# Township of Gloucester
# Planning Board Agenda
# JUNE 25, 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 – June 11, 2019**

## RESOLUTIONS FOR MEMORIALIZATION

**Resolution recommending adoption of Ordinances 0-19-05, 0-19-06, 0-19-07, 0-19-08**

| | |
|---|---|
| **0-19-05** | **Amending Ordinance 0-03-03 Performance Guarantees** |
| **0-19-06** | **Amending Ordinance 0-12-26 Lakeland Complex (Phase I) Redevelopment Plan Local redevelopment & Housing Law** |
| **0-19-07** | **Amending Ordinance 0-04-13 Titled the Blackwood West Re-Development Plan in Accordance with the Redevelopment Housing Law** |

| | |
|---|---|
| 0-19-08 | Ordinance Repealing & Replacing Article X Affordable Housing & Procedural & Eligibility Requirements of Ordinance 0-03-03 Land Development |
| Resolution Recommending Designation of Portion Of Study Area An area in need of Non-Condemnation | Redevelopment Study & Preliminary Investigation Study/College Drive Block: 13103 Lots: 3, 3.01 4, 5, 6, 7, 8, 9,10,11,12 & 13 |

## APPLICATIONS

| | |
|---|---|
| Camden County Health Services Zoned:Lakeland Redevelopment Zone | Courtesy Review Location: 425 Turnersville Rd., Block: 12304/1 24' x 48' Polebarn @ Animal Shelter |
| #191019M Duane & Michelle Little Zoned: R1 | Minor Subdivision Adjusting Lot Lines Block: 20601 Lot: 21 Block: 20601 Lot: 21.01 Location: 1068 & 1070 Chewslanding Road, Blackwood Seeking to move property line in the rear of 1068 & add frontage (100 ft.) to 1070 Chewslanding Rd. |

#191001PF
MIPRO Homes
Zoned: SCR IA-APT.
Overlay

Preliminary & Final Major
Major Site
Block: 8401 Lot: 12.02
Location: 1495 Chews-Landing- Clementon Road
Proposed: Construction of
(3) Apartment Bldgs.
(36) One Bedroom Units
(18) Two Bedrooms Units
(18) Three Bedroom Units
(170 Parking Spaces &
Other Site Improvements

General Correspondence

Application for renewal of NJDEP Statewide Multi-Permit for Vegetative and Structural Maintenance within Power Line Rights-of-Way

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER**
**PLANNING BOARD**

**Tuesday June 11, 2019**

Chairman Dintino absent, Vice Chair Costa commanded the meeting.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Vice Chair Costa announces general rules of the meeting.
Vice Chair Costa requested a Roll Call.

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Present |
| **Mr. Kricun** | Absent |
| **Councilman Hutchison** | Absent |
| **Mrs. Bradley** | Absent |
| **Mrs. Rossi** | Present |
| **Mr. Thomas** | Absent |
| **Mr. Hojnowski** | Present |
| **Mrs. MacPherson** | Present |
| **Ms. Botsford** | Present |
| **Vice Chair Costa** | Present |
| **Chairman Dintino** | Absent |
| **Mr. Boraske Esq.** | Present |
| **Mr. Bach** | Present |
| **Mr. Lechner** | Present |

Vice Chair Costa asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Vice Chair Costa asked Mrs. Rossi to sit for Mr. Kricun. She agreed.
Vice Chair Costa asked Mrs. Botsford to sit for Mr. Hutchinson. She agreed.

## Minutes for Memorialization

Minutes from May 14, 2019.
Vice Chair Costa requested a motion to adopt the minutes.
Mrs. Botsford made the motion seconded by Mrs. McPherson.

**Roll Call:**

| | |
|---|---|
| **Mrs. Rossi** | Yes |
| **Mrs. MacPherson** | Yes |
| **Ms. Botsford** | Yes |
| **Vice Chair Costa** | Yes |

## Resolutions for Memorialization

**181033CM**
**Richard F. Williams**

**Minor Subdivision**
**90 Day Extension**
**Block: 1850 Lots: 9/9.01**

Vice Chair Costa asked for a motion to adopt the Resolution.
Mrs. Botsford made the motion seconded by Mrs. McPherson..

**Roll Call:**

| | |
|---|---|
| **Mrs. Rossi** | Yes |
| **Mrs. MacPherson** | Yes |
| **Ms. Botsford** | Yes |
| **Vice Chair Costa** | Yes |

**1910135SPW**
**Bank of America**

**Admended Minor Site**
**Block: 9709 Lots: 1**

Vice Chair Costa asked for a motion to adopt the Resolution.
Mrs. Botsford made the motion seconded by Mrs. McPherson.

**Roll Call:**

| | |
|---|---|
| **Mrs. Rossi** | Yes |
| **Mrs. MacPherson** | Yes |
| **Ms. Botsford** | Yes |
| **Vice Chair Costa** | Yes |

**191017CM**
**William & Nadine Yackle**

**Minor Subdivision/Bulk C**
**Block: 13003 Lots: 3**

Vice Chair Costa asked for a motion to adopt the Resolution.
Mrs. Botsford made the motion seconded by Mrs. McPherson.

**Roll Call:**

| | |
|---|---|
| **Mrs. Rossi** | Yes |
| **Mrs. MacPherson** | Yes |
| **Ms. Botsford** | Yes |
| **Vice Chair Costa** | Yes |

## Application for Review

**#191019M**
**Duane & Michelle Little**
**Zoned: R1**

**Minor Subdivision**
**Adjusting Lot Lines**
**Block: 20601 Lot: 21**
**Block: 20601 Lot: 21.01**
**Location: 1068 & 1070 Chewslanding Rd. Blackwood**
**Seeking to move property line in the rear of 1068 & add frontage (100') to 1070 Chewslanding Rd.**

NOTES:
Meeting Postponed the Newspaper did not Publish Notice in a timely manor.
The Meeting has been rescheduled for June 25, 2019

**T&M Associates**
**Study College Drive**
**Proposed Non-Condemnation Redevelopment**
**Zoned: CR-RD**

**Redevelopment Study &**
**Preliminary Investigation Study**
**Block: 13103 Lot: 3/3.01 - 13**

NOTES:
Mr. Stan Slacetka, PP AICP from T & A Associates approached the podium. Mr. Lechner stated that a notice was sent to all residents within the area limit required by zoning laws.
Mr. Slacetka stated he was group manager from T & M Associates who is a licensed professional planner. He introduced Mr. Jeffrey Cucinotta who is a professional planner with same company statin they were the professionals that prepared this redevelopment study report.
Mr. Slacetka & Mr. Cucinotta were then sworn in. Mr. Slacetka stated Mr. Cucinotta will be presenting the testimony.
Mr. Slacetka stated the purpose of this Redevelopment Study and Preliminary Investigation Report by Resolution R-19:02-080 on 2/25/19 by Township Council is to determine whether the properties identified in Gloucester Township qualify as an area in need of Redevelopment as defined in the Local Redevelopment and Housing Law P.L. 1992, Chapter 79. He further stated that the recommendation after presented to the board, if the Board concurs, the recommendation would be presented to Counsel. The Counsel if it concurs with findings would allow the redevelopment to occur with the presentation of approved plans from a developer. It was noted that in undertaking the redevelopment study, the study area shall be subjected to a non-condemnation designation pursuant to N.J.S.A. 40A. The redevelopment area designation shall not authorize the municipality to use power of eminent domain.
Mr. Cucinotta continue to present the summary of their findings with four visual maps presented as Exhibit 1-4. The area in question is 17.6 acres of land area broken down into several lots having frontage on Davistown Rd., Center Avenue and North-South Freeway (Rt. 42). The study area is located in the central portion

of the municipality and approximately .4 miles northeast of the Premium Outlets. Mr. Cucinotta stated he would present the finding lot by lot giving a description of what was existing on each lot (ie.: structures, debris, construction material, vegetation, access rd., grading, etc.).
Mr. Cucinotta continued his presentation with explanation of several criterion that guided the decision of each lot within the area of redevelopment. The Findings were in favor of a need for effective redevelopment. All the lots in question were eligible except Lot 13, finding no need concluded his testimony.

Vice Chair Costa asked if there were any question from the Board?
None
Vice Chair Costa asked if there were any questions from the Public?
Three residents that border the redevelopment area approached the podium and asked a few questions.
-Lead testing from previous business on the lot.
-Land stripped, erosion concerns.
-Proposal for Apartments in this area.
All questions answered by Mr. Bach

Vice Chair Costa asked for a motion to recommend the study area as Non-Condemnation to the Township Counsel for Redevelopment.
Mrs. Rossi made the motion seconded by Mr. Guevara.

**Roll Call:**

| | |
|---|---|
| **Mr. Guevara** | Yes |
| **Mrs. Rossi** | Yes |
| **Mr. Hojnowski** | |
| **Mrs. MacPherson** | Yes |
| **Ms. Botsford** | Yes |
| **Vice Chair Costa** | Yes |

**General Correspondence**

NONE

Vice Chair Costa asked for a motion to Adjourn the meeting.
Mrs. Botsford made the motion seconded by Mrs. McPherson..

