Township of Gloucester
Planning Board Agenda
July 23, 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 – July 9, 2019

RESOLUTIONS FOR MEMORIALIZATION

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.**

#191028M — **Minor Site Plan**
Kimley-Horn & Associates — **Block: 18320 Lot: 3**
Associates
TARGET CORP.

APPLICATIONS

#191027M
601Cross Keys, LLC
Renal Dialysis Clinic
Zoned: HC

Minor Site Plan
Block: 18501 Lot: 16.01
Location: 601 Cross Keys
Sicklerville
Renal Dialysis Clinic
Out patient facility.
Chronic kidney health
Conditions on an out
Patient basis.

General Correspondence

Major Technical Modification: Upland Waterfront Development Individual Permit:
Transition Area Waiver Averaging:
Application for Wetlands General Permit #11
Major Site Plan for Lower Landing Rd., Holiday Inn Express & Suites

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday July 9, 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	Absent
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Absent
Mr. Hojnowski	Present
Mrs. MacPherson	Present
Ms. Botsford	Absent
Mrs. Costa	Absent
Chairman Dintino	Present
Mr. Boraske 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.

Minutes for Memorialization

Minutes from June 25, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mr. Guevara made the motion seconded by Mrs. Rossi.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Chairman Dintino	Yes

Resolutions for Memorialization

#191019M
Duane & Michelle Little
Zoned: #1

Minor Subdivision
Block: 20601 Lot: 21:01

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

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Chairman Dintino	Yes

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

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

Mr. Dintino introduced the Resolution. Mr. Boraski explained to the Board that there was an amendment to the resolution on page 4, reflecting public testimony made to the board during the meeting.

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

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Chairman Dintino	Yes

Application for Review

#191028M
Kimley-Horn & Associates
TARGET Corp.

Minor Site Plan
Block: 18320 Lot: 3
Location: 487 Cross Keys
Sicklerville
Applicant proposing close off portion existing parking lot that's a construction staging area to store all remodeling materials and equipment @ 30 storage containers during remodel of approx. 3 months duration.

NOTES:
Mr. Dan Utan approached the podium representing Target Corp. for a Minor Site Plan approval for a temporary staging area to store materials need for store renovation.
He stated that renovation would include both interior and exterior of the store with a completion time of three (3) months.
He introduced Mr. Tony Diggan a civil engineer who was sworn in. Mr. Diggan produced an aerial map of the site as Exhibit A1. He proceeded to describe the area location of the storage area and it attributes.
The site would be on the south west corner of the parking lot. There would be two drive isles about seventy-three (73) parking spaces blocked by containers and temporary crowd control blockade or cones. There would be 3-4 refuse dumpsters with 20-40 storage containers for materials to be used for the store renovation. There would be No Utilities to the site.
No Variances or Waivers are needed. Temporary Zoning approval is needed because of the extra storage containers expiring August 31.
Mr. Bloch stated that the blockade part of the application is mainly for the zoning office enforcement and he had nothing further to discuss.

Chairman Dintino asked if there were any question from the Board?
Mrs. McPherson made a statement that there was a stop sign knocked down on the drive isle and wanted to know if that would be replace. Mr. Diggan agreed on replacement but its on the landlords track and he will inform the landlord.
Chairman Dintino asked if there were any questions from the Public?
None
Chairman Dintino asked for a motion to approve the application.
Mr. Hojnowski made the motion seconded by Mrs. Rossi.

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

0-19-12

Adopting the Addition of Block: 13103 Lots: 3.01-12 in the College Drive Redevelopment Plan In Accordance w/ N.J.S.A. 40A:12A-et Seq. Local

NOTES:
Mr. Bach introduced the adoption and recommended that the Board approve it.

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

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

Statement
After the conclusion of the regular meeting, Mr. Boraski opened the Public portion of the meeting to hear the concerns of a resident about the documentation of the minutes from last weeks meeting. The resident stated that certain aspects from Mr. Bach's statements in response to her questions about traffic volumes and the traffic study were not recorded properly in the minutes. Mr. Boraski stated that it was unfortunately that the transcription of those statements was due to the tape being inaudible during that portion. He stated that he would investigate to see if a revision can be made with more information on that portion of the tape that was inaudible.
If a revision was to be made, she would be notified and it would be posted on the Township web site.

General Correspondence

NONE

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

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER RECOMMENDING ADOPTION OF ORDINANCE 0-19-12

WHEREAS, the Township Council of the Township of Gloucester ("Township Council"), in the County of Camden, State of New Jersey, has proposed for adoption Ordinance 0-19-12 "Ordinance of the Township of Gloucester, County of Camden and State of New Jersey Adopting 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 in Accordance with N.J.S.A. 40A:12A-1 et seq., Local Development and Housing Law" (the "Ordinance"); and

WHEREAS, the Ordinance is a land development regulation in that it adds to, amends, or otherwise modifies the Township's Land Development Ordinance and Zoning Map; and

WHEREAS, the Ordinance also amends the Township's College Drive Redevelopment Plan by adding Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, and 12 to the College Drive Redevelopment Plan; 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, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7e further provides that any redevelopment plan or amendment thereto 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 and N.J.S.A. 40A:12A-7e, the Township Council transmitted the Ordinance to the Township Planning Board ("Board") for its report and recommendations thereon regarding the consistency of the Ordinance with the Township's Master Plan; and

WHEREAS, at a regular meeting held on July 9, 2019 the Board reviewed and discussed the Ordinance, the College Drive Redevelopment Plan, the Township's Master Plan, land use regulations, and the status of the Township's redevelopment and affordable housing development efforts with the Board Engineer and expert Professional Planner, Steven Bach, PE, RA, PP, CME; and the Board Solicitor Stephen J. Boraske, Esq.; and

WHEREAS, based upon his review of the Ordinance, the College Drive Redevelopment Plan, and the Township's Master Plan and land use regulations, the Board Engineer and Professional Planner offered his expert opinion, testified, and recommended adoption of the Ordinance to the Board; and

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

WHEREAS, based on the Ordinance, testimony, and other evidence presented at the July 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 Ordinance.** The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Ordinance.

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

4. **Conclusion as to Ordinance.** The Board hereby finds and concludes that the entirety of the Ordinance and amendment to the College Drive Redevelopment Plan is substantially consistent with, adheres to, and advances the purposes of the Township's Master Plan, N.J.S.A. 40:55D-26a, the goals, objectives, and purposes of the College Drive Redevelopment Plan, N.J.S.A. 40A:12-7e, and the Board therefore recommends the Ordinance be adopted by Township Council.

WHEREAS, upon motion duly made by Ms. Rossi and seconded by Mr. Hojnowski, the Board voted to find the entirety of Ordinance 0-19-12 substantially consistent with and designed to effectuate the purposes of the Township's Master Plan and the College Drive Redevelopment Plan, and to recommend to Township Council that Ordinance 0-19-12 be adopted in accordance with law; and a roll call vote was duly recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Bradley	X	
Ms. Rossi	X	
Mr. Guevera	X	
Mr. Hojnowski	X	
Ms. MacPherson	X	
Mr. Dintino	X	

NOW, THEREFORE, IT IS HEREBY RECOMMENDED by the Planning Board of the Township of Gloucester that the Ordinance 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 23rd 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 9th day of July 2019.

