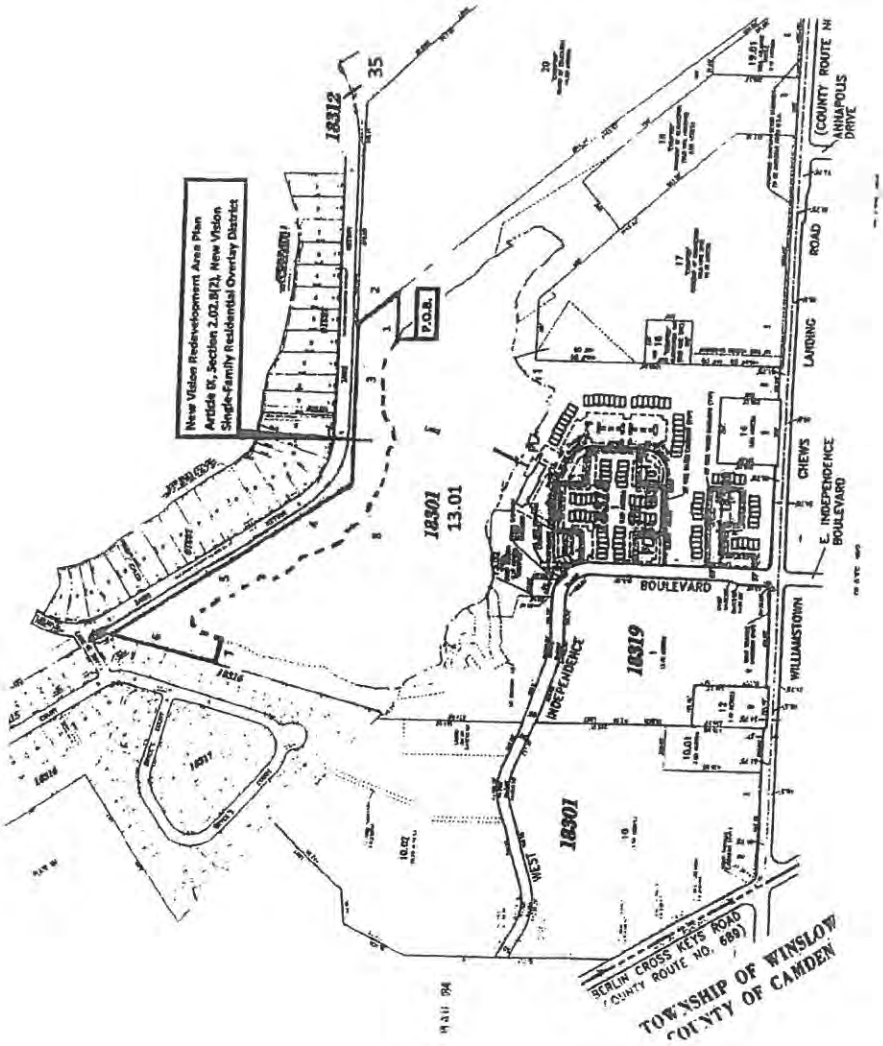
6. Along said common property line of Block 18301, Lot 13.01 and Block 18316, Lots 1, 2, 3, and 4 measured northeasterly a distance of 490.00 feet, thence;

7. Along a line within Block 18301, Lot 13.01 measured northwesterly and perpendicular with the common property line of Block 18301, Lot 13.01 and Block 18316, Lot 4 a distance of ±115 feet to the water line of said lake in Lot 13.01, thence;

8. Along said water line various courses and distances measured westerly, northeasterly, and northwesterly to the point and place of beginning.

Being known as the New Vision Single-Family Residential Overlay District within Block 18301, Lot 13.01 comprising approximately 9.48 acres.

EXHIBIT B


New Vision Redevelopment Area Plan
Article IX, Section 2.02.B(2), New Vision
Single-Family Residential Overlay District
18312
35
P.O.B.
18301
13.01
18319
18301
INDEPENDENCE
WEST
BOULEVARD
WILLIAMSTOWN
CHEWS
LANDING
ROAD
E. INDEPENDENCE
BOULEVARD
(COUNTY ROUTE N
ANNAPOLIS
DRIVE
BERLIN CROSS KEYS ROAD
(COUNTY ROUTE NO. 689)
TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN

TOWNSHIP OF GLOUCESTER
INTEROFFICE MEMORANDUM

TO: David Carlamere, Esq.