Vice Chair Costa adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER RECOMMENDING ADOPTION OF ORDINANCES 0-19-05, 0-19-06, 0-19-07, 0-19-08, AND 0-19-09**

**WHEREAS**, the Township Council of the Township of Gloucester ("Township Council"), in the County of Camden, State of New Jersey, has proposed for adoption the following ordinances: Ordinance 0-19-05 "Amending Ordinance 0-03-03 Land Development Regarding Performance Guarantees"; Ordinance 0-19-06 "Amending Ordinance 0-12-26 Entitled the Lakeland Complex Phase 1 (Block: 12301 Lot: 4) Redevelopment Plan in accordance with N.J.S.A. 40A:12A-1 et seq. Local Redevelopment and Housing Law"; Ordinance 0-19-07 "Adopting Amendment No. 3 Amending Ordinance 0-04-13 Titled: 'The Blackwood West Redevelopment Plan' in accordance with N.J.S.A. 40A:12A-1 et seq. Local Redevelopment and Housing Law"; Ordinance 0-19-08 "Ordinance Repealing & Replacing Article X: Affordable Housing Procedural & Eligibility Requirements of Ordinance 0-03-03 Land Development of the Township of Gloucester to address the requirements of the Fair Housing Act & Uniform Housing Affordability Controls (UHAC) regarding compliance with the Township's Affordable Housing Obligations"; and Ordinance 0-19-09 "Ordinance Repealing & Replacing Article IX Section 902: Affordable Housing Fees and Procedures of Ordinance 0-03-03 Land Development of the Township of Gloucester to provide for the Collection of Development Fees in Support of Affordable Housing Act as permitted by the NJ Fair Housing Act"; (Ordinances 0-19-05, 0-19-06, 0-19-07, 0-19-08, and 0-19-09, hereinafter collectively the "Ordinances"); and

**WHEREAS,** the Ordinances are land development regulations in that they add to, amend, or otherwise modify the Township's Land Development Ordinance; and

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

**WHEREAS,** in accordance with N.J.S.A. 40:55D-26a, the Township Council transmitted the Ordinances to the Township Planning Board ("Board") for its report and recommendations thereon; and

**WHEREAS,** at a regular meeting held on April 9, 2019, the Board reviewed and discussed the Ordinances, the Township's Master Plan, land use regulations, and the status of the Township's redevelopment and affordable housing development efforts with the Board Planner Kenneth Lechner, PP, AICP; Board Engineer Steven Bach, PE, RA, PP, CME; and Board Solicitor Stephen Boraske, Esq.; and

**WHEREAS,** the Board having reviewed and discussed the Ordinances with its professionals, the floor was opened to the public for comment on each individual ordinance, and no members of the public appeared to comment on the Ordinances; and

**WHEREAS**, based on the Ordinances, testimony, and other evidence presented at the April 9, 2019 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. **Incorporation by Reference of "WHEREAS" Clauses.** In addition to the paragraphs below, the above "WHEREAS" clauses are expressly adopted and incorporated by reference herein as the Board's Findings of Fact and Conclusions of Law, as appropriate.

2. **Adoption of Ordinances.** The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Ordinances.

3. **Participation of Public.** No members of the public appeared during the Board's April 9, 2019 public hearing to object or otherwise comment on the Ordinances.

4. **Conclusion as to Ordinances.** The Board hereby finds and concludes that the Ordinances are substantially consistent with, adhere to, and advance the purposes of the Township's Master Plan, N.J.S.A. 40:55D-26a, and therefore recommends the Ordinances be adopted by Township Council.

**WHEREAS,** upon motion duly made by Ms. Bradley and seconded by Mr. Thomas, the Board voted to find Ordinance 0-19-05 substantially consistent with and designed to effectuate the Township's Master Plan, and to recommend to Township Council that Ordinance 0-19-05 be adopted in accordance with law; and a roll call votes were duly recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Councilman Hutchinson | X | |
| Ms. Bradley | X | |
| Mr. Rossi | X | |
| Mr. Thomas | X | |
| Ms. MacPherson | X | |
| Ms. Botsford | X | |

**WHEREAS,** upon motion duly made by Mr. Thomas and seconded by Ms. Bradley, the Board voted to find Ordinance 0-19-06 substantially consistent with and designed to effectuate the Township's Master Plan, and to recommend to Township Council that Ordinance 0-19-06 be adopted in accordance with law; and a roll call votes were duly recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Councilman Hutchinson | X | |
| Ms. Bradley | X | |
| Mr. Rossi | X | |
| Mr. Thomas | X | |
| Ms. MacPherson | X | |
| Ms. Botsford | X | |

**WHEREAS,** upon motion duly made by Ms. Bradley and seconded by Ms. Rossi, the Board voted to find Ordinance 0-19-07 substantially consistent with and designed to effectuate the Township's Master Plan, and to recommend to Township Council that Ordinance 0-19-07 be adopted in accordance with law; and a roll call votes were duly recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Councilman Hutchinson | X | |
| Ms. Bradley | X | |
| Mr. Rossi | X | |
| Mr. Thomas | X | |
| Ms. MacPherson | X | |
| Ms. Botsford | X | |

**WHEREAS,** upon motion duly made by Ms. Bradley and seconded by Mr. Thomas, the Board voted to find Ordinance 0-19-08 substantially consistent with and designed to effectuate the Township's Master Plan, and to recommend to Township Council that Ordinance 0-19-08 be adopted in accordance with law; and a roll call votes were duly recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Councilman Hutchinson | X | |
| Ms. Bradley | X | |
| Mr. Rossi | X | |
| Mr. Thomas | X | |
| Ms. MacPherson | X | |
| Ms. Botsford | X | |

**WHEREAS,** upon motion duly made by Ms. MacPherson and seconded by Ms. Bradley, the Board voted to find Ordinance 0-19-09 substantially consistent with and designed to effectuate the Township's Master Plan, and to recommend to Township Council that Ordinance 0-19-09 be adopted in accordance with law; and a roll call votes were duly recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Councilman Hutchinson | X | |
| Ms. Bradley | X | |
| Mr. Rossi | X | |
| Mr. Thomas | X | |
| Ms. MacPherson | X | |
| Ms. Botsford | X | |

**NOW, THEREFORE, IT IS HEREBY RECOMMENDED** by the Planning Board of the Township of Gloucester that the Ordinances as defined and identified herein be adopted by Township Council in accordance with law.

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 25th day of June 2019 represents a true and correct copy of resolutions adopted by the Planning Board of the Township of Gloucester consistent with its decisions at a meeting held on the 9th day of April 2019.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD RECOMMENDING DESIGNATION OF PORTION OF STUDY AREA: BLOCK 13103, LOTS 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, 12 AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

**WHEREAS**, the Township Council of the Township of Gloucester ("Township Council") adopted Resolution R-190:02-080, which, in pertinent part, directed the Planning Board of the Township of Gloucester ("Board") to undertake a Preliminary Investigation and conduct a public hearing to determine whether Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 ("Study Area") qualify under the Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-6a as a "Non-Condemnation" Redevelopment Area"; and

**WHEREAS,** Township Council engaged T&M Associates ("T&M"), licensed Professional Planners in the State of New Jersey, for planning services related to the Preliminary Investigation; and

**WHEREAS,** T&M duly conducted the Preliminary Investigation and prepared a "Redevelopment Study & Preliminary Investigation Report," dated May 24, 2019 ("Preliminary Investigation Report"), to be considered by the Planning Board during a duly noticed and advertised public hearing to be held on June 11, 2019 at 7:00 PM; and

**WHEREAS,** prior to holding a public hearing to consider the Preliminary Investigation Report, a map was prepared showing the boundaries of the Study Area, the location of various parcels included in the Study Area, and a statement was appended to said map setting forth the basis for the Preliminary Investigation as required by N.J.S.A. 40A:12A-6b(1); and

**WHEREAS,** the Board specified and gave notice of the date of the public hearing to consider the Preliminary Investigation Report: June 11, 2019 at 7:00 PM, and gave proper notice of the public hearing to persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; N.J.S.A. 40A:12A-6b(2); and

**WHEREAS,** the contents of the Board's notice of the public hearing to consider the Preliminary Investigation Report complied with the requirements of the LRHL, specifically N.J.S.A. 40A:12A-6b(3)(a); -6b(3)(b); and was published and sent to the required interested parties in accordance with the requirements of N.J.S.A. 40A:12A-6b(3)(d); and

**WHEREAS,** at the June 11, 2019 public hearing to consider the Preliminary Investigation Report, witnesses o/b/o T&M were duly sworn in, accepted by the Board as expert Professional Planners, summarized and explained the findings and conclusions of the Preliminary Investigation in-detail to the Board, and responded to questions from the Board, Board Professionals, and members of the public, if any; and

**WHEREAS,** upon completion of T&M's presentation, the hearing was opened to the public as required by N.J.S.A. 40A:12A-6b(4), and several members of the public were duly sworn in and appeared to testify; and

**WHEREAS**, based on the Preliminary Investigation Report, testimony, and other evidence presented at the June 11, 2019 public hearing, including the testimony and evidence of the members of the public, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. **Incorporation by Reference of "WHEREAS" Clauses.** In addition to the paragraphs below, the above "WHEREAS" clauses are expressly adopted and incorporated by reference herein as the Board's Findings of Fact and Conclusions of Law, as appropriate.

2. **Notice.** To the extent required by law, public notice of the public hearing to consider the Study Area was provided in accordance with the requirements of the LRHL, N.J.S.A. 40A:12A-6, and any other applicable law.

3. **Adoption of Preliminary Investigation Report.** The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Preliminary Investigation Report prepared by T&M dated May 24, 2019.

4. **Participation of Public.** Several members of the public appeared during the Board's June 11, 2019 public hearing, were sworn in, and provided testimony as to the Preliminary Investigation Report and/or possible designation of the Study Area as "an area in need of non-condemnation redevelopment."

    a. As set forth in the "June 11, 2019 Minutes of the Gloucester Township Planning Board," incorporated by reference as if fully set forth at length herein, the identities of the members of the public who participated in the June 11, 2019 public hearing and summaries of the testimony and evidence presented are hereby expressly made part of the public record, and same has been considered and relied on by the Board in reaching its conclusion regarding the Study Area as set forth herein. N.J.S.A. 40A:12A-6b(4).

5. **Application of Statutory Criteria, N.J.S.A. 40A:12-5; 40A:12A-3.**

    a. As set forth in the Preliminary Investigation Report and indicated on the record during the public hearing by T&M's Planning Professionals, the following properties included in the Study Area meet the statutory criteria to be designated an "Area in Need of Redevelopment:" Block 13103, Lots 3, 3.01, 7, 8, 9, & 10 pursuant to N.J.S.A. 40A:12-5d; Block 13103, Lots 6, 11 pursuant to N.J.S.A. 40A:12-5c; and Block 13103, Lots 4, 5, 10, 12 pursuant to N.J.S.A. 40A:12A-3 (needed for effective redevelopment).

    b. As set forth in the Preliminary Investigation Report and indicated on the record during the public hearing by T&M's Planning Professionals, the following properties included in the Study Area do not meet the statutory criteria to be designated an "Area in Need of Redevelopment": Block 13103, Lot 13.