_____
KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SITE PLAN APPROVAL FOR KIMLEY-HORN AND ASSOCIATES, INC. (TARGET CORP.) APPLICATION NO.: 191028M

WHEREAS, on July 9, 2019 consideration was given to the application of Kimley-Horn and Associates, Inc. (Target Corp.) (hereinafter "Applicant") for the property located at 487 Cross Keys Road, identified on the Tax Map for the Township of Gloucester as Block 18320, Lot 3 (hereinafter "the Property"), located in the Township's NVBP – New Vision Business Park District, for Minor Site Plan approval in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, the Applicant proposes to close off a portion of the existing Target parking lot at the Property that is to be used as a temporary construction staging area for the storage of materials and equipment necessary for the Target store remodel; and

WHEREAS, Dan Butane, Esq., appeared on behalf of the Applicant and Mr. Tony Diggan, PE, was sworn in, qualified and accepted as an expert in Professional Engineering, and testified in favor of the application; and

WHEREAS, throughout the course of the Applicant's public hearing, Mr. Butane introduced the following exhibits: Exhibit A1 – Previously Submitted Minor Site Plan Sheets; and

WHEREAS, Mr. Butane introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed minor site plan; and

WHEREAS, referencing Exhibit A1, Mr. Diggan testified as to the proposed site improvements and the Applicant's reasons for the proposed improvements, explaining the Applicant proposes to close off a portion of the existing Target parking lot at the Property that is to be used as a temporary construction staging area for the storage of materials and equipment necessary for the Target store remodel; that the Applicant's appearance before the Board was required because the Applicant proposes to increase the number of storage containers to be used at the Property during the Target store's remodel; that there will be exterior changes or improvements to the existing Target store or site conditions; that the remodel will take approximately three (3) months; and that the Applicant intends to store anywhere from 20-40 containers in the closed off portion of the parking lot during the remodel; and

WHEREAS, the Board and Board Professionals questioned and discussed with the Applicant's attorney and witness several miscellaneous issues relating to the Property and the Application; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within the Board Engineer Stephen Bach, PE, RA, PP, CME July 2, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the meeting was open 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 site plan approval:

1. The Applicant is Kimley-Horn Associates, Inc. and the Property Owner is Target Corporation. The Property is 487 Cross Keys Road., identified on the Tax Map for the Township of Gloucester as Block 18320, Lot 3. The Property is located in the NVBP 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 site plan approval to permit the Applicant to close off a portion of the existing Target parking lot at the Property to be used as a temporary construction staging area for the storage of materials and equipment necessary for the Target store remodel, including 20-40 storage containers.

4. The Application does not require any variances or other waivers.

5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated July 2 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.

6. With regard to the requested minor site plan approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the proposed minor site plan complies with all site plan 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 improvements given the size of the Subject Property and the existing use as a Target store. 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. Hojnowski and seconded by Ms. Rossi to **APPROVE** the Application as set forth herein, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Bradley	X	
Ms. Rossi	X	
Mr. Guevera	X	
Mr. Hojnowski	X	
Ms. MacPherson	X	
Mr. Dintino	X	

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

1. The Applicant shall comply with the comments and conditions set forth in the Board Engineer's July 2, 2019 Review Letter to the satisfaction of the Board Engineer.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

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

11. 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 23rd 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 9th day of July 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.

_X_ Taxes Paid Certification. Confirmation requested

_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).

____ 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 19 2013

For Office Use Only

Submission Date[1]: _____ Application №.: 19.027 M

Taxes Paid Yes/No FP (Initial)

Fees 350. Project # 13255

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1600 Escr.# 13255

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: 601 Cross Keys LLC	Name(s): Same as applicant
Address: 14 Woodglen Lane	Address:
City: Voorhees	City:
State, Zip: New Jersey 08043	State, Zip:
Phone: (770) 795 - 1234 Fax: (770) 795 - 4620	Phone: (770) - Fax: (770) -
Email: c/o bob@freemanandmintzpa.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: Robert D. Mintz, Esq.	Firm: Feeman & Mintz, P.A.
Address: 34 Tanner Street	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 795 - 1234 Fax: (856) 795 - 4620
	Email: bob@freemanandmintzpa.com

6. Name of Persons Preparing Plans and Reports:

Name: Alex Roush of Alex Roush Architects, Inc.	Name:
Address: 2255 Cumberland Pkwy., Bldg. 100	Address:
Profession: Architect	Profession:
City: Atlanta	City:
State, Zip: GA 30339	State, Zip:
Phone: (770) 333 - 7878 Fax: (770) 333 - 7902	Phone: (770) ___ - ___ Fax: (770) ___ - ___
Email: rachel@aroush.com / chris@aroush.com	Email:

7. Location of Property:

Street Address: 601 Berlin Cross Keys Road Block(s): 18501

Tract Area: 3.98 acres Lot(s): 16.01

8. Land Use:

Existing Land Use: Church

Proposed Land Use (Describe Application): Renal Dialysis Clinic - out-patient facility.

Treats patients with chronic kidney health conditions on an out-patient basis.

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: Unsealed 3/19 survey Maser; multi-page Alex Roush Architects including site layout elevations and site adjustments.

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None

13. Zoning

All pre-existing conditions to remain unchanged.

All Applications	Proposed
Front setback 1	75'
Front setback 2	
Rear setback	30'
Side setback 1	10'
Side setback 2	10'
Lot frontage	590'
Lot depth	E 308' / W 280'
Lot area	3.98 acres
Building height	30'

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: 49 Number of parking spaces provided: 73

Number of loading spaces required: 1 Number of loading spaces provided: 1

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

601 CROSS KEYS LLC

By: _____ 6/19/2019

Signature of Applicant 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).**

601 Cross Keys LLC

By: _____
Signature

6-19-2019
Date

DEVANG LODHAVIA
Print Name

Sworn and Subscribed to before me this

19 day of JUNE

2019 (Year).

GREGORY J DAWSON
Commission # 50027706
Notary Public, State of New Jersey
My Commission Expires
November 30, 2020

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

601 Cross Keys LLC

By: _____
Signature of Applicant

DEVANG LODHAVIA
Print Name

6/19/2019
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:

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

DEVANG LODHAVIA
Name of property owner or applicant

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

Notary public

GREGORY J DAWSON
Commission # 50027706
Notary Public, State of New Jersey
My Commission Expires
November 30, 2020

LAW OFFICES

FREEMAN & MINTZ, P.A.

ROBERT D. MINTZ
LAURA A. COCHET

34 TANNER STREET
HADDONFIELD, N.J. 08033-2482
856-795-1237
FAX: 856-795-4620
E-mail: bob@freemanandmintzpa.com

STANTON D. FREEMAN
(Retired)

FILE NO. L22909M

July 3, 2019

Tax Collector
Township of Gloucester
Chews-Landing Clementon Road at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012

RE: PLATE 0415, BLOCK 18501, LOT 16.01

Dear Sir/Madam:

Our client anticipates application for site plan approval for the premises located at Block 18501, Lot 16.01, Gloucester Township. Under the provisions of New Jersey law, every application for development submitted to the Planning Board must be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the premises; or if delinquent, any approval or other relief granted by the Board may be conditioned upon prompt payment or the making of adequate provision for payment.

Accordingly, we ask that you advise the Secretary to the Planning Board of the tax status of Block 18501, Lot 16.01. This property is currently owned by 601 Cross Keys LLC.

Please provide the original to the Secretary to the Planning Board; however, we would also ask that you provide a copy to this office in the envelope provided. I thank you for your cooperation and courtesy, and remain,

RECEIVED
JUL 19 2019

Very truly yours,

Robert D. Mintz
For the Firm
RDM:ra
Encls.

