Township of Gloucester
Planning Board Agenda
July 9, 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 25, 2019

RESOLUTIONS FOR MEMORIALIZATION

#191019M
Duane & Michelle Little
Zoned: R1

Minor Subdivision
Block: 20601 Lot: 21.01

#191001PF (E-Mail From Lawyer)
MIPRO Homes
Zoned: SCR IA-APT. Overlay

Preliminary & Final Major
Major Site
Block: 8401 Lot: 12.02

APPLICATIONS

#191028M
Kimley-Horn & Associates Associates
TARGET CORP.

Minor Site Plan
Block: 18320 Lot: 3
Location: 487 Cross Keys Sicklerville

Target cont'd

Applicant is proposing to close off a portion of the existing parking lot that is to be used as a temporary construction staging area. the temporary staging area is to store all materials and equipment necessary for the Target remodel for the duration of construction (Approximately 3 months) area will consist of approximately (30) storage containers.

0-19-12

Adopting the Addition of Block: 13103, Lots: 3,01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in the College Drive Redevelopment Plan In Accordance with N.J.S.A. 40A:12A -et Seq. Local Redevelopment and Housing Law.

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday June 25, 2019

Chairman Dintino calls meeting to order
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Dintino requested a Roll Call.

Roll Call:

Mr. Guevara	Present
Mr. Kricun	Absent
Councilman Hutchison	Present
Mrs. Bradley	Absent
Mrs. Rossi	Present
Mr. Thomas	Present
Mr. Hojnowski	Absent
Mrs. MacPherson	Absent
Ms. Botsford	Present
Mrs. Costa	Present
Chairman Dintino	Present
Ms. Lentini, Esq.	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Dintino asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Chairman Dintino announces general rules of the meeting.
Chairman Dintino asked Mrs. Rossi to sit for Mr. Kricun. She agreed.
Chairman Dintino asked Ms. Botsford to sit for Mr. Hojnowski. She agreed.

Minutes for Memorialization

Minutes from June 11, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mrs. Rossi made the motion seconded by Mrs. Costa

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

Resolutions for Memorialization

0-19-05 **Amending Ordinance 0-03-03 Performance Guarantees**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

0-19-06 **Amending Ordinance 0-12-26 Lakeland Complex Phase 1 Redevelopment Plan Redevelopment & Housing Law**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

0-19-07 **Amending Ordinance 0-04-13 Titled the Blackwood West Redevelopment Plan In Accordance w/ the Redevelopment Housing Law**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

0-19-08

Ordinance Repealing & Replacing Article X: Affordable Housing & Procedural/Eligibility Requirements of Ordinance 0-03-03 Land Development

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

Resolution Recommending Designation of Portion of Study Area as an Area in need of Non-Condemnation

Redevelopment Study & Preliminary Investigation Study Of College Drive Block: 13103 Lots: 3, 3.01, 4-13

Chairman Dintino asked for a motion to adopt the Resolution.
Mrs. Costa made the motion seconded by Ms. Botsford.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

Application for Review

Camden County Health Services Zoned: Lakeland Redevelopment Zone

Courtesy Review Location: 425 Turnersville Rd. Block: 12304 Lot: 1 24' x 48' Pole Barn Animal Shelter

NOTES:
Mr. Lechner introduced the application as a courtesy review that was not required to have a site plan but was required to present the project to the Board for compliance and consistency with the townships master plan.
Laura Paveroff assistant from the Camden County Council approached the podium introduced herself and a colleague Chris Waldrin from Camden County Sustainability Office who would briefly outline the proposed plan.
Mr. Waldrin stated that the project was adjacent to Homeward Bound Animal Shelter formally the Camden County Animal Shelter on County House Road.
The project which is two part: 1) construction of a 25' x 48' pole barn for storage of items needed within the shelter. 2) increase the parking lot size by 40 additional space using stone dust instead of asphalt.
Mr. Waldrin stated that the shelter will shelter about 4000 animals per year thus there will be an increase of staff and visitors to the shelter requiring the above.