6. **Conclusion and Recommendation as to Redevelopment of Study Area.**

a. Upon consideration of the Preliminary Investigation Report, and the testimony and evidence submitted by T&M's Planning Professionals and the members of the public during the June 11, 2019 public hearing, as indicated in Paragraph 5a above, because a portion of the Study Area meets one or more of the criteria listed at N.J.S.A. 40A:12-5 or is needed for effective redevelopment pursuant to N.J.S.A. 40A:12A-3, the following portion of the Study Area—Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, and 12—may be designated a redevelopment area pursuant to N.J.S.A. 40A:12-6a.

b. Upon consideration of the Preliminary Investigation Report, and the testimony and evidence submitted by T&M's Planning Professionals and the members of the public during the June 11, 2019 public hearing, as indicated in Paragraph 5b above, because a portion of the Study Area does not meet one or more of the criteria listed at N.J.S.A. 40A:12-5 and is not needed for effective redevelopment pursuant to N.J.S.A. 40A:12A-3, the following portion of the Study Area—Block 13103, Lot 13—may not be designated a redevelopment area pursuant to N.J.S.A. 40A:12-6a.

**WHEREAS,** upon motion duly made by Ms. Rossi and seconded by Mr. Guevera, the Board voted to **RECOMMEND** to Township Council that the following portion of the Study Area—Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, and 12—be designated as "an area in need of non-condemnation redevelopment" pursuant to the procedures set forth in the LRHL, N.J.S.A. 40A:12A-1 et seq.; and that the following portion of the Study Area—Block 13103, Lot 13—not be recommended as "an area in need of non-condemnation redevelopment"; and a roll call vote was duly recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|---|---|---|
| Ms. Costa | X | |
| Ms. Rossi | X | |
| Mr. Guevera | X | |
| Mr. Hojnowski | X | |
| Ms. MacPherson | X | |
| Ms. Botsford | X | |

**NOW, THEREFORE, IT IS HEREBY RECOMMENDED** by the Planning Board of the Township of Gloucester that Township Council designate only the following portion of the Study Area—Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, and 12—as "an area in need of non-condemnation redevelopment" pursuant to the procedures set forth in the LRHL, N.J.S.A. 40A:12A-1 et seq.

**IT IS HEREBY FURTHER RECOMMENDED** by the Planning Board of the Township of Gloucester that Township Council **NOT** designate the following portion of the Study Area—Block 13103, Lot 13—as "an area in need of non-condemnation redevelopment."

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 25th day of June 2019 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 11th day of June 2019.

KENNETH LECHNER, SECRETARY

Department of Public Works

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

camden county

Making It Better, Together.

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

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

RECEIVED
JUN 19 2019
BY:

June 19th, 2019

Mr. Ken Lechner PP, AICP
Director of Community Development and Planning
Gloucester Township Municipal Building
1261 Chews Landing-Clementon Rd.,
at Hider Lane. PO Box 8,
Gloucester Township, New Jersey 08012

Re: Courtesy Review of County Site Plans

Dear Mr. Lechner,

The County of Camden would like to present site plans to the Gloucester Twp. Planning Board as a Courtesy Review. The County plans to develop a new parking lot and storage pole barn located at the Homeward Bound Animal Shelter and Hospital. The County is proposing to expand the existing parking by converting a grass area, already used for parking, into a gravel and stone parking lot with an additional 40 spaces. The pole barn will be used to provide storage of supplies and material associated with the animal shelter and hospital. The site is located at 125 County House Rd. in the Lakeland section of Gloucester Twp. The County requests to be placed on the agenda for the next available Planning Board meeting.

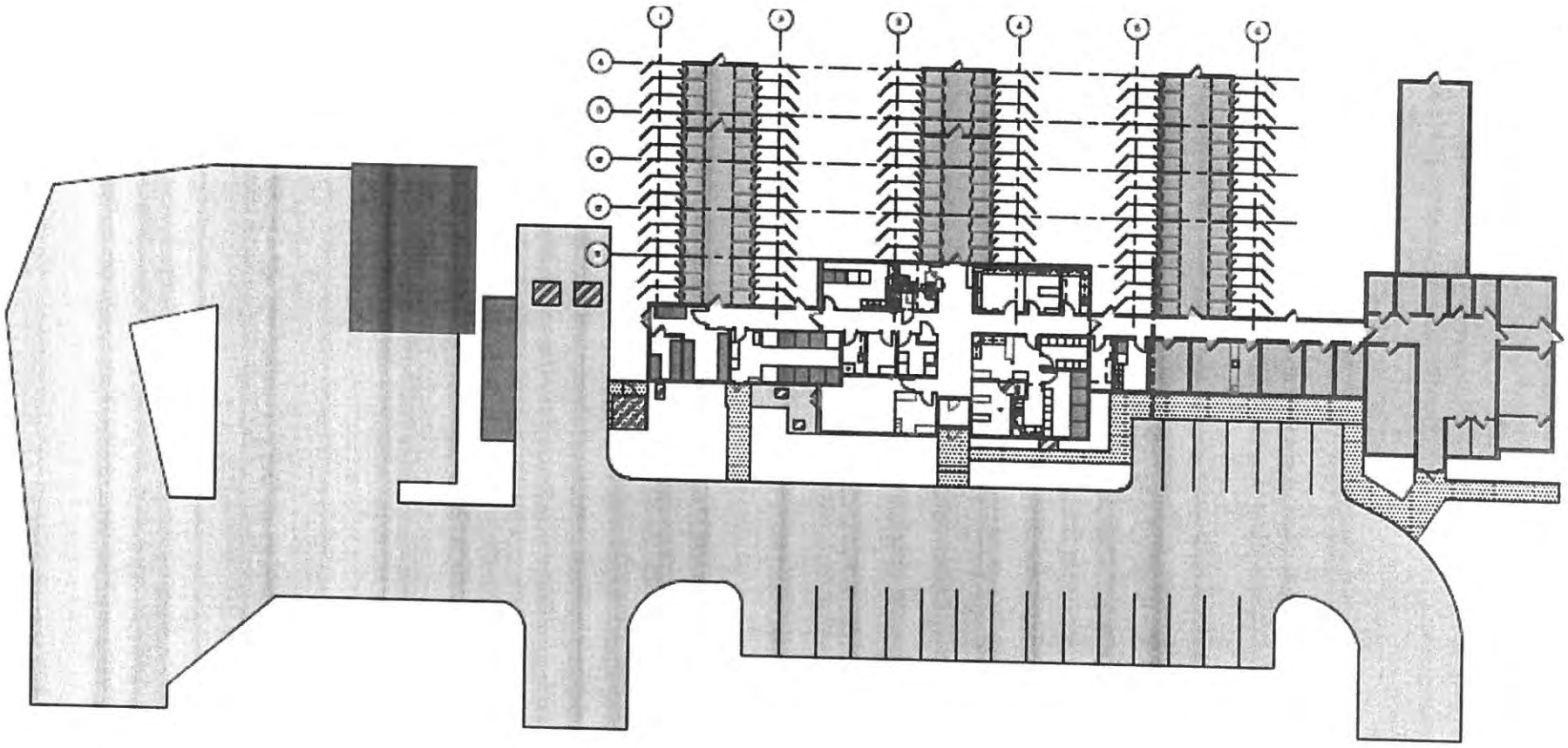
Attached to this correspondence are 4 copies of the site plans. Please contact me if you need further information. I can be reached at 856-566-3120 and I look forward to the next Gloucester Twp. Planning Board meeting.

Thank you,

Andrew Levecchia
Director of Planning PP/AICP

RECEIVED
JUN 19 2019

CC: Dominic J. Vesper Jr. – Deputy County Administrator
Christopher A. Orlando, Esq. – County Counsel
Christopher Waldron – Director of Sustainability and Shared Services
Anthony O'Toole – Engineer



Camden County Animal Shelter – Site Plan with storage building (blue rectangle)

# LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

# CAMDEN COUNTY PLANNING BOARD

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

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

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

# TOWNSHIP OF GLOUCESTER

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

RECEIVED
APR 16 2019

**For Office Use Only**

Submission Date[1]: _____ Application №.: #19,019M

Taxes Paid Yes/No _____ (Initial)

Fees $250 Project # 13058

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1,100 Escr.# 13058

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: Duane Little | Name(s): Duane Little |
| Address: 1070 Chews Landing Rd | Address: 1070 + 1068 Chews Landing Rd |
| City: Laurel Springs | City: Laurel Springs |
| State, Zip: NJ 08021 | State, Zip: NJ 08021 |
| Phone: 856 261-6138 Fax: ( ) - | Phone: 856 261-6138 Fax: ( ) - |
| Email: mdlittle25@comcast.net | |

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

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

[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: — | Firm: — |
| Address: — | State, Zip: — |
| City: — | Phone: ( ) - Fax: ( ) - |
| | Email: — |

**6. Name of Persons Preparing Plans and Reports:**

| | |
|---|---|
| Name: Donovan Surveyors | Name: |
| Address: 19 Hillcrest | Address: |
| Profession: Surveyor | Profession: |
| City: Stratford | City: |
| State, Zip: NJ 08084 | State, Zip: |
| Phone: 856 627-3550 Fax: 856 627 0330 | Phone: ( ) - Fax: ( ) - |
| Email: | Email: |

**7. Location of Property:**

Street Address: 1068/1070 Chews Landing Rd Block(s): 206.01

Tract Area: Lot(s): 21, 21.01

**8. Land Use:**

Existing Land Use: Residential-No use changes

Proposed Land Use (Describe Application): no change in use. Seeking to revise property line 100 feet by removing 100 feet from backyard of 1068 and add to front yard of 1070

**9. Property:**

Number of Existing Lots: 2

Number of Proposed Lots: ~~2~~ 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.) - N/A not affected by lot line

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

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet. - See cover ltr.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**17. Consent of Owner(s):**

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

03/06/2019
Date

Signature

DUANE W LITTLE
Print Name

Sworn and Subscribed to before me this

06 day of MARCH,

2019 (Year).

Signature

MARLA NEWSOM
Print Name

MARLA C NEWSOM
Notary Public - State of New Jersey
My Commission Expires A

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

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? ☑ No ☐ Yes

**IF YES:**

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

Signature of Applicant

DUANE W LITTLE
Print Name

03/06/2019
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 2/15/19, shows and discloses the premises in its entirety, described as Block 2601 Lot 21, 21.01 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

**State of New Jersey,**
**County of Camden:**

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

DUANE W. LITTLE
Name of property owner or applicant

Sworn and subscribed to
On this 06 day of MARCH,
20 19 before the following authority.

Notary public

MARLA C NEWSOM
Notary Public – State of New Jersey
My Commission Expires Aug 7, 2022

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | |
| Front setback 2 | |
| Rear setback | |
| Side setback 1 | |
| Side setback 2 | |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | |

| 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.