FILE #L22909M

No taxes billed

Taxes paid: Yes_____ No_____

Amount owed (if any) $ Added/omitted to be billed in Oct.

Sandra Ferguson
Signature of Tax Collector

Date of Report: 7/9/19

Submitted to Secretary of Planning Board this 9th day of July, 2019.

LAW OFFICES

FREEMAN & MINTZ, P.A.

ROBERT D. MINTZ
LAURA A. COCHET

34 TANNER STREET
HADDONFIELD, N.J. 08033-2482
856-795-1237
FAX: 856-795-4620
E-mail: bob@freemanandmintzpa.com

STANTON D. FREEMAN
(Retired)

FILE NO. L22909M

July 17, 2019

Mr. Ken Lechner
Township of Gloucester
1261 Chews Landing Road
Blackwood, New Jersey 08012

RECEIVED
JUL 18 2019
BY:

RE: 601 CROSS KEYS, LLC

Dear Mr. Lechner:

Enclosed herewith is the original Affidavit of Ownership with regard to the above-noted project, a copy of which was e-mailed to you previously.

Very truly yours,

Roseann Andaloro
Assistant to Bob Mintz
Encl.
Via UPS Overnight Delivery #1Z F11 F07 22 1001 651 6

RECEIVED
JUL 18 2019
BY:

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
: SS.
COUNTY OF :

Devang Lodhavia, of full age, being duly sworn on his/her oath according to law deposes and says that:

1. I am the owner and have access to the names and addresses of all members.

2. Upon review of 601 Cross Keys, LLC's books and records I have ascertained that there are no other members holding a share of 10% or greater in 601 Cross Keys, LLC.

3. The complete list of members holding a 10% or greater share is:

NAME		ADDRESS
Devang Lodhavia	100%	14 Woodglen Lane Voorhees, New Jersey 08043

Devang Lodhavia

DATED: 7/17/2019

Sworn to and subscribed
before me this 17th day
of July, 2019.

Jessie M Danks

JESSIE M DANKS
Commission # 2453996
Notary Public, State of New Jersey
My Commission Expires
November 16, 2020

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
SCOTT OWENS
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

NANCY J. POWER
Township Clerk

July 9, 2019

Our records indicate that the below referenced property was tax exempt, therefore there are no taxes assessed to this property, however, with the new owner, taxes will be billed as an added/omitted tax in October 2019

Name: **601 Cross Keys LLC**
Address: 601 Cross Keys Rd
Block: 18501 Lot: 6.01

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson
Gloucester Township Tax Collector

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)
www.glotwp.com

Printed on recycled paper

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

June 25, 2019

RECEIVED
JUN 25 2019
BY:

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

Re: Application #191027M
Renal Dialysis Clinic
601 Berlin Cross Keys Road, Sicklerville, NJ 08081
Block 18501, Lot 16.01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bmt 60

B

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

June 20, 2019

Applicant: 601 Cross Keys Rd.
Renal Dialysis Clinic

Escrow: #13255
Application : #191027M
Block: 18501 Lot16.01
Zoned: HC

LOCATION: 601 Berlin Cross Keys Road, Sicklerville

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Renal Dialysis Clinic – out patient facility. Treats patients with chronic kidney health conditions on an out patient basis
MINOR SITE PLAN

- ☑ 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

Ok JK Bldg 7-2-19

SIGNATURE----------

Robert: This transmittal came in today

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

June 20, 2019

Applicant: 601 Cross Keys Rd.

Renal Dialysis Clinic

Escrow: #13255
Application : #191027M
Block: 18501 Lot16.01
Zoned: HC

LOCATION: 601 Berlin Cross Keys Road, Sicklerville

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Renal Dialysis Clinic – out patient facility. Treats patients with chronic kidney health conditions on an out patient basis
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☐	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

- need to change 6" connection to 5" size connection

SIGNATURE

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #191027M **Block: 18501** **Lot: 16.01**

■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

RECEIVED
JUN 25 2019

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: 206 Date: 6/23/19

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camdencounty

Making It Better, Together.

RECEIVED JUN 19 2010

Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- ◯ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ◯ One (1) Copy of Local Municipal Application
- ◯ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- ◯ One(1) Set of Plans
- ◯ Two (2) Copies of the Affidavit of Ownership
- ◯ One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plan & Site Plan Revision Requirements

- ⊗ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ⊗ One (1) Copy of Local Municipal Application
- ⊗ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- ⊗ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)

  (Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- ◯ Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans) Waiver requested per pre-existing structures and access
- ◯ Two (2) Copies of a Signed and Sealed Survey Waiver requested, no change to existing footprint

  (Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- ◯ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event) Waiver requested, no change to impervious
- ◯ Two (2) Sets of Traffic Impact Study (If available) Waiver requested, dialysis treatment, limited patient access, less than peak prior us
- ◯ Two (2) Copies of the Local Engineer Report To be provided
- ⊗ Two (2) Copies of the Affidavit of Ownership
- ◯ One (1) Copy of Pinelands Certificate of Filing (If applicable)
- ◯ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- ◯ Map or Most Recent Aerial Photo of Site
- ◯ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

  (The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X_____
Certification of Completeness
Signature By Local Official

X_____
Signature of Agent or Applicant

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #191027M** **Escrow #13255**
601 Cross Keys, LLC
BLOCK 18501, Lot 16.01
601 Cross Keys Road

DATE: February 5, 2015

The Applicant requests minor site plan approval to convert an existing church building into a "Renal Dialysis Clinic – out patient facility" within the HC – Highway Commercial District. The project is located on the northwest side of Berlin-Cross Keys Road southwest of Sicklerville Road.

The plans have been reviewed and the following comments are offered for your consideration.

- Applicant: 601 Cross Keys, LLC, 14 Woodglen Lane, Voorhees, NJ 08043 (telephone #856-795-1234).
- Architect: Alex Rousch Architects, Inc., 2255 Cumberland parkway, Building 100, Atlanta, GA (telephone #770-333-7878).
- Attorney: Robert D. Mintz, Esq. Freeman & Mintz, 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 6/19/19.
2. Plan of Survey, as prepared by maser Surveying, LLC, comprising one (1) sheet dated 3/06/19.
3. Affidavit of Ownership date 07/17/19.
4. Architectural plans, as prepared by Alex Rousch Architects, Inc. consisting of the following:

Sheet	Plan Description	Date / Latest Revision
E-2	Floor Plan - Electrical	3-07-19 / 5-15-19
T-2	Site Plan	3-07-19 / 5-15-19
A-0	Demolition Floor Plan	3-07-19 / 5-15-19
A-0.1	Demo Roof Plan	3-07-19 / 5-15-19
A-0.5	NJ DOH Plan	3-07-19 / 5-22-19
A-9	Building Elevations	3-07-19 / 5-15-19
A-10	Exterior Wall Section	3-07-19 / 5-15-19
A-11	Exterior Wall Section/Window Details	3-07-19 / 5-15-19

II. ZONING REVIEW

1. Medical office is a permitted use [§416.B(5)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	3.986 ac.	yes
Lot frontage (min.)	80 ft.	590 ft.	yes
Lot depth (min.)	200 ft.	279.67 ft.	yes
Building Coverage (max.)	25%	±4.9%[1]	yes
Lot Coverage (max.)	75%	±27.4%[1]	yes
Front yard (min.)	75 ft.	±148 ft.	yes
Side yard (min.)	10 ft.	421.2 ft. / 87 ft.	yes / yes
Rear yard (min.)	30 ft.	42.5 ft.	yes
Building Height (max.) - canopy	1 story	±16 ft.	yes
Floor Area Ratio	0.25	0.049	yes
PARKING AREA SETBACKS			
Parking (min.) 3 spaces per doctor, plus 1 per 200 sf Total	---- 54 spaces spaces	n/p 79 spaces	___
From any right-of-way (min.)	25 ft.	50.1 ft.	yes
From Side Property Line (min.)[2]	10 ft.	±150 ft.[1] / ±195 ft.[1]	yes / yes
From Rear Property Line (min.)[2]	10 ft.	±15 ft.[1]	yes

[1] = Scaled data.

n/p = Not provided.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with minor site plan as per §817, Submission Checklist. The Applicant must provide the following required checklist items or requested a waiver.