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

RE: ***College Drive Redevelopment Area Expansion***

DATE: February 21, 2019

Please be advised at a meeting today with the Mayor, representatives of MNT Gloucester Partners, LLC, requested Township Council consider expanding the College Drive Redevelopment Area to include the following additional lots (See attached tax map):

BLOCK	LOT
13103	3
	3.01
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13

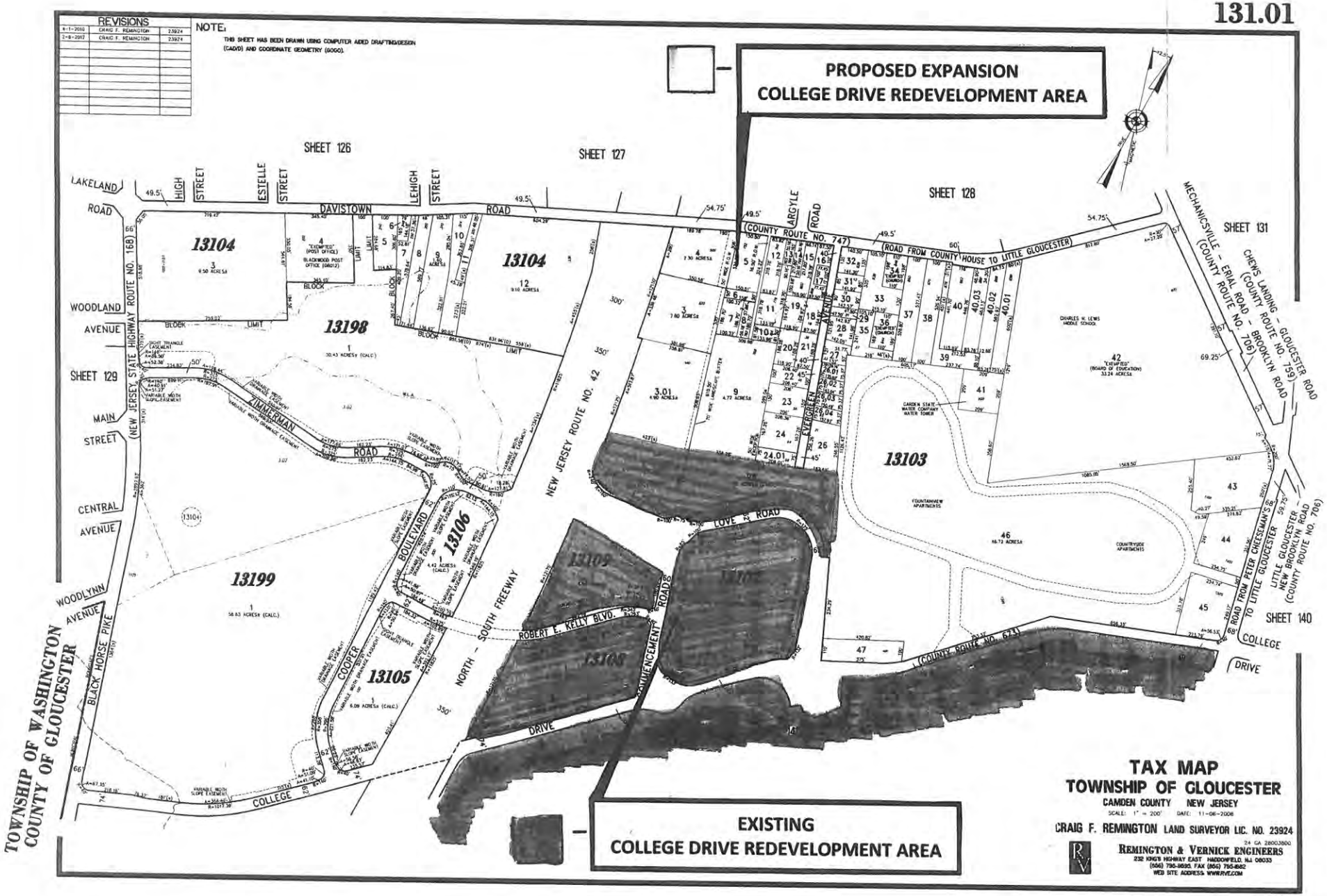
I will contact Stań Slachetka, PP, AICP of T & M Associates, Redevelopment Planner for a proposal; however, if deemed acceptable by Township Council, they would need to adopt a resolution authorizing the Planning Board to conduct a study to determine if the aforementioned subject parcels can be designated as an area in need of redevelopment pursuant to NJSA 40A:12A-1 et. seq.

Please advise when you would be able to prepare a resolution for Township Council's consideration, if applicable.