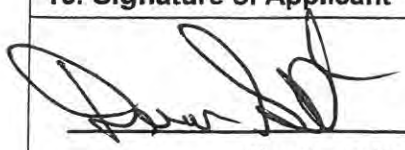
☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ 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



Signature of Applicant

3/16/19

Date

Signature of Co-applicant

Date

# TOWNSHIP OF GLOUCESTER
## Inter-office Correspondence

**TO:** Planning Board

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

***RE:*** ***APPLICATION #191019M*** ***Escrow #13058***
***Duane Little***
***BLOCK 20601, LOTS 21 and 21.01***

**DATE:** May 20, 2019

The Applicant requests minor subdivision approval to re-subdivide Block 20601, Lots 21 and 21.01 within the R-1 Residential district. The property is located on the south side of Chews Landing Road west of Craig Drive.

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: Duane Little, 1070 Chews landing Road, Laurel Springs, NJ 08021 (telephone #856-261-6138).

Surveyor: John Donovan, PLS, Donovan Surveyors, 19 Hillcrest Road, Stratford, NJ 08084 (telephone #856-627-0330).

## I. INFORMATION SUBMITTED

1. Duane & Michelle Little Transmittal Letter dated 4/16/19.
2. Land Development Application Form with Checklist, dated 4/16/19.
3. Minor subdivision plan, as prepared by Donovan Surveyors, comprising one (1) sheet dated 02/15/19.

## II. ZONING INFORMATION

**R-1 Zone Requirements (§405.F):**

| Standard | Required | Proposed (Lot 21) | Proposed (Lot 21.01) | Complies |
|---|---|---|---|---|
| **Lot size (min.)** | **1 ac.** | **0.851 ac.** | | **no*** |
| Lot size (min.) | 1 ac. | | 1.253 ac. | yes |
| Lot frontage (min.) | 125 ft. | 121.38 ft. | 30.33 | enc / enc |
| Lot depth (min.) | 200 ft. | 300 ft. | 300 ft. | yes / yes |
| Building coverage | 15% | 5.3% | 2.4% | yes / yes |
| Lot coverage | 30% | 12.1% | 24.3% | yes / yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) - dwelling | 50 ft. | 53.1 ft. | 156.2 ft. | yes / yes |
| Side yard (min.) - dwelling | 25 ft. | 11.8 ft. / 31.2 ft. | | enc / yes |
| Side yard (min.) - dwelling | 25 ft. | | ±72 ft.[1] / 33.1 ft. | yes / yes |
| Rear yard (min.) – wood deck | 75 ft. | ±212 ft.[1] | ±95 ft. | yes |
| Useable Yard Area (min.) | 25% | ≥ 25% | ≥ 25% | yes / yes |
| Height (max.) | 35 ft. | n/a | n/a | n/a |

[1] = Scaled Data.

* = **Variance required.**

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

## III. 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 has provided the checklist items or request a waiver.

## IV. WAIVER COMMENTS

The Applicant requests a waiver from 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 the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. Minor subdivision notations state "no wetlands on lots 21 or 21.01."
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. 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].
4. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

5. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

8. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

The Applicant verbally requested a waiver from the following Article V, Performance and Design Standards:

9. To allow an "Iron Rebar" in lieu of a concrete monument as per §503.C(2), Monuments.

## V. VARIANCE REVIEW COMMENTS

The Application as submitted requires the following variances.

**§403, R1 District, Area, Yard, Height and Building Coverage,**

1. Lot size (Lot 21): (0.851 ac. provided v. 1 ac. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

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

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

NEGATIVE CRITERIA

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

## VI. SUBDIVISION REVIEW COMMENTS

1. The Applicant should address the encroaching and shared driveway and access easements, if any as per §503.D, Easements/Restricted Covenants.

## 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: Duane Little
John Donovan, PLS
Stephen Boraske, Esq.
Steven M. Bach, PE

# TOWNSHIP OF GLOUCESTER
## Inter-office Correspondence

**TO:** Planning Board

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

***RE:*** ***APPLICATION #191019M*** ***Escrow #13058***
***Duane Little***
***BLOCK 20601, LOTS 21 and 21.01***

**DATE:** June 17, 2019

The Applicant requests minor subdivision approval to re-subdivide Block 20601, Lots 21 and 21.01 within the R-1 Residential district. The property is located on the south side of Chews Landing Road west of Craig Drive.

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.

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Surveyor: John Donovan, PLS, Donovan Surveyors, 19 Hillcrest Road, Stratford, NJ 08084 (telephone #856-627-0330).

## I. INFORMATION SUBMITTED

***New Information***

1. Legal Descriptions, as prepared by Donovan Surveyors, as follows:
   a. Block 20601, Lot 21.
   b. Block 20601, Lot 21.01.
   c. Ingres/Egress Easement.
2. Closure Reports, as prepared by Donovan Surveyors dated 6/10/19.
3. Minor subdivision plan, as prepared by Donovan Surveyors, comprising one (1) sheet dated 02/15/19, last revised 6/05/19.

***Previous Information***

4. Duane & Michelle Little Transmittal Letter dated 4/16/19.
5. Land Development Application Form with Checklist, dated 4/16/19.

## II. ZONING INFORMATION

**R-1 Zone Requirements (§405.F):**

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cc: Duane Little
John Donovan, PLS
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

May 29, 2019

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

RECEIVED
MAY 13 2019
BY:

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
Duane Little
1068-1070 Chews Landing – Clementon Road
Block 20601, Lots 21 & 21.01
Review No. 1
Bach Project No. GTPB-2019-6
GTPB Application No. 191019CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated April 16, 2019.
- Township of Gloucester Land Development Submission Checklist, dated April 16, 2019.
- Camden County Planning Board Application.
- Draft deeds for Block 20601, Lots 21 and 21.01.
- Drawing entitled "Plan of Minor Subdivision for Lots 21 & 21.01, Block 206.01, Gloucester Township., NJ", prepared by Donovan Surveyors, dated 2-5-19, no revision.

**SITE INFORMATION:**

Owner/Applicant: Duane Little
1070 & 1068 Chews Landing Road
Laurel Springs, NJ 08021
856-261-6138
Mdlittle25@comcast.net

**PROJECT SUMMARY:**

This application is for the lot line adjustment between two (2) existing residential lots and creating two (2) new residential lots. Existing Lot 21 is a 49,090.10 sf parcel of land containing an existing one-story single family home and having frontage on Chews Landing – Clement Road (CR 683). Lot 21.01 is an existing 42,613.17 sf flag lot parcel of land also containing a one-story single family home and being located behind Lot 21 with access to Chews Landing – Clementon Road from a bituminous driveway located on the southeasterly side of Lot 21. The application proposes to subdivide a 12,000 sf parcel of land from Lot 21 and incorporate it into Lot 21.01. Both properties are located within the Township's R-1 Residential Zoning District. It shall be noted that no construction is proposed at this time for the either lot. The applicant is seeking a Minor Subdivision approval with bulk variances.

**COMPLETENESS:**

The applicant has requested waivers from the following Land Development Ordinance Submission Checklist items:

1. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. ***Our office has no objection to a waiver being granted for this item.***

2. Checklist Item #19 – Plats shall be presented on sheets of one of the following dimensions: 30" x 48", 30" x 42", 24" x 36", 15" x 21" or 8 ½" x 13". A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. ***Waiver recommended for completeness only. A large amount of information is required on a Minor Subdivision Plan. Our office recommends a Minor Subdivision Plan be prepared on a 24" x 36" plan.***

3. 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. ***Our office has no objection to a waiver being granted for this item.***

4. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. ***Our office has no objection to a waiver being granted for this item.***

5. Checklist Item #59 – Location and dimensions of manmade and/or natural features such as railroad, rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. ***Our office has no objection to a waiver being granted for this item.***

6. Checklist Item #61 – Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer. ***Our office has no objection to a waiver being granted for this item.***

7. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. ***Our office has no objection to a waiver being granted for this item.***

The applicant has not requested the following waivers from the Land Development Ordinance Submission Checklist but they have not been provided:

1. Checklist Item #36 – Existing and proposed building coverage in acres of square feet and as a percentage of the lot. ***Waiver recommended for completeness only.***

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

## VARIANCES/WAIVERS:

The applicant is requesting a variance for the following:

1. Min. Lot Area– §403 (F). The applicant is proposing lot areas of 37,090.10 square feet and 54,613.17 square feet where 1 acre (43,560 sf) minimum is required.

The applicant is requesting waivers for the following:

1. A waiver from Land Development Checklist Items 9, 19, 57, 58, 59, 61and 74 as noted above.

## 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. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.

2. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.

3. The Zoning Chart shown on the plan shall indicate lot coverage in acres or square feet and as a percentage of lot area.

4. Deeds were submitted by the applicant for Lots 21 and 21.01. However, the deed for Lot 21.01 is incomplete. A revised and complete deed shall be submitted.

5. A legal description for the revised access easement shall be provided.

6. Lots 21 and 21.01 appear to share a common driveway for Lot 21. The applicant shall provide documentation regarding the access easement and the access easement shall be labeled on the plan.

7. The location of any underground utilities servicing either lot shall be shown on the plan. Any and all easements required for the utilities shall also be shown on the plan.

8. A certification that the existing lot numbers will be unchanged by the tax assessor must be provided.

9. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

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

It shall be noted that any requirements noted above as "waived for completeness only" have been waived to allow the application to be deemed complete. These requirements shall be provided as part of the revised application materials unless waived by the Board at the scheduled meeting.

When plans are resubmitted for review they shall be accompanied by a point by point response letter keyed to the comments contained in this letter.

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Duane Little, Applicant/Owner
John Donovan, PLS, Applicant's Professional

S:\GTPB2019 Gloucester Twp PB\-6 Little Minor Sub\GTPB2019-6 Little Minor Sub Review .doc

Department of Public Works

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

camden county

Making It Better, Together.