Waiving underlined comments is not recommended

1. The plan must be revised to indicate "Minor Site Plan for (Name of Development)" [Checklist #13(a)].
2. The plan must be revised to provide the name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
4. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
    a. The plans may be revised to provide a key map of the zoning map to address this requirement.

5. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
    a. The plan should be revised to provide a zoning schedule to address this requirement.
6. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
    a. The plan should be revised to provide a zoning schedule to address this requirement.
7. Area of original tract to the nearest one hundredth of an acre [Checklist #38].
    a. The plan should be revised to provide a zoning schedule to address this requirement.
8. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
    a. The plan should be revised to provide a zoning schedule to address this requirement.
9. 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].
10. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
    a. The plans should be revised to provide signature blocks to an outside fold.
11. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
    a. Defer to Board Engineer.
12. The plan must be revised to provide the driveway aisles with dimensions [Checklist #78].
13. Loading areas and number thereof [Checklist #80].
    a. The Applicant should provide testimony to address loading areas, if any.

IV. WAVIER COMMENTS

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

Waiving underlined comments is not recommended

1. Four (4) copies of the Recycling Report. [Checklist #8].
    a. The application should provide testimony to address refuse and recycling and the whether the existing trash enclosure is adequate to address the proposed use.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. The Applicant must provide testimony addressing the presence or absence of freshwater wetlands.

3. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
    a. The plans depict the area on the Township municipal tax map.
4. The names, locations, right-of-way widths and purposes of existing and proposed easements and other right-of-ways in the subdivision. [Checklist #47].
5. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing building and proposed or existing lot line, and as indication of those to be removed. [Checklist #52].
    a. The plans should be revised to provide the survey information on the site plan.
6. 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].
    a. Defer to Board Engineer.
7. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
    a. The plans should be revised to address any proposed grade changes.
8. 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].
9. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
10. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
11. Location of each inlet, manhole or other appurtenance [Checklist #67].
12. Slope of line [Checklist #68].
13. Pipe material type [Checklist #69].
14. Strength, class or thickness [Checklist #70].
15. Erosion control and soil stabilization method [Checklist #71].
16. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
17. 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].
18. Fire lanes [Checklist #77].
    a. Defer to Fire Marshal.
19. Radii at curbline [Checklist #87].
20. Traffic control devices [Checklist #89].
21. Streetlights. [Checklist#90].
22. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
23. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
24. Proposed grades [Checklist #95].
    a. The plan should be revised to provide the grading for the proposed new ADA curb cut ramp and truncated domes and sidewalk to entrance.
25. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

a. The plans should be revised to provide details for all proposed site improvements including but limited to concrete curb, sidewalks, ADA warning devices, landscaping, etc.

26. Size and types of pipes and mains [Checklist #98].
27. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
28. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].
29. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

V. VARIANCE COMMENTS

The application as submitted does not require any variances.

VI. MINOR SITE PLAN REVIEW COMMENTS

1. The plans should be revised to provide at least five (5) evergreen trees approximately seven (7) feet on center within an open area along the rear buffer landscaping to complete the screening to the adjacent residential uses as per §507.B, Buffering.
2. The applicant should provide testimony to address if the existing lighting is satisfactory for the proposed use and in working condition as per §508, Lighting.
3. The plans should be revised to provide a masonry trash enclosure with the following detail notations as per §510, L, Refuse/Recyclable Storage Area.
   a. "Exterior covering shall be compatible with that of the principal structure."
   b. A solid gate that can be opened and fastened closed shall be provided.
4. The plans should be revised to graphically depict the location of all proposed concrete curb, sidewalks, walkways, ADA warning devices, and appropriate details as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.
5. The plans should be revised to indicate the existing sidewalk along Berlin-Cross Keys Road will be edged to provide the four (4) foot width (the existing grass is encroaching and reducing the 4' width) and repair any damaged and/or elevated sidewalks (I believe anything greater than ¼" elevation is the County standard for repair) as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.
6. The plans should be revised to provide a "piano key" striping pattern cross walk for the entrance drive from Berlin-Cross Keys Road as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.
7. The plan should be revised to provide notation(s) that the retention basin would be maintained to remove existing tall grass and other obnoxious growth and a maintenance schedule for the ongoing maintenance for the basin and stormwater infrastructure as per §517.H(8), Stormwater Management Systems (General).
8. Consideration should be given to revise the plan to provide fencing to enclose the full perimeter of the drainage basin, as per §517.J(4), Retention (Infiltration) System.

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.

There are no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review these concerns, please contact our office at (856) 374-3511.

cc: Robert D. Mintz, Esq.
Alex Rousch Architects, Inc.
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

July 18, 2019

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

Attn: Ken Lechner, P.P., AICP
Community Development Director

Re: Minor Site Plan Review
Renal Dialysis Clinic
601 Cross Keys, LLC
601 Berlin Cross Keys Road
Block 18501, Lot 16.01
Review No. 1
Bach Project No. GTPB-2019-7
Application No. 191027M

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated June 19, 2019.
- Survey entitled "Plan of Survey, Lot 16.01, Block 18501, Gloucester Township, Camden County, New Jersey", prepared by Maser Surveying, LLC, dated 3-6-19, no revision.
- Plans entitled "Gloucester MBBI, U.S. Renal Care, 601 Berlin Cross Keys Rd., Gloucester Township, NJ 08081", prepared by Alex Roush Architects, Inc.:

Sheet	Title	Date/Last Revision
T-1	Site Plan	3-19-19 / 5-15-19
A-0	Demolition Floor Plan	3-19-19 / 5-15-19
A-0.1	Elevations and Roof Demo Plan	3-19-19 / 5-15-19
A0-5	NJDOH Floor Plan	3-19-19 / 5-15-19
A-9	Elevations	3-19-19 / 5-15-19
A-10	Sections	3-19-19 / 5-15-19
A-11	Window Details	3-19-19 / 5-15-19

304 White Horse Pike • Haddon Heights, NJ 08035 • Phone (856) 546-8611 • Fax (856) 546-8612

OWNER / APPLICANT:

601 Cross Keys, LLC
14 Woodglen Lane
Voorhees, NJ 08043
770-795-1234

PROJECT SUMMARY:

This application is for a change in use from an existing church to a proposed renal dialysis center. The property consists of an existing masonry building and associated parking and site improvements. The property is located on the northwesterly side of Berlin Cross keys Road (County Route 689), southwest of New Brooklyn – County House Road (County Route 705).