Mr. Bach mentioned for the record that the parking lot increase might be more than ¼ acre increase thus requiring a look at the storm water runoff. It must be determined if it is a minor or major development, whereas the latter being more than 5000 ft. sq. disturbance would need soil erosion sediment control.
Mr. Bach also stated the DEP under storm water management considers all stone impervious, other than that there is no objection to what is proposed.
Mr. Lechner stated that the property is in the institutional zone allowing the use to be permitted since it is consistent with the townships master plan.

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

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

Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Ms. Botsford	Yes
Chairman Dintino	Yes

#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
(100ft.) to 1070 Chewlanding Rd.

NOTES:
Mr. Duane Little approached the podium, sworn in. Mr. Lechner asked him to explain what he proposed to do with his property.
Mr. Little stated that the property was willed to him from his mother. He is looking to make both lots exactly the same size despite the existing structures and drawings from 20 years ago. He further states the back property is shorter than the front and is asking to move that property line up 100 ft. so that both properties are almost similar in size.
Mr. Bach stated he was asking for a Variance to move the property line of the rear lot considered a flag lot closer to Chews Landing Rd. with Mr. Little replying yes.
Mr. Bach also noted to ensure exiting utilities were not a part of the move which Mr. Little confirmed they were taken care of 20 yrs ago when this was first initiated.
Notes on the plans have to be made by Mr. Donovan for future utilities to the rear lot, not the access, to be submitted to Mr. Lechners' Office.

Mr. Little stated that nothing will be changed ion the lots other than the property line. Mr. Bach stated that there was a small piece of triangle property used for driveway to access the lot had to be included in the deed as a right of way.

Chairman Dintino asked if there were any question from the Board?
None
Chairman Dintino asked if there were any questions from the Public?
None
Chairman Dintino asked for a motion to approve the application.
Mr. Thomas made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

22:32

#191001PF
MIPRO Homes
Zoned: SCR 1A-Apt. Overlay

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

NOTES:
Mr. Jeff Brennan, Esq. approached the podium representing MIPRO Homes LLC. concerning the property 1495 Chews-Landing Rd. about 4.99 acres. This property is a part of the fair share housing plan. The proposal is for a 72 unit apartment complex spaced evenly between three buildings, 24 units within each building and of the 72 Units, 11 Units would be designated as affordable. Mr. Brennan introduced his colleagues Mr. Jim Holiday-Architect, Mr. Michael Brown- Engineer and Allen Epilito Site Plan Design Engineer, all sworn in together.
Mr. Brennan introduced Mr. Epilito to describe the site plan layout using the drawing he provided and labeled as A1- Site Plan.
Mr. Epilito continued to describe:
-How the buildings would be situated on the lot.
-Where the access road is located.
-The location of the 178 parking spaces.
-Described the landscaping design and location.

Mr. Epilito also indicated that the storm water management drainage pond would be located in the north-west corner of the property.
Signage for the property would come at a later date with approval from the Board.
Mr. Brennan asked to discuss the letter from the Board. Mr. Bachs letter was reviewed for a quick discussion on items needing waivers (ie.: Sign application, Access Points, Access Drive in relation to traffic light, Grading within 5' of boundary line and trash enclosures).
Mr. Bach did not see any further issues in terms of these waivers.
Mr. Brennan then discussed Mr. Lechners letter. Mr. Lechner concerns were minimal. Points of concern were: Property expansion plans, On site streams, Traffic channel, Fire lanes, Site lighting for walkways & parking lot.
Mr. Lechner brought up the waivers of performance and design plan that the applicant suggested. Mr. Brennan stated that #4 the cross sections in this instance is usually not required for the road but cross section profile of the utilities is contained within the plan. Section #3 100' length for access drive already discussed.
Mr. Lechner clarified that they were asking for Waivers for all three sections.
Mr. Brennan stated they would comply with the site plan conditions.
Mr. Lechner stated that he wanted to clarify conditions. He is unclear how the conditions set forth by this Board will be followed and completed. This application is part of the Fair Share Housing Act, who reconciles all the information from the Boards approval?
Mr. Brennan that the conditions for approval would be memorialized in the resolution such that it must be completed and documented.
Mr. Mike Brown approached the podium and stated he reviewed the application.
Mr. Brown prepared a traffic impact study and continued to explain how the results were calculated (ie. traffic counts, trip generation, counts at the east & west intersection, peak hours and DOT growth rate). The results tallied, showed the two intersections as well as the proposed site access would function within acceptable levels of service.
The proposed site layout of parking lots and access provide adequate accessibility.
Mr. Brown explained that none of the existing levels of service will degrade with the development of this property. He continued to explain the specific levels of service at each site that was in the study and at peak hours.
There is a school across the street but bus pickup at the site not sure since that is up to the school district but there will be up to 40 district busses passing the site daily.
Mr. Brown continued to address the minor concerns of the Board letter concerning traffic and questions from Mr. Lechner.
Mr. Jim Holiday approached the podium and introduced the architectural drawings listed a A2. He introduced drawings that were renderings of elevation showing each building having 24 units. He continued to describe the architectural features of the buildings such as horizontal siding, manufactured stone faced, stepped entrances. Each building would be approximately 40,000 ft. sq, 84 ft. depth and 184 ft. width. He continued to describe each level of the buildings that would have 1, 2 & 3 bedrooms, two fire rated stairwells and an elevator.
He concluded with no further few questions from the Board.