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

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

April 23, 2019

Duane Little
1070 Chews Landing Road
Laurel Springs, NJ 08021

| | |
|---|---|
| RE: | **1068 & 1070 Chews Landing Rd** |
| Plan Type: | Minor Subdivision |
| Block(s): | 20601 |
| Lot(s): | 21 & 21.01 |

Dear Applicant/Agent:

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

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

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

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

AL/cs

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

M-20-1-19

# TOWNSHIP OF GLOUCESTER
# PLANNING TRANSMITTAL

April 17, 2019

**Applicant: Duane & Michelle Little**

**Escrow: #13058**
**Application : #191019M**
**Block: 20601 Lot: 21& 21.01**
**Zoned: R1**

**LOCATION: 1068 & 1070 Chews Landing Rd., Laurel Springs, NJ**

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION – No Changes for Purpose of Construction. Seeking to move the property line in the rear of 1068 Chews Landing Rd., 100 ft. to add 100 ft. to the frontage of 1070 Chews Landing Rd.**

| | | |
|---|---|---|
| ☑ | 1 Copy | Minor Subdivision/checklist |
| ☐ | 1 Copy - | Plan with Lot Line Adjustment |
| ☐ | 1 Copy - | County Application |
| ☐ | 1 Copy – | Environmental Impact Statement |
| ☐ | 1 Copy - | Recycling Report |
| ☐ | 1 Copy | Stormwater Management Report |
| ☐ | 1 Copy - | Proposed Erosion Control Plan |
| ☐ | 1 Copy - | Environmental Impact Statement |

---

SIGNATURE #206

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino

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

April 23, 2019

RECEIVED
APR 23 2019
BY:

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

Re: Application #191019M
Duane & Michelle Little
1068 & 1070 Chews Landing Road, Laurel Springs, NJ 08021
Block 20601, Lots 21 & 21.01

Gentlemen:

In response to your transmittal regarding the above application, approval will have no effect on the sanitary sewer system.

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

# TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Jack + Patricia Little

Address 1068 Chews Landing-Clem Rd.

Block 20601 Lot 21

1-22-19
Date

Asst. Maryann Bussa
Gloucester Township Tax Collector

OFFICIAL VERIFICATION
Tax Collector
Gloucester Township
Camden County

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

**Application #191019M** **Block: 20601** **Lot: 21 & 21.01**

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

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

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

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

□Other

Reviewed By: ■ Lt. Timothy R. Kohlmyer #206 Signature: #206 Date: 5/13/19

PROJECT NARRATIVE

FOR

# 1495 CHEWS LANDING ROAD TRACT

PLATE 84, BLOCK 8401, LOT 12.02

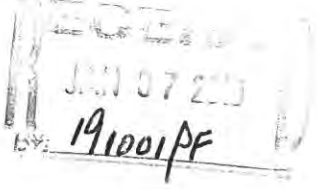
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3520

December 2018

Erik R. Littlehales, P.E.
N.J. Professional Engineer
License #24GE04312700

Prepared for:
**Procacci Development Company**
239-A Taunton Blvd.
Medford, NJ 08055




Prepared by:
**CONSULTING ENGINEER SERVICES**
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

TABLE OF CONTENTS

1 SITE DESCRIPTION ..... 1
2 EXISTING CONDITIONS ..... 1
3 PROPOSED DEVELOPMENT ..... 1
4 SITE OPERATION ..... 1

## 1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for 1495 Chews Landing Road Tract, a proposed site with all-ages apartments located on Plate 84, Block 8401, Lot 12.02 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 4.99 acre site consists of one (1) lot and is located within the Township's SCR-Senior Citizen Residential Zone. The proposed Site has frontage along Chews Landing - Clementon Road (Camden County Route 683).

## 2 EXISTING CONDITIONS

The site is currently vacant with wooded portions. Wetlands are not present on the site. Surrounding land use consists residential use and vacant land.

## 3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by Procacci Development Company to develop three (3) all-ages apartment buildings. The proposed improvements will total 39,516 square feet. Each proposed building is 13,172 square feet. The developed Site will have direct access to Chews Landing – Clementon Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site. Proposed layout of the site is in general accord with the use variance plan approved by the Gloucester Township Zoning Board.

Stormwater runoff generated from the proposed improvements will be conveyed via overland flow and underground stormwater piping to proposed stormwater management basin. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

## 4 SITE OPERATION

The three (3) proposed residential buildings will be occupied year-round. Each proposed building will have 24 units, therefore there will be 72 units total. Trash pickup will be provided by a private company and will occur once weekly. A trash/recyclable enclosure for waste disposal is proposed at the side of the building.

RECEIVED
JAN 07 2013
19100 1PF
BY:

# LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

# CAMDEN COUNTY PLANNING BOARD

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

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

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



RECEIVED
JAN 07 2013
BY:

RECEIVED
JUL 07 2019
19-1001 PF

**RESOLUTION OF**
**MIPRO HOMES, LLC**

**WHEREAS**, MiPro Homes, LLC (the "Corporation") is desirous of applying to the Gloucester Township Community Development for an approval for preliminary and final major site plan approval with variances and waivers for the property commonly known as 1495 Chews Landing Road, Gloucester Township, New Jersey, more particularly described as Plate 84, Block 8401, Lot 1202 on the official Gloucester Township Tax Map (the "Property");

**BE IT RESOLVED**, that the Managing Member of the Corporation be and they are hereby directed, authorized and empowered to apply to the Gloucester Township Planning Board for preliminary and final major site plan approval with variances and waivers and, to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and/or reasonably required or necessary for the purpose of the application.

I, Michael J. Procacci, Jr., Managing Member of MiPro Homes, LLC, a limited liability company of New Jersey, certify that the foregoing is a true copy of a Resolution as it appears in the records of the limited liability company and as was duly and legally adopted at a meeting of the members of the limited liability company called for that purpose pursuant to and in accordance with the Operating Agreement thereof; that has not

been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: 12/28/18

# 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
JAN 07 2019
BY:

**For Office Use Only**

Submission Date[1]: _____ Application №.: 19-1001PF

Taxes Paid Yes/No LP (Initial)

Fees 1,060. Project # 12822

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 8,250. Escr.# 12822

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: MiPro Homes, LLC | Name(s): Same as applicant |
| Address: 239-A Tauton Blvd. | Address: |
| City: Medford | City: |
| State, Zip: NJ 08055 | State, Zip: |
| Phone:(856) 983 -7160 Fax:(856) 983 - 7560 | Phone:(___) ___ - ____ Fax:(___) ___ - ____ |
| Email: MichaelJ@procacci.com | |

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

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

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

**4. Zoning Districts (Circle all Zones that apply)**

| | | | | | | |
|---|---|---|---|---|---|---|
| ER | R4 | GCR | CR | BP | G-RD | LP-1 |
| R1 | RA | BWD | NC | IN | M-RD | NVBP |
| R2 | APT | OR | HC | PR | BW-RD | SCR-HC Overlay |
| R3 | SCR | OF | GI | FP | L-RD | NVSCR Overlay |
| | IA-APT 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: Jeffrey Baron, Esq. | Firm: Baron & Brennan |
| Address: 1307 White Horse Road, Building F, Suite 600 | State, Zip: New Jersey 08043 |
| City: Voorhees | Phone: (856)627 - 6000 Fax:(___) ___ - ____ |
| | Email: jbaron@baronbrennan.com |

**6. Name of Persons Preparing Plans and Reports:**

Name: Erik Littlehales, PE - Consulting Engineer Services
Address: 645 Berlin Cross Keys Road, Suite 1
Profession: Civil Engineer
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346
Email: elittlehales@ces-1.com

Name: Michael Brown, PE - Consulting Engineer Services
Address: 645 Berlin Cross Keys Road, Suite 1
Profession: Traffic Engineer
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346
Email: mbrown@ces-1.com

**7. Location of Property:**

Street Address: Chews Landing Road
Block(s): 8401
Tract Area: 4.99 acres
Lot(s): 12.02

**8. Land Use:**

Existing Land Use: Agricultural use

Proposed Land Use (Describe Application): Construction of three (3) apartment buildings housing 36 one-bedroom units, 18 two-bedroom units and 18 three-bedroom units together with 170 parking spaces (139 spaces required) and other site improvements.

**9. Property:**

Number of Existing Lots: 1
Number of Proposed Lots: 1

**Proposed Form of Ownership:**
☐ Fee Simple ☐ Cooperative
☐ Condominium ☒ Rental

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

**10. Utilities:** (Check those that apply.)

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

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet. See attached

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet. None

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | 75 ft |
| Front setback 2 | |
| Rear setback | 50 ft |
| Side setback 1 | 60 ft |
| Side setback 2 | 60 ft |
| Lot frontage | 429 ft |
| Lot depth | 500 ft |
| Lot area | 4.99 Acres |
| Building height | 3 stories |

| 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: 139 Number of parking spaces provided: 178

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

## 15. Relief Requested:

☐ Check here if zoning variances are required.

☑ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
Gloucester Township Submission Checklist Items 94 and 96

☐ 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

MiPro Homes, LLC

Michael J. Procacci, Jr., Managing Member
Signature of Applicant

12/28/18
Date

Signature of Co-applicant

Date

## 17. Consent of Owner(s):

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

12/28/18
Date

Signature

Michael J. Procacci, Jr.
Print Name

Sworn and Subscribed to before me this 28th day of Dec., 2018 (Year).

Signature SHELLYANN DOUGHTY
A Notary Public of New Jersey
My Commission Expires September 26, 2021

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

Signature of Applicant

Michael Procacci
Print Name

Date

## 19. Survey waiver certification: N/A

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

**State of New Jersey,**
**County of Camden:**

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

Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____,
20____ before the following authority.

Notary public

**MiPro Homes, LLC – Preliminary & Final Major Site Plan Application**
**Premises: Block 8401, Lot 12.02 – Chews Landing Road**

## ADDENDUM TO APPLICATION

11. List of Application Submission Materials:

- Land Development Application
- Submission Checklist
- Project Narrative
- Recycling Report
- Environmental Impact Statement
- Traffic Impact Study
- Stormwater Management Report
- Preliminary & Final Major Site Plan

18. Disclosure Statement

1. Michael J. Procacci, Jr., 239A Taunton Blvd., Medford, NJ 08055 – owns more than Ten Percent (10%) of the stock of MiPro Homes, LLC, a New Jersey limited liability corporation.

2. No

# TOWNSHIP OF GLOUCESTER
## Inter-office Correspondence

**TO:** Planning Board

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

***RE:*** ***APPLICATION #19001PF*** ***Escrow #12822***
***MiPro Homes, LLC***
***BLOCK 8401, LOT 12.02***

**DATE:** May 28, 2019

The Applicant requests preliminary and final major site plan approval to construct a "three (3) apartment buildings housing 36 one-bedroom units, 18 two-bedroom units and 18 three-bedroom units together with 170 parking spaces" within the SCR – Senior Citizen Residential District but applying the IA-APT – Inclusionary Affordable Apartment Overlay District. The property is located on the northeast side of Chews Landing Road northwest of Roosevelt Drive.