The site is a 4 acre parcel of land located in the Highway Commercial (HC) Zoning District. The applicant is proposing minor site improvements and is seeking a Minor Site Plan approval.

COMMENTS:

Our office performed a site inspection on July 17, 2019 and have reviewed all information submitted for conformance with the Township's Land Development Ordinance. We offer the following comments regarding the application:

1. The Site Plan requires additional information. At a minimum, necessary dimensions, notes, and details shall be added to the plan.

2. The plan shall clearly delineate and note any items to be demolished.

3. The existing trash enclosure (see attached photo) shall conform to ordinance standards. A detail shall be shown on the plan.

4. The plan indicates that the existing paving is to be "resealed". During our site visit it was discovered that areas of the existing paving are in need of repair (see attached photo). The existing asphalt pavement shall be repaired where necessary prior to sealcoating. Construction details shall be provided to clarify restoration of asphalt.

5. The applicant shall provide notes and details regarding the proposed pavement striping that will be required following the proposed sealcoating of the existing bituminous pavement. The standard parking spaces shall be striped a minimum dimension of 9' x 18' with white thermoplastic or epoxy paint and the handicap parking spaces shall be painted with blue thermoplastic or epoxy paint. Notes and details of the handicap parking spaces shall be shown on the plans

6. Our office defers construction of the proposed handicap ramp to the building code official. It is the applicant's responsibility to ensure and demonstrate that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

7. The Site Plan shall provide details of the proposed enclosure for the new generator. Also, the applicant must demonstrate what sound attenuation is being provided for the proposed generator. It is noted that no sound levels shall exceed the sound-level limits as contained in Title 7, Chapter 29, of the New Jersey Administrative Code which states "No person shall cause, suffer, allow or permit sound from any industrial, commercial, or community service facility that, when measured at any residential property line of any affected person, is in excess of any of the following:

    a. From 7 am to 10 pm:
        i. Continuous airborne sound which has a sound level in excess of 65 dBA.

    b. From 10 pm to 7 am:
        i. Continuous airborne sound which has a sound level in excess of 50 dBA.

8. During our site visit it was discovered that the existing site lighting appears insufficient. The applicant shall provide a light survey confirming the existing light coverage of the site and to determine if additional lighting is required. Additionally, the applicant shall provide testimony regarding security lighting, timing, and hours of operation as applicable.

9. During our site visit it was discovered that some of the existing landscaping appears overgrown onto the adjacent drive aisle and may impede traffic flow (see attached photo). The drive aisles shall be clear of debris and overgrowth.

10. Our office recommends additional landscaping be added to the site. We defer review to the Board Planner for his recommendation.

When revised plans and associated application materials are submitted, they are to be accompanied by a point by point response. This office reserves the right to make additional comments upon receipt of revised plans and associated application materials.

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

Very truly yours,
BACH ASSOCIATES, PC

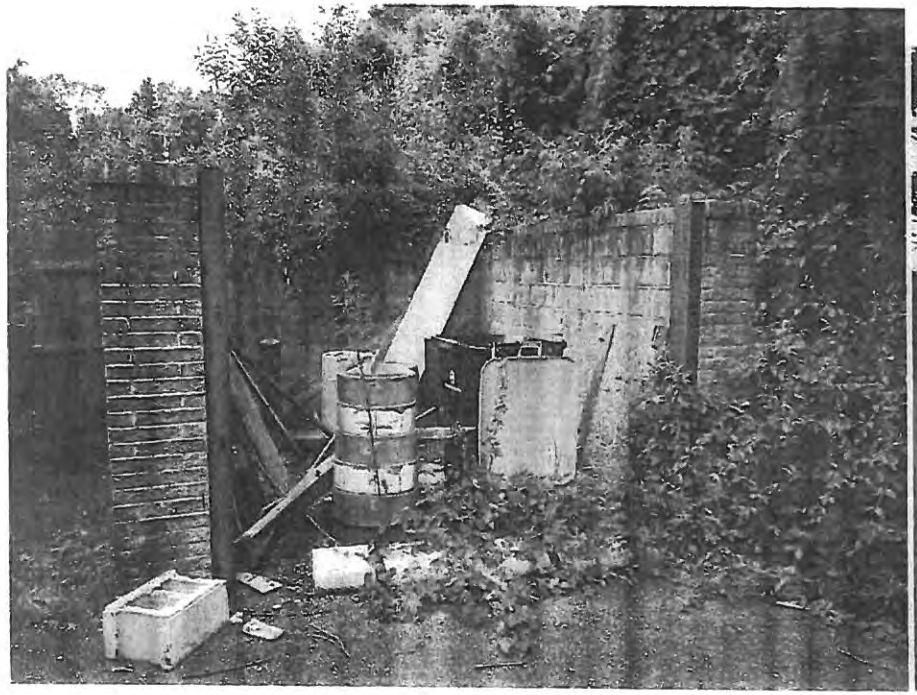
Steven M. Bach, PE, RA, PP, CME
President

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
601 Cross Keys, LLC (Applicant / Owner)
Robert D. Mintz, Esq. (Applicant's Professional)
Alex Rousch, (Applicant's Professional)

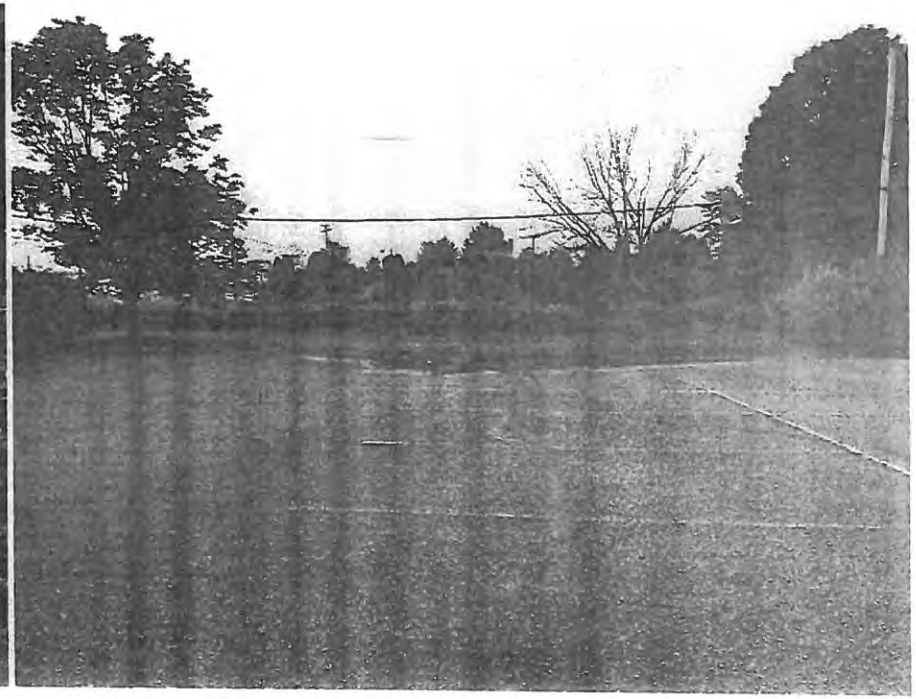
S:\GTPB2019 Gloucester Twp PB\-7 Renal Dialysis Clinic Minor Site Plan\GTPB2019-7 Renal Dialysis Clinic Review No 1.doc

304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

Site Photographs of Renal Dialysis Clinic
601 Berlin Cross Keys Road
Sicklerville, NJ
July 17, 2019