Should you have any questions do not hesitate to contact me.

cc Mayor David R. Mayer (via e-mail)
Nancy Power, RMC (via e-mail)
Township Council
Marianne Coyle, Legal (via e-mail)

K:\REDEVELOPMENT PLANS\ROUTE 42 - COLLEGE DRIVE\2019\M_David Carlamere - Expansion B13103L3-13 022119.doc


REVISIONS
4-1-2010 CRAIG F. REMINGTON 23924
2-8-2012 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GOGO).
PROPOSED EXPANSION
COLLEGE DRIVE REDEVELOPMENT AREA
EXISTING
COLLEGE DRIVE REDEVELOPMENT AREA
SHEET 126
SHEET 127
SHEET 128
SHEET 129
SHEET 131
SHEET 140
LAKELAND ROAD
HIGH STREET
ESTELLE STREET
LEHIGH STREET
DAVISTOWN ROAD
(COUNTY ROUTE NO. 747)
ARGYLE ROAD
ROAD FROM COUNTY HOUSE TO LITTLE GLOUCESTER
MECHANICSVILLE - ERIAL ROAD - BROOKLYN ROAD (COUNTY ROUTE NO. 706)
CHEWS LANDING - GLOUCESTER ROAD (COUNTY ROUTE NO. 759)
WOODLAND AVENUE
MAIN STREET
CENTRAL AVENUE
WOODLYNN AVENUE
BLACK HORSE PIKE
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
ZIMMERMAN ROAD
COOPER BOULEVARD
NEW JERSEY ROUTE NO. 42
NORTH - SOUTH FREEWAY
ROBERT E. KELLY BLVD.
COMMENCEMENT ROAD
LOVE ROAD
EVERGREEN AVENUE
(COUNTY ROUTE NO. 623)
ROAD FROM PETER CHEESEMAN'S TO LITTLE GLOUCESTER
LITTLE GLOUCESTER - NEW BROOKLYN ROAD (COUNTY ROUTE NO. 706)
COLLEGE DRIVE
13104
13198
13199
13106
13105
13103
13109
13108
TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 200' DATE: 11-06-2006
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9893 FAX (856) 795-1882
WEB SITE ADDRESS WWW.RVE.COM

R-19:02-080

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY NEW JERSEY RECOMMENDING THAT THE PLANNING BOARD FOR THE TOWNSHIP OF GLOUCESTER CONSIDER AMENDING THE COLLEGE DRIVE REDEVELOPMENT AREA ZONE TO INCLUDE BLOCK 13103 LOTS 3,3.01,4,5,6,7,8,9,10,11,12 AND 13 AS SHOWN ON THE TOWNSHIP MAP OF THE TOWNSHIP OF GLOUCESTER TO BE PART OF THE APPROVED REDEVELOPMENT PLAN FOR COLLEGE DRIVE REDEVELOPMENT AREA ZONE AND TO BE KNOWN AS A NONCONDEMNATION AREA

WHEREAS, the Township Council of the township of Gloucester did previously designate an area in need of redevelopment and known as College Drive Redevelopment Area Zone, and

WHEREAS, the Township Council has been advised that the proposed developer for the designated area desires to expand the redevelopment area to include additional lots to be considered part of the redevelopment plan, and

WHEREAS, the township council under the authority of N.J.S.A. 40A:12-6 desires that the Township of Gloucester Planning Board undertake an investigation to determine whether the aforementioned properties may be included as part of the redevelopment area, and

NOW THEREFORE, it is herein resolved by the Township Council of the Township of Gloucester that the Planning Board of the Township of Gloucester is requested consider amending the College Drive Redevelopment Area Zone to include the following properties to be in need of redevelopment and to be included in the Plan; BLOCK 13103 LOTS 3,3.01,4,5,6,7,8,9,10,11,12 AND 13, as shown on the tax map of the Township of Gloucester, and

BE IT FURTHER RESOLVED, that the designated expanded lots shall be a NON-CONDEMNATION AREA as part of the amended plan, and

Adopted: February 25, 2019

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power, RMC

YOUR GOALS. OUR MISSION.

CAMD-00053

February 19, 2019

Re: NJDEP Freshwater Wetland and Flood Hazard Area Individual Permit Application
Berlin-Cross Keys Road Improvements Project
Winslow and Gloucester Townships and Pine Hill and Berlin Boroughs, Camden County, NJ
Camden County, New Jersey

Dear Interested Party:

This letter is to provide you with legal notice that the Camden County Department of Public Works has submitted a combined permit application to the New Jersey Department of Environmental Protection (NJDEP) – Division of Land Use Regulation for the project referenced above. The proposed improvements will be made along a 3.238 mile-long section of Berlin-Cross Keys Road from a point approximately 500 feet north of North Park Drive to New Brooklyn-Erial Road (CR 706). The goal of the project is to alleviate traffic congestion by providing two new traffic lanes in each direction as well as a center turning lane though the majority of the roadway. Completing the project will provide a new roadway that meets current carrying capacities and design standards maintained by the NJDOT and AASHTO. Additional improvements including new culverts and stormwater management/water quality features will be incorporated into the overall project design. The enclosed documents provide additional details and limits of the project.