The plans and support documents have been reviewed for conformance to the Gloucester Township Land development Ordinance 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: MiPro Homes, LLC, 239-A Tauton Boulevard, Medford, NJ 08055 (telephone #856- 983-7160).
- Engineer: Erik R. Littlehales, PE, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Surveyor: Adam R. Grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Jeffrey Baron, Esq., Baron & Brennan, 1307 White Horse Road, Building F, Suite 600, Voorhees, NJ 08043 (telephone #856-627-6000).

## I. INFORMATION SUBMITTED

1. Baron & Brennan, Transmittal Letter dated 01/03/19.
2. Land Development Application Form, checklist, dated 01/07/19.
3. Resolution of MIPRO HOMES, LLC dated 12/28/18.
4. Project Narrative, as prepared by Consulting Engineer Services dated December 2018.
5. Consulting Engineer Services Survey Transmittal Letter dated 01/07/19.
6. Environmental Impact Statement, as prepared by Consulting Engineer Services dated 12/10/18.
7. Traffic Impact Study, as prepared by Consulting Engineer Services dated December 2018.
8. Recycling Report, as prepared by Consulting Engineer Services dated December 2018.
9. Stormwater Management Report, as prepared by Consulting Engineer Services dated December 2018.
10. Plan of Survey and Topography, as prepared by Consulting Engineer Services comprising one (1) sheet 7/13/18.

11. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

| Sheet | Plan Description | Date / Latest Revision |
|---|---|---|
| 1 | Cover Sheet | 12-01-18 |
| 2 | Surrounding Site Features Plan | 12-01-18 |
| 3 | Existing Conditions and Demolition Plan | 12-01-18 |
| 4 | Site Plan | 12-01-18 |
| 5 | Grading and Drainage Plan | 12-01-18 |
| 6 | Utility Plan | 12-01-18 |
| 7 | Landscaping and Lighting Plan | 12-01-18 |
| 8 | Landscaping and Lighting Details | 12-01-18 |
| 9 | Profiles | 12-01-18 |
| 10 | Construction Details | 12-01-18 |
| 11 | Construction Details | 12-01-18 |
| 12 | Storm Sewer Details | 12-01-18 |
| 13 | Sanitary Sewer and Water Details | 12-01-18 |
| 14 | Soil Erosion and Sediment Control Plan | 12-01-18 |
| 15 | Soil Erosion & Sediment Control Notes and Details | 12-01-18 |
| 16 | Circulation | 12-01-18 |

## II. ZONING REVIEW

1. Family Apartments is a listed permitted use [§408.1(B)].
2. Density: 14.429 du/ac. provided v. 14.45 maximum allowed [§408.1(D)].
3. Affordable Units [§408.1(E)].
   a. The Applicant shall provide testimony and revise the plan as deemed appropriate by the Planning Board to address the following requirements as applies to the proposed affordable units, which are not addressed in the instant application.

| Description | Required | Proposed | Conforms |
|---|---|---|---|
| Affordable units (min.) | 15% | n/p | --- |
| Unit compliance with N.J.A.C 5:93-1 et. seq. | yes | n/p | --- |
| Unit compliance with N.J.A.C 5:80-26.1 et. seq. | yes | n/p | --- |
| Percent affordable to households earning 30% of regional medium income by household size. | 13% | n/p | --- |
| Phasing of construction of affordable units in relation to the construction of market rate units. | yes | n/p | --- |
| Design and integration with market rate units. | yes | n/p | --- |
| Access to community amenities. | yes | n/p | --- |
| Use of same heating source. | yes | n/p | --- |
| Barrier-free accessibility and/or adaptability for first floor units. | yes | n/p | --- |
| Affordability controls | yes | n/p | --- |
| Affirmative marketing | yes | n/p | --- |

4. Development is proposed to be serviced by pubic water and sanitary sewer [§408.1(F)].

5. Area, Yard, Height and Building Coverage [§408.1(G)].

| Description | Required (Family Apartments) | Proposed | Conforms |
|---|---|---|---|
| Lot size (min.) | 4.75 ac. | 4.99 ac. | yes |
| Lot frontage (min.) | 400 ft. | 409.15 ft. | yes |
| Lot depth (min.) | 475 ft. | 500.59 ft. | yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Building Coverage (max.) | 25% | 19.2% | yes |
| Lot Coverage (max.) | 60% | 51.7% | yes |
| Front yard (min.) | 75 ft. | 87 ft. | yes |
| Side yard (min.) | 60 ft. | 95 ft. / 95 ft. | yes / yes |
| Rear yard (min.) | 50 ft. | 51.41 ft. | yes |
| Building Height (max.) | 3 stories or 45 ft., whichever is less | 3 stories | yes |
| Dwelling units per building (max.) | 24 | 24 | yes |
| Common Open space (min.) | 35% | 41.5% | Yes |
| Building length through its axis (max.) | 200 ft. | 188 ft. | yes |
| Distance from the front of any building to any other building (min.) | 70 ft. | 94.74 ft. | yes |
| Distance from the side of any building to any other building (min.) | 70 ft. | 94.74 ft. | yes |
| Distance from the front of any building to any other building (min.) | 70 ft. | 72.93 ft. | yes |
| Accessory building setback, front yard (min.) | 20 ft. | n/a | n/a |
| Accessory building setback, side or rear yard (min.) | 15 ft. | n/a | n/a |
| Density (max.) - §408.1(D) | 14.45 du/ac. | 14.429 du/ac | yes |
| Parking (min.) - §408.1(H) | 139 spaces | 178 spaces | yes |

6. Design requirements for Apartments [§408.1(I)].

| Description | Required | Proposed | Conforms |
|---|---|---|---|
| Three bedroom types in two sizes - §408.1(I)(1) | yes | n/p | --- |
| Linear feet through the long axis (max.) - §408.1(I)(2) | 200 ft. | 188 ft. | yes |
| Angle at intersection of axis (min.) - §408.1(I)(2) | 135 | n/a | n/a |
| Apartment size (min.) - §408.1(I)(3) | 500 sf | n/p | --- |
| Balcony and/or terrace for units above first floor - §408.1(I)(4) | yes | n/p | --- |
| Interior storage (min.) - §408.1(I)(5) | 35 sf | n/p | --- |
| Access to units – safety and security. - §408.1(I)(6) | yes | n/p | --- |
| Double loaded, rectangular, slab-configured structures are expressly prohibited - §408.1(I)(7) | yes | n/p | --- |
| Elevators - §408.1(I)(8) | yes | n/p | --- |
| All Stairs enclosed in the building - §408.1(I)(9) | yes | n/p | --- |
| Exterior of the building shall be designed, as follows - §408.1(I)(10): | | | |
| • Break up in facade exceeding 50 lineal feet. | yes | n/p | --- |
| • A 4-foot deep offset shall be provided for each 100-foot lineal feet. | yes | n/p | --- |
| • Design should distinguish between the base, middle, and top of building. | yes | n/p | --- |
| Utilities such as meters, air compressors, heat pumps, and other exterior equipment shall be screened by architectural elements or landscaping - §408.1(I)(11) | yes | n/p | n/p |

| | |
|---|---|
| Landscaping - §408.1(I)(12) | See Section VI, Site Plan Review Comments, herein. |
| Stormwater Management Landscaping - §408.1(I)(13) | See Section VI, Site Plan Review Comments, herein. |
| Buffering - §408.1(I)(14) | See Section VI, Site Plan Review Comments, herein. |
| Off-Street Parking - §408.1(I)(15) | See Section VI, Site Plan Review Comments, herein. |

| | | | |
|---|---|---|---|
| Architectural exterior consistent with exhibit Holiday Architects Incorporated, Project #: PDC-16007, last revised February 14, 2017 - §408.1(I)(16). | yes | n/p | --- |
| Site Plan consistent with exhibit entitled Concept Plan 2, prepared by Consulting Engineer Services, last revised January 31, 2017 - §408.1(I)(17). | yes | yes | yes |

## III. CHECKLIST COMMENTS

The Application has been reviewed for compliance with §817, Submission Checklist.

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

1. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
   a. The plans must be revised to indicate the Applicant as referenced on the Land Development Application Form.
2. Expansion plans incorporated into the building design. [Checklist 41].
3. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
4. The site in relation to all remaining lands in the applicant's or owner's ownership [Checklist #54].
5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
6. For any proposed drywalls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods. [Checklist #73].
7. Traffic channelization [Checklist #76].
8. Fire lanes [Checklist #77].
9. Loading areas and number thereof [Checklist #80].
10. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
11. Streetlights. [Checklist#90].

## IV. WAIVER COMMENTS

The Applicant requests a waiver from providing the following checklist requirements:

1. Cross Sections. [Checklist #94].
2. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

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

3. To provide an entrance drive less than 100 feet in length for a parking lot with more than 100 spaces as per §510.M(7), Miscellaneous Provisions.

## V. VARIANCE COMMENTS

The plan as submitted does not require variances.

## VI. SITE PLAN REVIEW COMMENTS

1. The plans shall be revised to provide a permanent benchmark a per §503.C(3), Monuments.
2. It's recommended the plans shall be revised to provide a permanent buffer easement as per §503.D, Easements/Restricted Covenants.
    a. The purpose of this recommendation to ensure perpetual compliance with §408.1(I)(14), Buffering.
3. The plans shall be revised to provide the following notation as per §507.F, Guarantee:
    a. "All planting material shall be guaranteed for a two (2) year period after acceptance by the Township and/or the release of performance bonds. A note on the landscape plan shall require that "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."
4. The plans shall be revised to show existing street lights within 100 feet of the site as per §508.G(1), Lighting.
5. The plans shall be revised to provide curb and sidewalk along the entire frontage of Chews-Landing Road as per §516, sidewalks, Curbs, Gutters & Pedestrian Ways.

## VII. GENERAL REVIEW COMMENTS

1. It's recommended the applicant provide testimony to address the omitted ordinance requirements listed in the as "n/p – Not Provided" in the zoning table in Section II.6 as per §408.1(I), Design requirements for apartments.