Existing Trash Enclosure

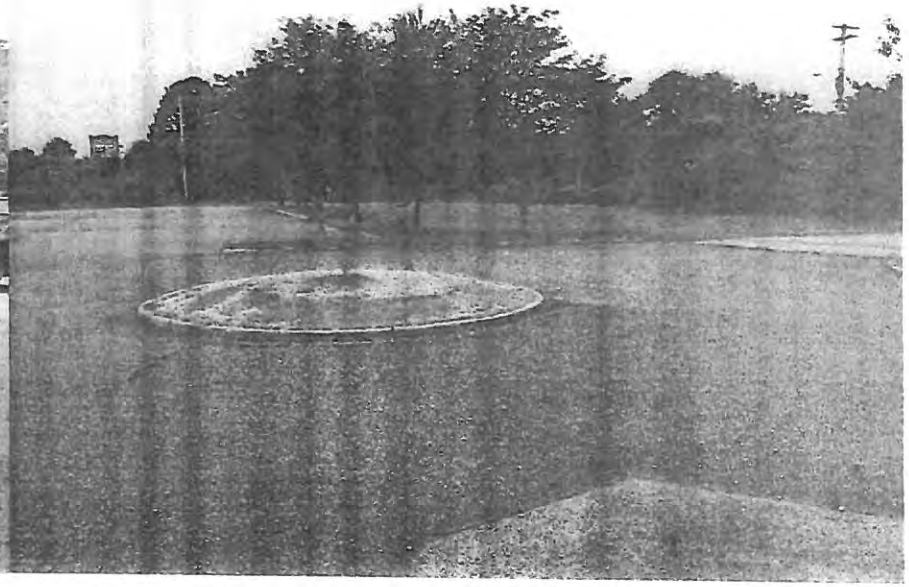


Southeast corner of existing parking lot

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

Site Photographs of Renal Dialysis Clinic
601 Berlin Cross Keys Road
Sicklerville, NJ
July 17, 2019

Overgrown Landscaping along rear building access drive



Existing Entrance Island and parking lot landscaping

BACH Associates, PC
ENGINEERS · ARCHITECTS · PLANNERS

CAMDEN COUNTY PLANNING BOARD APPLICATION

camdencounty

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Gloucester Dialysis - U.S. Renal Care

Project Address (if applicable) & Municipality: 601 Cross Keys Road

Abuts County Road: Berlin Cross Keys Road County Route No.: _____

Type of Submission (please check one):

- ◯ New Site Plan
- ◯ New Minor Subdivision
- ◯ New Major Subdivision
- ◯ Request for Letter of No Impact or Waiver Review
- (X) Revision to Prior Site Plan - new occupant, footprint of occupied building area of Church is unchanged.

  Original Site Plan Application No.: Unknown Date Originally Approved: _____
- ◯ Resubmission of Major Subdivision

  Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 0415

Block(s): 18501

Lot(s): 16.01

Existing Zoning: Highway/Commercial

Variance(s) Required: None - all pre-existing conditions to continue

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: 601 Cross Keys LLC Phone: c/o 856-795-1234 Fax: c/o 856-795-4620

Address: 14 Woodglen Lane Town & State: Voorhees, New Jersey

Email: c/o bob@freemanandmintzpa.com Zip.: 08043

Attorney: Freeman & Mintz, P.A. Robert D. Mintz, Esq. Phone: 856-795-1234 Fax: 856-795-4620

Address: 34 Tanner Street Town & State: Haddonfield, New Jersey

Email: bob@freemanandmintzpa.com Zip.: 08033

Architect: ~~Engineer~~: Alex Roush Architects, Inc. Phone: 770-333-7878 Fax: 770-333-7902

Address: 2255 Cumberland Pkwy., Bldg. 100 Town & State: Atlanta, GA

Email: rachel@aroush.com / chris@aroush.com Zip.: 30339

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	(X) Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ **Other**:

Project Description & Statistics:

Short Description of Project: Conversion of existing church with accessory parking into a Renal Dialysis Medical Office facility with a canopy entry and adjustment to internal walkways by 1,196 square feet of new walkway and generator pad replacing 1,480 square feet of existing walkway (reduction, therefore, of impervious).

Increase in Impervious Coverage?: ~~YES~~ / NO Total ~~Increase~~ or Decrease: 284 square feet

Total Amount of Land Disturbed: 2,709 square feet

Total Gross SF of all Buildings/ Development: 6,977 square foot existing structure

Total New Residential Units:

Total New Jobs Created: 6 - 7 (plus 1 - 3 part-time) in shifts

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? ~~YES~~ / NO

Will new lots be created? YES / NO How Many New Lots? _____

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

601 CROSS KEYS LLC

Name of Applicant: DEVANG LODHAVIA

Signature of Applicant: _____ Date: 6/19/2019

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

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

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camden county

Making It Better, Together.

Applicant's Name: 601 Cross Keys LLC

Project Name: Gloucester Dialysis Municipality: Gloucester Township

Project Address: 601 Berlin Cross Keys Plate: 0415 Block: 18501 Lot: 16.01

Type of Plan

◯ Minor Subdivision (3 lots or less) ◯ Major Subdivision (4 lots or more) ◯ Site Plan

Subdivision Fees

◯ Minor Review Fee ($200.00) ..... $ _____

◯ Major Review Fee ($500.00) ..... $ _____

Site Plan Fees

(X) Design Review Fee ($500.00) ..... $ 500.00

(X) Total Parking Spaces ($8.00/Space) Zero as only existing parking, none added ..... $ -0-

◯ Dwelling Units ($16.00/Unit) ..... $ _____

◯ Dedication, Easement, Deed, Etc. Review Fee ($150.00) ..... $ _____

◯ Inspection Fee ($200.00) ..... $ _____

Additional/ Other Fees

◯ Preliminary Fee ($200.00) ..... $ _____

◯ Concept Drawing Review Fee ($200.00) ..... $ _____

◯ Request for Waiver Review or Letter of No Impact ($200.00) ..... $ _____

◯ Revisions ($200.00) ..... $ _____

◯ Signing of Filing Plats ($150.00) ..... $ _____

601 Cross Keys LLC

Total $ 500.00

X _____ 6/19/2019

Signature of Agent or Applicant *Date*

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

*All Plans, Applications, Dedications, Easements, Deeds, etc. **MUST** be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application*

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: 601 Cross Keys LLC

Is the Company a Corporation? ~~YES~~ / NO

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

Is the Company a Partnership? ~~YES~~ / NO

Is Company an Individual Owner? ~~YES~~ / NO

Is Company a New Jersey Limited Liability Company? YES

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

Name	Address	Title
Devang Lodhavia	14 Woodglen Lane, Voorhees, New Jersey 08043	100

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

By: X _____ 6/19/2019
Signature of Owner & Title ***Date***

X _____ _____
Signature of Owner & Title ***Date***

VIA CERTIFIED MAIL

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning

RECEIVED
JUL 15 2019
BY:

July 12, 2019

Mr. Kenneth D. Lechner, PP, AICP
Department of Community Planning and Development
1261 Chews Landing Rd.,
Gloucester Township, NJ 08021

Re: Major Technical Modification: Upland Waterfront Development Individual Permit;
Major Technical Modification: Transition Area Waiver Averaging;
Application for Wetlands General Permit #11
Major Site Plan for Lower Landing Road Holiday Inn Express & Suites
Submitted by Sahaj Hospitality, LLC

Regarding property at: Block 2601: Lot #'s 5-7, 2000 North Black Horse Pike
Gloucester Township, Camden County, New Jersey

Dear Ken:

This letter is to provide the Board with legal notification that an application for the following approvals will be submitted to the State of New Jersey Department of Environmental Protection, Division of Land Use Regulation, for the development shown on the enclosed plan for a proposed 73 Room Hotel, fenced in patio, 79 space parking lot, 425 foot long retaining wall, and stormwater basin and outfall.