Chairman Dintino asked if there were any question from the Board?
None
Chairman Dintino asked if there were any questions from the Public?
None
Chairman Dintino asked for a motion to approve the application.
Mr. Thomas made the motion seconded by Mrs. Rossi..

Councilman Hutchinson left in the middle of this presentation, so unavailable to vote.

Roll Call:

Mr. Guevara	No
Mrs. Rossi	Yes
Mr. Thomas	No
Ms. Botsford	No
Mrs. Costa	Yes
Chairman Dintino	Yes

Ms. Lentini recognized the tie vote and clarified that the applicant was only requesting waivers and not variences. Therefore, she explained to the Board that there was NO reason to deny the application. She requested another vote.
Chairman Dintino asked for another roll call vote.

Roll Call:

Mr. Guevara	No
Mrs. Rossi	Yes
Mr. Thomas	Yes
Ms. Botsford	No
Mrs. Costa	Yes
Chairman Dintino	Yes

General Correspondence

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

Chairman Dintino asked for a motion to adjourn the meeting.
Mr. Guevara made the motion seconded by Mrs. Rossi..
Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING APROVAL OF MINOR SUBDIVISION WITH BULK VARIANCES AND WAIVERS FOR DUANE AND MICHELLE LITTLE APPLICATION NO.: 191019M

WHEREAS, on June 25, 2019, consideration was given to the application of Duane & Michelle Little (hereinafter "Applicant") for the property located at 1068 & 1070 Chewslanding Road, identified on the Tax Map for the Township of Gloucester as Block 20601, Lots 21 & 21.01 (hereinafter "Property") located in the Township's Residential ("R-1") Zone, for minor subdivision approval with bulk variances and waivers in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicants intend to adjust the lot lines between two (2) existing residential lots to create two (2) new residential lots by subdividing a 12,000 sf parcel of land from existing Block 20601, Lot 21 and incorporating the parcel into Lot 21.01, which will require a variance for lot size and various submission and/or design waivers; and

WHEREAS, Mr. Duane Little appeared on his own behalf, was sworn in, and testified in support of the Application; and

WHEREAS, the Applicant testified that he became the owner of the Property through his mother's will; that he is looking to make both lots exactly the same size notwithstanding older structures and drawings existing on the Property from many years ago; that the back parcel is shorter than the front parcel and that he would like to move the property line up 100 ft so both parcels are almost the same size; that a variance is required for the lot size of proposed Lot 21 resulting from the movement of the lot line, which will be smaller than the minimum lot size required by the LDO in the R-1 Zone; that existing utilities are not part of the proposed plan because utilities were taken care of many years ago, but that the Applicant agrees to submit notes on the plans for future utilities; and to include in the deed a small triangle property used for driveway access to the new lots; and

WHEREAS, the Board Professionals testified and confirmed the variance and waiver relief required in connection with the minor subdivision, explaining they had no objection to the Board granting same; and

WHEREAS, the Applicant agreed to comply with all comments, conditions, and recommendations set forth within Board Engineer Stephen Bach's May 29, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to comply with all comments, conditions, and recommendations set forth within Board Planner Kenneth Lechner's June 17, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

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

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

1. The Applicants are Duane & Michelle Little. The Property is located at 1068 & 1070 Chewslanding Road, identified on the Tax Map for the Township of Gloucester as Block 20601, Lots 21 & 21.01. The Applicant is the owner of the Property, which is located in the R-1 Zoning District.