## VIII. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

The submitted Environmental Impact Statement is substantially consistent with the requirements of §816, Environmental Impact Statement.

## IX. TRAFFIC IMPACT STATEMENT COMMENTS

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

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

## X. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## XII. RECOMMENDATIONS

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

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

cc: MiPro Homes, LLC
Jeffrey Baron, Esq.
Erik R. Littlehales, PE
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

June 13, 2019

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

RECEIVED JUN 17 2019

Attn: Ken Lechner, Community Development Director

Re: 1495 Chews Landing Road Tract
MiPro Homes, LLC
Block 8401, Lot 12.02
Preliminary and Final Major Site Plan
Review No. 1
Bach Project No. GTPB-2019-2

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1-7-19.
- Township of Gloucester Land Development Submission Checklist, dated 1-7-19.
- Camden County Planning Board application, endorsed by applicant on 12-27-18.
- Recycling Report for 1495 Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated December, 2018, no revision.
- Environmental Impact Statement for Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated December 10, 2018, no revision.
- Traffic Impact Study for Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated December, 2018, no revision.
- Stormwater Management Report for Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated December 2018, no revision.

- Plan entitled "Plan of Survey and Topography, 1495 Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated 7-13-18, no revision.

- Project Narrative for 1495 Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated December, 2018, no revision.

- Drawings entitled "1495 Chews Landing Road Tract, Plate 84, Block 8401, Lot 12.02, Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services:

| Sheet | Title | Date/Last Revision |
|---|---|---|
| 1 | Cover Sheet | 12-10-18 / None |
| 2 | Surrounding Site Features Plan | 12-10-18 / None |
| 3 | Existing Conditions and Demolition Plan | 12-10-18 / None |
| 4 | Site Plan | 12-10-18 / None |
| 5 | Grading and Drainage Plan | 12-10-18 / None |
| 6 | Utility Plan | 12-10-18 / None |
| 7 | Landscape and Lighting Plan | 12-10-18 / None |
| 8 | Landscape and Lighting Details | 12-10-18 / None |
| 9 | Profiles | 12-10-18 / None |
| 10 | Construction Details | 12-10-18 / None |
| 11 | Construction Details | 12-10-18 / None |
| 12 | Storm Details | 12-10-18 / None |
| 13 | Sanitary Sewer and Water Details | 12-10-18 / None |
| 14 | Soil Erosion and Sediment Control Plan | 12-10-18 / None |
| 15 | SESC Notes & Details | 12-10-18 / None |
| 16 | Circulation Plan | 12-10-18 / None |
| 1 of 1 | Plan of Survey and Topography | 7-13-18 / None |

**SITE INFORMATION:**

Applicant / Owner: MiPro Homes, LLC
239-A Taunton Boulevard
Medford, NJ. 08055
856-983-7160 phone
856-983-7560 fax
Michaelj@procacci.com

**PROJECT SUMMARY:**

This application is for the construction of a three (3) – three (3) story apartment buildings (72 total units) and associated site improvements on an existing 4.99 acre parcel of vacant land on the northeasterly side of Chews-Landing Clementon Road between Little Gloucester Road and Roosevelt Drive. The parcel is located in the Township's IA Apartment Inclusionary Affordable Apartment Overlay Zone. The applicant is seeking Preliminary and Final Major Site Plan approval with no variances and one (1) design waiver for the length of the main access drive.

**VARIANCES / WAIVERS:**

The applicant is requesting a waiver from the following Land Development Checklist items:

1. No. 94 – Cross Sections. ***Waiver recommended.***

2. No. 96 – Center line profiles at horizontal scale not less than 1"=50' for all existing adjoining streets and proposed streets. ***Waiver recommended.***

The applicant has not requested but will require a waiver from the following Land Development Checklist items:

1. No. 44 – Proposed signs including the location, size, height and scaled elevations of the front, side and rear of any side directed or modified including sign lighting details. ***Waiver recommended for completeness only.***

2. No. 61 – Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer. ***Waiver recommended for completeness only.***

3. No. 73 – For any proposed dry walls, ground water, recharge basins detention or retention basins, flood control devices, sediment basins and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods. ***Waiver recommended for completeness only.***

4. No. 75 – Acceleration/deceleration lanes. ***Waiver recommended for completeness only. As Chews Landing & Clementon Road is a County Road, the Camden County Planning Board will determine if there is any need for acceleration / deceleration lanes.***

5. No. 77 – Fire lanes. ***Waiver recommended for completeness only. The applicant is subject to review by the Gloucester Township Fire Marshal.***

6. No. 106 – If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structure. ***Waiver recommended for completeness only. Will Serve letters shall be provided.***

7. No. 108 – Environmental Constraints Map. ***Waiver recommended for completeness only. The plan shall note the presence or absence of wetlands at the site.***

The applicant is requesting the following design waivers:

1. §510-M(7) - The applicant is proposing an access drive approximately 55 feet in length where the ordinance requirement is 100 feet for lots with a capacity of than 100 cars.

The applicant is not requesting but will require the following design waivers:

1. §506-A - The applicant is proposing pavement grades of less than 1.0% whereas the ordinance requirement is 1.0%.

2. §506-A - The applicant is proposing to change existing grades within five (5) feet of a property line whereas the ordinance requirement is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.

**The above items must be provided prior to the Planning Board hearing the application or waivers granted for to the application being deemed "Complete".**

**If the waiver is granted for completeness only, the information shall be provided as part of the compliance submission.**

**GENERAL:**

1. A full set of complete architectural floor plans shall be provided for the proposed buildings to confirm compliance with §512 Residential Design Standards.

2. It shall be noted that Chews Landing - Clementon Road is a county road and the applicant is responsible for restoring the roadway in accordance with County standards.

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

4. The plans shall indicate the square footage of each building.

5. The buildings shall be numbered for reference purposes.

6. All first floor ingress and egress locations for all building shall be shown on the plans.

7. The waiver requested on the Cover Sheet shall be revised to "510.M(7)" for the length of the main access drive.

8. Plan 15 of 16 is incorrectly named "Sanitary Sewer and Water Details" while it is actually the "Soil Erosion and Sediment Control Details". The plan name shall be revised.

**PERFORMANCE STANDARDS (ARTICLE V):**

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4). The benchmarks shown on the Site Layout Plan shall also be shown on the Grading Plan.

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

3. The 62.05 spot elevation and 62.35 spot elevation shown in the westerly corner of most westerly building shall be revised to eliminate the low point that is being created.

4. The paving grades across from the southeasterly building do not conform to the minimum paving grade of 1% as required per § 506 (A).1. The ordinance permits paving grades along curb gutter lines to be reduced to 0.5% when concrete gutter is utilized but concrete gutter is not proposed in this area and the grades are less than 0.5%. The plans shall be revised accordingly.

5. The 61.10 spot elevation on the southeasterly corner of the southeasterly building shall be revised to eliminate the low point.

6. The 61.18 spot elevation for top of curb and bottom of curb on the southeasterly corner of the southeasterly building indicate a flush curb. However, the site plan does not indicate a flush curb in this area. Clarification shall be made.

7. The ground spot elevations on the corners of rear building is the same elevation as the finished floor elevation. Our office recommends a minimum of eight inches (8") vertical difference between the finished floor and any exterior building corners.

8. Numerous contours are missing from the courtyard between the two (2) most southerly buildings. It also appears that there may be a six (6) foot vertical difference from the patios on the southwesterly building and the proposed inlet grate in the courtyard. Our office does not recommend such a large difference in grade in the rear courtyard area.

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

10. The grading plan shall provide spot elevations a distance of five (5') feet from all proposed building corners and comply with International Building Code which states "Per International Building Code (IBC 2018 Section 1804.4), the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5 percent slope shall be provided or an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.

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

1. The Landscape plan shall provide a standard set of Landscape notes.

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

3. The applicant shall provide a separate lighting plan which provides a photometric grid of illumination levels.

4. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1). Any existing lights to remain on site, including the street lights along Chews Landing - Clementon Road shall be incorporated into the lighting design.

5. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way.

6. A detail of the proposed pole mounted light fixture shall be shown on the plans.

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

C. Off Street Parking (Section 510)

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

2. The applicant shall provide testimony regarding the accessibility of the trash enclosure for each building. As designed, all trash would be removed through the front doors of each building as there is no sidewalk proposed on the sides or rear of the buildings.

3. The main access drive does shall be a minimum of 100 feet in length from the curb line along Chews Landing & Clementon Road and the drive aisle of the development. The applicant is proposing approximately 55' and has requested a waiver.

D. Sidewalks/Curbs (Section 516)

1. The width of all concrete islands shall be labeled on the Site Plan.

E. Stormwater Management (Section 517)

1. The applicant shall provide documentation that the existing land use cover of row crops as utilized in the Stormwater Management Report has been the actual land use over the last five years prior to the analysis in accordance with Chapter 5 of the NJDEP Best Management Practices (BMP) Manual, latest revision. The site appears to be predominantly grass and wooded area. It shall also be noted that the existing land cover conditions shall be assumed to be woods unless otherwise verified.

2. The proposed basin discharge is located within a landscape buffer. The plans indicate clearing an area of existing vegetation for the proposed discharge but no provisions are made to restore the landscape buffer area with supplemental plantings. The plans shall be revised to provide restoration planting of the disturbed buffer area. Our office defers species, size and quantity of plantings to the Township Planner.

3. Infiltration tests shall be performed at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP, whichever is greater, in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009. The infiltration tests for proposed Infiltration Basin A were not performed at the depths outlined above. The applicant shall provide testimony regarding the strata below the bottom of the basin to support any waiver requests regarding the depths of infiltration testing. Additional infiltration tests shall be performed as applicable.

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

5. Notes shall be added to the Grading and Drainage Plans indicating the use of heavy equipment shall be prohibited within the basin bottom areas in order to minimize compaction of the sub-soils where infiltration is proposed.

6. The applicant shall provide calculations confirming the infiltration basin will dewater within 72 hours per NJDEP requirements. Darcy's Law shall be utilized for this calculation.

7. The time of concentration calculations shall be revised to reflect a maximum of one hundred feet (100') of sheet flow length for use in calculations via NRCS segmental method per Chapter 15 of the USDA National Engineering Handbook, last revised May 2010.