- Major Technical Modification of a Waterfront Development Individual Permit
- Major Technical Modification of a Transition Area Waiver
- Freshwater Wetlands General Permit #11

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Gloucester Township Supervisor

Sincerely,

Applicant: Sahaj Hospitality, LLC c/o
Atul Patel
2000 N. Black Horse Pike
Blackwood, NJ 08012

Agent: The Pettit Group, LLC
497 Center Street
Sewell, NJ 08080
Attn: John M. Pettit, PE

Enclosure (copy of DLUR Application & Site Plan)

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

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

Is this project a NJDOT Priority 2 Repair Project? Yes ☐ No x

1. Applicant Name: Mr./Ms./Mrs Sahaj Hospitality, LLC, c/o Atul Patel E-Mail: atulrps@yahoo.com
   Address: 2000 N. Blackhorse Pike Daytime Phone: (302) 528-3951 Ext.
   City/State: Blackwood, NJ Zip Code 08012 Cell Phone: (302) 528-3951
2. Agent Name: Mr./Ms./Mrs John M. Pettit, P.E.
   Firm Name: The Pettit Group, LLC E-Mail: jpettit@pettitgroup.com
   Address: 497 Center Street Daytime Phone: 856-464-9600 Ext.
   City/State: Sewell, NJ Zip Code 08080 Cell Phone: 856-796-0815
3. Property Owner: Mr./Ms./Mrs Same as Applicant E-mail:
   Address: Daytime Phone: Ext.
   City/State: Zip Code Cell Phone:
4. Project Name: Lower Landing Road Holiday Inn Express & Suites Address/Location: 2000 N. Blackhorse Pike
   Municipality: Gloucester Township County: Camden Zip Code 08012
   Block(s): 2601 Lot(s): 5-7
   N.A.D. 1983 State Plane Coordinates (feet) E (x): 332460 N(y): 364642 *Not Longitude/Latitude*
   Watershed: Lower Delaware Subwatershed: Woodbury/Big Timber/Newton Creeks
   Nearest Waterway: North Branch Big Timber Creek (below Laurel Rd)
5. Project Description: THE APPLICANT IS PROPOSING TO CONSTRUCT A NEW 73 ROOM HOTEL WITH ASSOCIATED SITE IMPROVEMENTS

Provide if applicable: Previous LUR File # (s): NJDEP File No.: 0415-17-0001.1 Waiver request ID # (s):

A. SIGNATURE OF APPLICANT (required):

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

Signature of Applicant

07/09/2019
Date

Atul Patel, Sahaj Hospitality, LLC
Print Name

Signature of Applicant

Date

Print Name

B. PROPERTY OWNER'S CERTIFICATION

I hereby certify that the undersigned is the **owner of the property** upon which the proposed work is to be done. This endorsement is certification that the owner/easement holder grants permission for the conduct of the proposed activity. In addition, written consent is hereby giver to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection(s) or survey(s) of the property in question.

In addition, the undersigned property owner hereby certifies:

1. Whether any work is to be done within an easement? Yes ☐ No x
   (If answer is "Yes" – Signature/title of resonsible party is required below)
2. Whether any part of the entire project will be located within property belonging to the State of New Jersey? Yes ☐ No x
3. Whether any work is to be done on any property owned by any public agency that would be encumbered by Green Acres? Yes ☐ No x
4. Whether this project requires a Section 106 (National Register of Historic Places) Determination as part of a federal approval? Yes ☐ No x

Signature of Owner

07/09/2019
Date

Atul Patel, Sahaj Hospitality, LLC
Print Name

Signature of Owner/Easement Holder

Date

Print Name/Title

C. APPLICANT'S AGENT

I Atul Patel, the Applicant/Owner and _____, co-Applicant/Owner authorize to act as my agent/representative in all matters pertaining to my application the following person:

John M. Pettit, P.E.
Name of Agent

Professional Civil Engineer
Occupation/Profession of Agent

Signature of Applicant/Owner

Signature of co-Applicant/Owner

AGENT'S CERTIFICATION:

I agree to serve as agent for the above-referenced applicant:

Signature of Agent

The Pettit Group, LLC
Name of Firm

D. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

Signature

JOHN M. PETTIT, P.E., C.M.E.
Print Name

PROJECT ENGINEER, THE PETTIT GROUP, LLC
Position & Name of Firm

NJ LIC. # GE 37906
Professional License #

7/9/19
Date

E. STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS (other than engineering)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

Signature

JOHN M. PETTIT, P.E., C.M.E.
Print Name

PROJECT ENGINEER, THE PETTIT GROUP, LLC
Position & Name of Firm

NJ LIC. # GE 37906
Professional License #
(If Applicable)

7/9/19
Date

FEE CALCULATION TIPS:

- Whenever the calcuation requires an acreage figure (including the Stormwater calculations), you will need to round UP to the nearest whole number, for example: 0.25 acres gets rounded up to one (1) acre or 2.61 acres gets rounded up to three (3) acres.
- The maximum fee for a CAFRA Individual permit, an Upland Waterfront Development permit, or an In-Water Waterfront Development permit is $30,000 per permit type. For example: if you are applying for both an upland and an in-water Waterfront Development the maximum fee is applied to each permit for a maximum total of $60,000 plus any applicable stromwater review fee.
- The stormwater review fee is applied only one time per project, maximum of $20,000, regardless of multiple applications.

APPLICATION(S) FOR: Please check each permit/authorization that you are applying for and fill in the calculated fee (for each) in the "Fee Paid" column

	Coastal General Permits	Fee Amount	Fee Paid
☐	CZMGP1 Amusement Pier Expansion	$1,000.00	
☐	CZMGP2 Beach/Dune Activities	$1,000.00	
☐	CZMGP3 Voluntary Reconstruction Certain Residential/Commercial Dev.	$1,000.00	
☐	CZMGP4 Development of one or two SFH or Duplexes	$1,000.00	
☐	CZMGP5 Expansion or Reconstruction SFH/Duplex	$1,000.00	
☐	CZMGP6 New Bulkhead/Fill Lagoon	$1,000.00	
☐	CZMGP7 Revetment at SFH/Duplex	$1,000.00	
☐	CZMGP8 Gabions at SFH/Duplex	$1,000.00	
☐	CZMGP9 Support Facilities at a Marina	$1,000.00	
☐	CZMGP10 Reconstruction of Existing Bulkhead	$1,000.00	
☐	CZMGP11 Hazard Waste Clean-up	$1,000.00	
☐	CZMGP12 Landfall of Utilities	$1,000.00	
☐	CZMGP13 Recreation Facility at Public Park	$1,000.00	
☐	CZMGP14 Bulkhead Construction & Fill Placement	$1,000.00	
☐	CZMGP15 Construction of Piers/Docks/Ramps in Lagoons	$1,000.00	
☐	CZMGP16 Minor Maintenance Dredging in Lagoons	$1,000.00	
☐	CZMGP17 Eroded Shoreline Stabilization	$1,000.00	
☐	CZMGP18 Avian Nesting Structures	$1,000.00	
☐	CZMGP19 Modification of Electrical Substations	$1,000.00	
☐	CZMGP20 Legalization of the Filling of Tidelands	$1,000.00	
☐	CZMGP21 Construction of Telecommunication Towers	$1,000.00	
☐	CZMGP22 Construction of Tourism Structures	$1,000.00	
☐	CZMGP23 Geotechnical Survey Borings	$1,000.00	
☐	CZMGP24 Habitat Creation, Restoration, Enhancement, Living Shorelines	No Fee	No Fee
☐	CZMGP25 1 to 3 Turbines < 200 Feet	$1,000.00	
☐	CZMGP26 Wind Turbines < 250 Feet	$1,000.00	
☐	CZMGP27 Dredge Lagoon (post storm event)	$1,000.00	
☐	CZMGP28 Dredge post Bulkhead Failure	$1,000.00	
☐	CZMGP29 Dredge Marina (post storm event)	$1,000.00	
☐	CZMGP30 Aquaculture Activities	$1,000.00	
☐	CZMGP31 Placement of Shell (shellfish areas)	$1,000.00	
☐	CZMGP32 Application of Herbicide in Coastal Wetlands	$1,000.00	
☐	CZM Permit-by-Certification *(On-line application ONLY)*	$1000.00	