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

3. Requested Relief: minor subdivision approval with bulk variances and waivers to adjust the lot lines between two (2) existing residential lots to create two (2) new residential lots by subdividing a 12,000 sf parcel of land from existing Block 20601, Lot 21 and incorporating the parcel into Lot 21.01

4. The Applicant proposes to subdivide the Property into two new lots ("Lot 21" and "Lot 21.01"). Resulting Lot 21 requires the following variance:

    a. Relief from Township Code § 405 F – requiring a minimum lot size of 1 acre whereas approximately .851 acres is proposed.

5. The Application further requires the granting of various checklist and other waivers as set forth in the Board Professionals' Review Letters.

6. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated June 17, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

7. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated May 29, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

8. The Applicant agreed, as conditions of approval, to comply with all comments, recommendations, and conditions set forth in the Board Planner's and Board Engineer's Review Letters.

9. With regard to the requested bulk variances as detailed in Paragraph 4 above, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(2); that is, the requested deviations from the LDO requirements set forth at Township Code § 405.F identified in paragraph 4 above advance several purposes of the MLUL, specifically: granting the variances will allow the Applicant to subdivide the Property as proposed and in a uniform manner, making appropriate use of open and available land to allow for permitted residential uses, increasing property values, and improving the overall appearance and visual aesthetics of the Property and Township, particularly by allowing the two lots to be approximately the same size rather than mis-matched in size and visual appearance. N.J.S.A. 40:55D-2a; N.J.S.A. 40:55D-2c; N.J.S.A. 40:55D-2g; N.J.S.A. 40:55D-2i.

10. In light of the testimony and other evidence presented, the Board further determined that the Application can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the Master Plan and LDO in light of the Applicant's proposed residential use, and because the requested variance involves no inherent public dangers or substantial public burdens and creates no adverse impact on the neighborhood. N.J.S.A. 40:55D-70.

11. With regard to the required waivers referenced in Paragraph 5 herein and more fully set forth in in the Board Professionals Review Letters, the Board finds the waivers to be reasonable under the circumstances and justified by the Applicant's testimony, particularly given that the Board Professionals did not object to the granting of same. Garofalo v. Burlington Tp., 212 N.J. Super. 458 (Law Div. 1985).

12. With regard to the requested minor subdivision approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the proposed minor subdivision complies with all minor subdivision and other standards, specifications, and requirements established by the LDO not addressed by variances and waivers as detailed herein, and that the Property is suitable for the proposed subdivision given the sufficient size of the Property and permitted residential uses in the R-1 Zone. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

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

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

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Guevara	X	
Councilman Hutchinson	X	
Ms. Rossi	X	
Mr. Thomas	X	
Ms. Botsford	X	
Ms. Costa	X	
Chairman Dintino		

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

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

2. The Applicant shall satisfy any and all affordable housing obligation resulting from the Application.

3. The Applicant shall revise the minor subdivision plans in accordance with the Board Professionals' recommendations, particularly with regard to future utilities to the rear lot, and to submit same for the review and approval of the Board Professionals.

4. The Applicant shall include in the deed the triangular property to be used for a driveway and designate same as a right of way.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board

as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

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

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

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

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

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

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

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

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

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

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

FRANK DINTINO, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 9th day of July 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 25th day of June 2019.

KENNETH LECHNER, SECRETARY

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 JUN 26 2019

For Office Use Only

Submission Date[1] _____ Application №.: 19-028M

☑ Planning Board ☐ Zoning Board of Adjustment

Taxes Paid Yes/No ✓ (Initial)

Fees $360.00 Project # 13271

Escr. $1,600 Escr.# 13271

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Kimley-Horn and Associates, Inc. c/o Paul Hughes	Name(s): Target Corp. c/o Joseph Perdew
Address: 50 South 16th Street, Suite 1650	Address: 50 South 10th Street
City: Philadelphia	City: Minneapolis
State, Zip: PA, 19102	State, Zip: MN, 55440
Phone: (215) 600 - 0365 Fax: ( ) -	Phone: (612) 761 - 1585 Fax: ( ) -
Email: paul.hughes@kimley-horn.com	