The complete permit application package can be reviewed at the Township/Borough Clerk's offices referenced above or by appointment at the NJDEP's Land Use Regulation office at the address listed below. The NJDEP welcomes any comments or information that you may provide concerning the proposed development and project site. Written comments should be submitted within 15 days of receiving this letter. Comments will be accepted until the NJDEP makes a decision on the application. Please submit your written comments along with a copy of this letter to:

Department of Environmental Protection
Division of Land Use Regulation
Mail Code 501-02A, P.O. Box 420
Trenton, New Jersey 08625-0420
ATTN: Camden County Section Chief

Sincerely,

T&M Associates

RECEIVED
FEB 21 2019
BY

Eric E. Nathanson, Supervising Scientist
T&M Associates
11 Tindall Road, Middletown, NJ 07748

EEN:lkc
Encl.

State of New Jersey
Department of Environmental Protection
Division of Land Use Regulation
Application Form for Permit(s)/Authorization(s)
501 E. State Street Mail Code 501-02A P.O. Box 420
Trenton, NJ 08625-0420
Phone #: (609) 777-0454 Web: www.nj.gov/dep/landuse

Please print legibly or type the following: Complete all sections and pages unless otherwise noted. **Is this project a NJDOT Priority 1 Repair Project?** Yes ☐ No ☐
Is this project a NJDOT Priority 2 Repair Project? Yes ☐ No ☐

1. **Applicant Name:** Mr./Ms./Mrs Camden County Department of Public Works E-Mail: kevin.becica@camdencounty.com
   Address: Charles J. DePalma Complex, 2311 Egg Harbor Road Daytime Phone: 856-566-2971 Ext.
   City/State: Lindenwold, NJ Zip Code 08021 Cell Phone:
2. **Agent Name:** Mr./Ms./Mrs Eric E. Nathanson
   Firm Name: T&M Associates E-Mail: enathanson@tandmassociates.com
   Address: 11 Tindall Road Daytime Phone: 732-865-9511 Ext. 9511
   City/State: Middletown, NJ Zip Code 07748 Cell Phone: 908-433-4120
3. **Property Owner:** Mr./Ms./Mrs Camden County Department of Public Works E-mail:
   Address: Charles J. DePalma Complex, 2311 Egg Harbor Rd. Daytime Phone: 856-566-2971 Ext.
   City/State: Lindenwold, NJ Zip Code 08021 Cell Phone:
4. **Project Name:** Berlin-Cross Keys Road Improvements Project Address/Location: Berlin-Cross Keys Rd. between New Brooklyn-Erial Rd. to a point approx. 500' north of No. Park Drive
   Municipality: Gloucester and Winslow Twps.; Pine Hil and Berlin Boroughs County: Camden Zip Code Various
   Block(s): N/A - County ROW Lot(s): N/A - County ROW
   N.A.D. 1983 State Plane Coordinates (feet) E (x): See Attached Map N(y): See Attached Map *Not Longitude/Latitude*
   Watershed: Great Egg Harbor and Woodbury/Big Timber/Newton Creeks Subwatershed: Great Egg Harbor (above New Freedom Rd.) and Big Timber Creek NB (above Laurel Rd.)
   Nearest Waterway: Great Egg Harbor River
5. **Project Description:** The project includes improvements within the project limits described above to address motorist and pedestrian safety deficiencies. Improvements include lane widening and addition of new turning lanes, curbing, sidewalk, and drainage infrastructure to meet applicable stormwater management regulations. The proposed improvements are illustrated on the enclosed land use plans. The County is seeking approval of a combined FWW and FHA IP application to authorize the project.

Provide if applicable: Previous LUR File # (s): Waiver request ID # (s):

A. SIGNATURE OF APPLICANT (required):

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment. If the applicant is an organization such as a corporation, municipal entity, home-owners association etc., the party responsible for the application shall sign on behalf of the organization.