8. A groundwater mounding analysis was provided for review. The results are not legible as shown in the Stormwater Management Report as values are obscured by shading. The applicant shall also provide testimony and / or additional information regarding the values used in the analysis. The recharge value (R) should be in feet per day and it appears the infiltration rate of 4.8 inches per hour was utilized instead of a converted value of 9.6 feet per day. The values and units of the other variables such as the K value (horizontal hydraulic conductivity) shall be confirmed and justified. The groundwater mounding analysis shall be revised accordingly.

9. Additional information on the outfall structure detail shall be provided for Basin A. It appears not all weir and orifices are shown or labeled. It also appears that there are weirs and orifices shown on the back wall as well as a side wall. The detail shall be revised to match the design in the Stormwater Management Report. It shall also be noted that if the 12" W x 8" H opening is on the same wall as the 4" orifice, they should be located with space between them as opposed to stacked on top of each other which would result in a clearance of two inches between openings. The detail section views shall be revised accordingly.

10. It appears there is a lack of adequate cover over the outflow pipe for Basin A towards the headwall. The plans shall be revised accordingly.

11. Routing calculations shall be provided for 100 year storm event passing through the emergency spillway. A minimum of one foot (1') of freeboard shall be provided over the peak flow elevation over the spillway in accordance with NJAC 5:21-7.8(d)4(6). The spillway for the proposed basin does not comply. It shall also be noted that the proposed basin appears to have discharge from the 100 year storm passing over the emergency spillway. The plans shall be revised to route the 100 year storm event through the proposed outfall pipe as the emergency spillway shall be reserved for emergency use, not normal routing of any of the proposed stormwater outflow. If the weir flow is to be utilized for the 100 year storm event as currently shown, a separate emergency spillway shall be provided for use in emergent conditions.

12. The basin outfall structure details indicates the use of a trash grille and refers to a detail. This detail shall be provided and shall comply with NJAC 5:21-7-8(d)1.ii. Testimony or additional information shall also be provided regarding any need for anti-vortex devices per NJAC 5:21-7-8(d)1.ii.

13. Our office defers to the Camden County Soil Conservation District (CCSCD) regarding review of downstream stability from point discharges such as basin outfalls via piping. It shall be noted that if the adjoining property consists of agricultural lands, point discharges are not permitted in accordance with Chapter 21, Standard for Off-site Stability, of the NJ Soil Erosion and Sediment Control regulations.

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

15. In accordance with Section 517 H.3. "basins near residential uses or that are readily visible to the public shall be aesthetically designed. Side Slopes of 4:1 or flatter shall be provided where practical." The plan shows a side slope of 3:1. The plans shall be revised or a waiver requested.

16. The basin emergency spillway shall be shown on the plan view to accurately match the detail. The top of basin shall be shown as well as the spillway and a dimension of the spillway width.

17. The basin headwalls shall be shown on the profiles.

18. The information for Inlets A5 and A6 are not legible on the STMC profiles and shall be revised.

F. Utilities (Section 518)

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

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

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

G. Traffic Impact Study (Section 815)

1. The Traffic Impact Study (TIS) indicates the proposed development consists of constructing three (3) three-story apartment buildings containing 24 residential units each for a total of 72 units onsite. the proposed development will be constructed on an existing vacant, wooded lot. Access will be provided via one full movement driveway Chews Landing Road (CR 683). The proposed driveway would be located opposite an existing full-movement driveway for a Rite Aid pharmacy. The TIS concludes the proposed residential development will not create a significant adverse impact on the studied adjacent roadway network.

2. The TIS indicates that even though Chews Landing Road / Little Gloucester Road signalized intersection does not experience a significant impact relative to the proposed site traffic; a signal timing adjustment would make the traffic signal operate more efficiently. The Applicant should coordinate with the County to implement the signal timing adjustments.

3. The Site Plan illustrates a sight triangle of 445 feet in each direction along Chews Landing Road. The sight triangle appears to originate in the crosswalk of the access driveway. The sight triangle should originate behind the stop bar where the driver's eye would be.

4. The Site Plan illustrates one (1) full-movement access driveway along Chews Landing Road which is under the jurisdiction of Camden County. The Applicant should submit for County approval.

5. Our office recommends a widening / reconfiguration of the main entrance to better accommodate emergency vehicles and the ladder fire truck. As the applicant is proposing 39 parking spaces in excess of what is required by Ordinance there is the opportunity to reduce parking in order to improve the functionality of the main entrance.

H. Environmental Impact Statement (Section 816)

1. The applicant has provided an Environmental Impact Statement (EID) as indicated above. Our office has no objection to this report.

I. Details

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

**OUTSIDE AGENCY APPROVALS:**

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. New Jersey Department of Environmental Protection (NJDEP)
7. Any other as may be necessary

Any and all approvals shall be conditioned upon the applicant addressing the above comments and any and all concerns of the Planning Board contained in the approving resolution.

It shall be noted that any requirements noted above as "waived for completeness only" have been waived to allow the application to be deemed complete. These requirements shall be provided as part of the revised application materials unless waived by the Board at the scheduled meeting.

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq. PB Solicitor
Lydia Pendino, Gloucester Township
MrPro Homes, LLC, Applicant
Jeffrey Baron, Esq., Applicant's Attorney
Erik L. Littlehales, PE, Applicant's Engineer
Craig McGee, CCSCD

S:\GTPB2019 Gloucester Twp PB\-2 Mipro Homes\GTPB2019-2 Mipro Homes Site Plan Review No 1.doc

# TOWNSHIP OF GLOUCESTER
# PLANNING TRANSMITTAL

**APPLICANT: MIPRO Homes, LLC**
**(Procacci Builders)**

**Escrow: #12822**
**Application : # 191001PF**
**Block: 8401 Lot: 12.02**
**Zoned: SCR IA-APT Overlay**

**LOCATION: 1495 ChewsLanding Road, Blackwood, NJ**

**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 – All Ages Apartments- Construction of (3) Apartment Bldgs. Housing 36 (1) Bedroom, 18 (2) Bedroom, 18 (3) Bedroom units together with 170 parking spaces and other Site Improvements Preliminary & Final Major Site Plan**

| | | |
|---|---|---|
| ☐ | 1 Copy – | Check List/Application/County application/Project Narrative |
| ☐ | 1 Copy – | Plan of Survey & Topography |
| ☐ | 1 Copy - | Prelilminary & Final Major Site Plan |
| ☐ | 1 Copy - | Traffic Impact Study |
| ☐ | 1 Copy – | Environmental Impact Statement |
| ☐ | 1 Copy - | Recycling Report |
| ☐ | 1 Copy | Stormwater Management Report |
| ☐ | 1 Copy - | Proposed Erosion Control Plan |
| ☐ | 1 Copy - | Environmental Impact Statement |

No Issues
Same block/lot #
Same address.

**Signature** _____ 1/9/19

# Township of Gloucester

## Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Lieutenant Timothy Kohlmyer #206
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-5714
Fax: 856-374-3530
Email: tkohlmyer@gtpolice.com

# APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE STATUES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE APPLICABLE TO PRIVATE PROPERTY

| | | |
|---|---|---|
| 1. FROM: | | 2. DATE: |
| TO: | Township of Gloucester, Gloucester Township Police | |

3. **SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:**

4. **By authority of N.J.S.A. 39:5A-1, application is hereby made by:**

**Requesting that the provision of Subtitle 1, Title 39, of the Revised Statues and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:**

| Comments | 5. |
|---|---|
| | 6. ↑Authorized Signature |
| | ↑Print Name |

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

**Application # 191001PF** - ***1495 Chewslanding Road Blackwood, NJ 08012*** **Block: 8401 Lot: 12.02**

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

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

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

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

■Other

- 81-35 application to allow parking enforcement on property. (Attached)

Reviewed By: ■ Lt. John Kohlmyer #206 Signature 206 Date: 1/16/18

Bill # 48

# TOWNSHIP OF GLOUCESTER
# PLANNING TRANSMITTAL

**APPLICANT: MIPRO Homes, LLC**
**(Procacci Builders)**

**Escrow: #12822**
**Application : # 191001PF**
**Block: 8401 Lot: 12.02**
**Zoned: SCR IA-APT Overlay**

**LOCATION: 1495 ChewsLanding Road, Blackwood, NJ**

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION – All Ages Apartments- Construction of (3) Apartment Bldgs. Housing 36 (1) Bedroom, 18 (2) Bedroom, 18 (3) Bedroom units together with 170 parking spaces and other Site Improvements Preliminary & Final Major Site Plan**

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|---|---|---|
| ☐ | 1 Copy – | Check List/Application/County application/Project Narrative |
| ☐ | 1 Copy – | Plan of Survey & Topography |
| ☐ | 1 Copy - | Prelilminary & Final Major Site Plan |
| ☐ | 1 Copy - | Traffic Impact Study |
| ☐ | 1 Copy – | Environmental Impact Statement |
| ☐ | 1 Copy - | Recycling Report |
| ☐ | 1 Copy | Stormwater Management Report |
| ☐ | 1 Copy - | Proposed Erosion Control Plan |
| ☐ | 1 Copy - | Environmental Impact Statement |

OK - 1-14-19 JVG Bldg

**Signature** _____

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

January 14, 2019

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

Re: Application #191001PF
MIPRO Homes, LLC
1495 Chews Landing Road, Blackwood, NJ 08012
Block 8401, Lot 12.02

Gentlemen:

In response to your letter regarding the above application, a Form "A" 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

# TAX AND ASSESSMENT PAYMENT REPORT

Applicant: MiPro Homes, LLC

Premises: Block 8401, Lot 12.02
1495 Chews Landing-Clementon Road

Owner of Record: Michael J. Procacci, Jr.

Please provide confirmation as to whether there are any delinquent taxes and/or assessments due.

**TAX COLLECTOR TO COMPLETE:**

X All taxes due have been paid (2018)

_____ All assessment due have been paid

_____ The following are delinquent and past due:

_____

Gloucester Twp. Tax Collector's Signature

1/2/19
Date

RECEIVED
JAN 07 2019
BY:

Department of Public Works

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

camden county

Making It Better, Together.

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

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

April 23, 2019

Duane Little
1070 Chews Landing Road
Laurel Springs, NJ 08021

→ Gloucester Township.

RE: **1068 & 1070 Chews Landing Rd**
Plan Type: Minor Subdivision
Block(s): 20601
Lot(s): 21 & 21.01

Dear Applicant/Agent:

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

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

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

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

Al/cs

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

M-20-1-19