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
- ☐ _____

[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: Amee S. Farrell, Esq.	Firm: Kaplin Stewart
Address: 910 Harvest Drive	State, Zip: PA, 19422
City: Blue Bell	Phone: (610) 941 - 2547 Fax: ( ) -
	Email: afarrell@kaplaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Paul Hughes, P.E.	Name:
Address: 50 South 16th Street, Suite 1650	Address:
Profession: Civil Engineer	Profession:
City: Philadelphia	City:
State, Zip: PA, 19102	State, Zip:
Phone: (215) 600 - 0365 Fax: (___) ___ - ___	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email: paul.hughes@kimley-horn.com	Email:

7. Location of Property:

Street Address: 487 Cross Keys Road, Sicklerville, NJ 08081-9749 Block(s): 18320

Tract Area: 15.0 acres Lot(s): 3

8. Land Use:

Existing Land Use: Target

Proposed Land Use (Describe Application): Existing use is to remain as-is. Applicant is proposing to close off a portion of the existing parking lot that is to be used as a temporary construction staging area. The temporary staging area is to store all materials and equipment necessary for the Target remodel for the duration of construction (approximately 3 months). The staging area will consist of approximately 30 storage containers.

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.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	N/A
Front setback 2	N/A
Rear setback	N/A
Side setback 1	N/A
Side setback 2	N/A
Lot frontage	N/A
Lot depth	N/A
Lot area	N/A
Building height	N/A

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: N/A Number of parking spaces provided: N/A

Number of loading spaces required: N/A Number of loading spaces provided: N/A

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 06/26/2019

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).**

June 18, 2019
Date

Signature

JOSEPH M. PERDEW
Print Name

Sworn and Subscribed to before me this 18th day of June, 2019 (Year).

Signature

Miranda Smutka
Print Name

MIRANDA SARAH SMUTKA
Notary Public
Minnesota
My Commission Expires
Jan 31, 2022

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

Paul Hughes
Print Name

6/26/2019
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 _____, 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

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

June 27, 2019

Applicant: Kimley-Horn & Associates, Inc.
(TARGET CORP.)

Application : #191028M
Block: 18320 Lot: 3
Zoned: NVBP

LOCATION: 487 Cross Keys Road, Sicklerville, NJ 08081

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	☒	Traffic/Police
O	Kenneth Lechner, Planner	O	Fire District 1 2 3 4 5 6		

STATUS OF APPLICATION – MINOR SITE PLAN Applicant is proposing To close off a portion of the existing parking lot that is to be used as a temporary construction staging area. The temporary staging area is to store all materials and equipment necessary for the Target remodel for the duration of construction. (approximately 3 months) Area will consist of approximately (30) storage containers.

☑	1 Copy	Minor Site Plan of Survey/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

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 Target Corporation

Address 487 Cross Keys Rd Sicklerville, NJ 08081

Block 18320 Lot 3

7-1-19
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #191028M **Block: 18320** **Lot: 3**

■ 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. Timtohy R. Kohlmyer #206 Signature: 206 Date: 7/1/19

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

July 2, 2019

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

Attn: Ken Lechner, Community Development Director

Re: Minor Site Plan
Target – Chews Landing and Berlin Cross Keys Roads
Block 18320, Lot 3
Review No. 1
Bach Project No. GTPB-2019-7

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated June 26, 2019.
- Township of Gloucester Land Development Submission Checklist, dated June 26, 2019.
- Drawings entitled "Minor Site Plans for Target Temporary Construction Staging, Target Corp., 487 Cross Keys Road, Sicklerville, NJ 08081, Gloucester Township, Camden County, NJ, Block 18320, Lot 3", prepared by Kimley – Horn and Associates, Inc.:

Sheet	Title	Date/Last Revision
C-000	Cover Sheet	6-26-19 / None
C-100	Site Plan	6-26-19 / None
C-200	Staging Plan	6-26-19 / None

OWNER / APPLICANT:

Owner: Target Corp
c/o Joseph Perdew
50 South 10th Street
Minneapolis, Minnesota 55440
612-761-1585

Applicant: Kimley-Horn and Associates, Inc.
c/o Paul Huges
50 South 16th Street, Suite 1650
Philadelphia, PA 19102
215-600-0365
Paul.hughes@kimley-horn.com

PROJECT SUMMARY:

This application is for temporary construction staging in part of the existing parking lot that services an existing Target at the intersection of Cross Keys – Berlin Road and Chews Landing Road. The existing Target store wishes to utilize a portion of the existing parking lot to stage materials and equipment during interior building renovations. The proposed remodel to the store is estimated to take approximately three (3) months. No exterior site improvements or modifications are being proposed as part of this application. The applicant is seeking Minor Site Plan approval.

COMMENTS:

1. The signature block shown on the Cover Sheet shall be revised to read "Planning Board" in lieu of "Zoning Board".

2. The name and license number of the professional preparing the plan shall be shown on each plan.

3. Details of the proposed "Temporary Blockades" shall be shown on the plans. No blockades shall be located within any drive aisle.

4. Details of the proposed fencing shall be shown on the plans.

Upon completion of the store remodel the site shall be returned to pre-construction condition.

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
Paul Hughes (Applicant)
Joseph Perdew (Owner)

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

0-19-12

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING THE ADDITION OF BLOCK 13,103, LOTS 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN THE COLLEGE DRIVE REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW.

WHEREAS, the Township Council of the Township of Gloucester, County of Camden and State of New Jersey desires previously designated certain properties, known as Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as a "Non-Condemnation Redevelopment Area" in need of redevelopment and authorizing the Township of Gloucester to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain; and

WHEREAS, the "Non-Condemnation Redevelopment Area" is further identified in a report titled "Redevelopment Study & Preliminary Investigation Report, as prepared by T&M Associates, dated May 24, 2019; and

WHEREAS, the Township Council of the Township of Gloucester previously found that the public health, safety, morals and welfare of the community shall be promoted by the adoption of the redevelopment plan titled " College Drive Redevelopment Plan, " ("Redevelopment Plan") as prepared by the Department of Community Development & Planning dated March 2015; and

WHEREAS, the Township Council of the Township of Gloucester finds the addition of Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 to the Redevelopment Plan will facilitate economic growth and development in the Redevelopment Area; and

WHEREAS, the Planning Board of the Township of Gloucester has adopted a Master Plan Reexamination Report providing the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals and general welfare and the Township Council has determined that the Redevelopment Area is in an area in need of redevelopment; and

WHEREAS, the Township Council does hereby make the following findings for the addition of Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 within the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of Redevelopment Plan:

A.) The Planning Board of the Township of Gloucester in accordance with N.J.S.A. 40A:12A-6, conducted a public hearing on June 11, 2019, during which factual testimony was taken and all persons who were or would be affected by the Redevelopment area has an opportunity to be heard; and

B.) The Planning Board of the Township of Gloucester is required to provide

The Township Council a report containing its recommendation concerning the Redevelopment Plan including objectives consistent with the goals for development and redevelopment of the Township as expressed in the Master Plan; and

C.) Township Council does hereby desire to move forward with first reading of this Ordinance subject to review and report by the Planning Board; and

D.) It is the intent of Township Council to move forward with second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with Township Council's review of recommendations of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden and State of New Jersey as follows:

SECTION 1. The Township Council of the Township of Gloucester, does hereby adopt the addition of Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in the "College Drive Redevelopment Plan" for the Redevelopment Area so designated.

SECTION 2. In accordance with N.J.S.A. 40A:12A-7(c), the Zoning Map as included in Ordinance O-03-03, known as the Land Development Ordinance of the Township of Gloucester , be and hereby is amended to designate the aforementioned Block and Lots to the Redevelopment Area as the "CD-RD-College Drive Redevelopment District"

SECTION 3. The Township Council is designated as the Redevelopment Entity under the "College Drive Redevelopment Plan," and may proceed with clearance, re-planning, development and redevelopment of the Redevelopment Area to effectuate the purposes of the Local Redevelopment and Housing Law.

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

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

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

Introduced: July 8, 2019

Adopted:

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

Mayor
David R. Mayer