Signature of Applicant

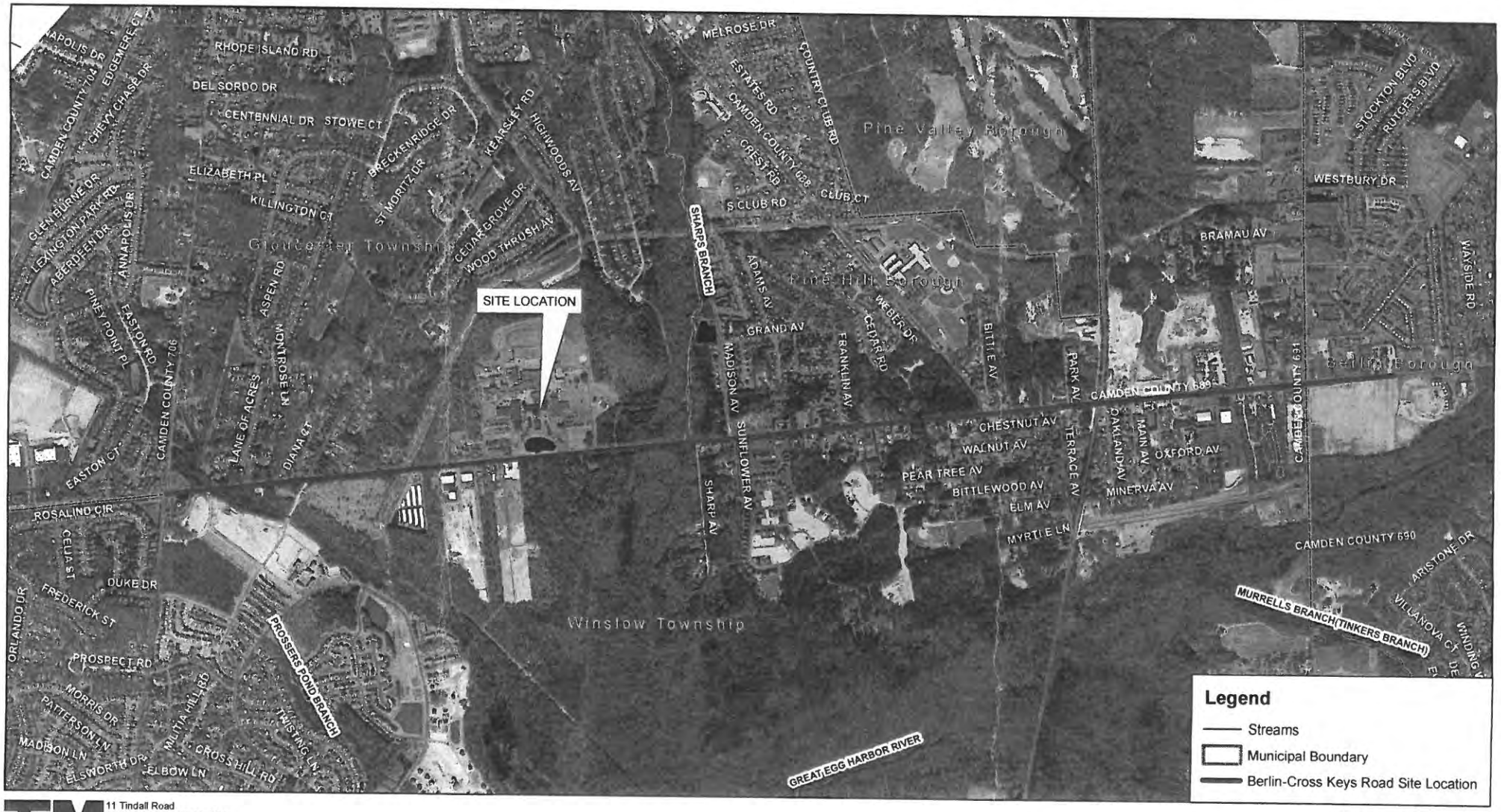
1/28/19
Date

Kevin Becica, P.E., Camden County Engineer
Print Name

Signature of Applicant

Date

Print Name



Legend

- Streams
- Municipal Boundary
- Berlin-Cross Keys Road Site Location

T&M ASSOCIATES
11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

0 625 1,250 2,500 Feet

Prepared by: MRH, March 23, 2009
Source: NJDEP Digital Data, NJDOT Roads, 2007 USGS Aerials
File Path: H:\CAMD\00050\Permits\NJDEP\Wetlands\Overall Site Loc Map - MRH

Site Location Map
Reconstruction of Berlin-Cross Keys Road (CR 689)
Gloucester Township, Winslow Township,
Pine Hill Borough & Berlin Borough
Camden County, New Jersey

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.