	Coastal Individual Permits	Fee Amount	Fee Paid
☐	CAFRA – IP SFH or Duplex	$2,000	
☐	CAFRA – IP Residential not SFH/duplex	$3,000 x _____ # of units	
☐	CAFRA – IP Commercial, Industrial or Public	$3,000 x _____acres of the site	
☐	WD - IP SFH or Duplex (Upland/Landward of MHWL)	$2,000	
☐	WD – IP Residential not SFH/duplex (Upland/Landward of MHWL)	$3,000 x _____ # of units	
☐	WD – IP Commercial, Industrial or Public Development (Upland/Landward of MHWL)	$3,000 x _____acres of the site	
☐	WD - IP SFH or Duplex (Waterward of MHWL)	$2,000	
☐	WD – IP Residential not SFH/duplex (Waterward of MHWL)	$3,000 x _____acres of water area impacted	
☐	WD – IP Commercial, Industrial or Public Development (Waterward of MHWL)	$3,000 x _____acres of water area impacted	
☐	CSW – IP SFH or Duplex	$2,000	
☐	CSW – IP All Development not SFH/duplex	$3,000 x _____acres of wetlands disturbed	

	Additional Coastal Authorizations	Fee Amount	Fee Paid
☐	Modification of a Coastal GP	$500	
☐	Minor Technical Modification of a Coastal Wetland Permit	$500 x _____# of items to be revised	
☐	Minor Technical Modification of a CAFRA IP	$500 x _____# of items to be revised	
☐	Minor Technical Modification of a Waterfront IP	$500 x _____# of items to be revised	
☐	Major Technical Modification of a Coastal Wetland Permit	0.30 x _____original fee = Fee (Minimum $500)	
☐	Major Technical Modification of a CAFRA IP	0.30 x _____original fee = Fee (Minimum $500)	
x	Major Technical Modification of a Waterfront IP	0.30 x $23,500 original fee = Fee (Minimum $500)	$7,050
☐	Zane Letter (Waterfront Development Exemption)	$500	
☐	CAFRA Exemption Request	$500	
☐	CZM General Permit Extension	$240 x _____# of GPs to be extended	
☐	Waterfront Development Individual Permit – Extension (Waterward of MHWL)	0.25 x _____original fee = Fee (Maximum $3,000)	
☐	Meadowlands District Water Quality Certificate	$5,000 + ($2,500 x _____ # acres regulated area disturbed)	
☐	Individual Permit Equivalency/CERCLA	No Fee	No Fee

	Consistency Determination	Fee Amount	Fee Paid
☐	Water Quality Certificate (NOTE: No fee required under the coastal program)	$5,000 + ($2,500 x _____ # acres regulated area disturbed)	
☐	Federal Consistency	No Fee	No Fee

APPLICATION(S) FOR: Please check each permit/authorization that you are applying for and fill in the calculated fee (for each) in the "Fee Paid" column

	Freshwater Wetlands General Permits	Fee Amount	Fee Paid
☐	FWGP1 Main. & Repair Exist Feature	$1,000.00	
☐	FWGP2 Underground Utility Lines	$1,000.00	
☐	FWGP3 Discharge of Return Water	$1,000.00	
☐	FWGP4 Hazard Site Invest/Cleanup	$1,000.00	
☐	FWGP5 Landfill Closures	$1,000.00	
☐	FWGP6 Filling of Non-Tributary Wetlands	$1,000.00	
☐	FWGP6A TA Adj. to Non-Tributary Wetlands	$1,000.00	
☐	FWGP7 Human-made Ditches/Swales in Headwaters	$1,000.00	
☐	FWGP8 House Additions	$1,000.00	
☐	FWGP9 Airport Sight-line Clearing	$1,000.00	
☐	FWGP10A Very Minor Road Crossings	$1,000.00	
☐	FWGP10B Minor Road Crossings	$1,000.00	
x	FWGP11 Outfalls / Intakes Structures	$1,000.00	$1,000
☐	FWGP12 Surveying and Investigating	$1,000.00	
☐	FWGP13 Lake Dredging	$1,000.00	
☐	FWGP14 Water Monitoring Devices	$1,000.00	
☐	FWGP15 Mosquito Control Activities	$1,000.00	
☐	FWGP16 Creation/Restoration/Enhancement Habitat	No Fee	No Fee
☐	FWGP17 Trails / Boardwalks	$1,000.00	
☐	FWGP17A Non-Motorized Multi-Use Paths	$1,000.00	
☐	FWGP18 Dam Repairs	$1,000.00	
☐	FWGP19 Docks and Piers	$1,000.00	
☐	FWGP20 Bank Stabilization	$1,000.00	
☐	FWGP21 Above Ground Utility Lines	$1,000.00	
☐	FWGP22 Expansion Cranberry Growing (Pinelands)	No Fee	No Fee
☐	FWGP23 Spring Developments	$1,000.00	
☐	FWGP24 Malfunctioning Individual Septic Systems	No Fee	No Fee
☐	FWGP25 Minor Channel / Stream Cleaning	$1,000.00	
☐	FWGP26 Redevelop Previously Disturbed Site	$1,000.00	
☐	FWGP27 Application of herbicide in wetlands	$1,000.00	

	Highlands	Fee Amount	Fee Paid
☐	Pre-application Meeting	$500.00	
☐	Resource Area Determination Presence/Absence	$500.00	
☐	Resource Area Determination ≤ one acre	$500.00	
☐	Resource Area Determination > one acre	$750 + ($100 x ____# of acres of the site)	
☐	Resource Area Determination Extension	0.25 x ____original fee (Minimum $500)	
☐	HPAAGP 1/ Habitat Creation/Enhance	No Fee	No Fee
☐	HPAAGP 2 Bank Stabilization	$500.00	
☐	Preservation Area Approval (PAA)		
☐	PAA with Waiver (Specify type below)		
	Waiver Type:		
☐	HPAA Extension	$1,000	

	Freshwater Individual Permits	Fee Amount	Fee Paid
☐	FWW IP-SFH/Duplex-Wetlands	$2,000	
☐	FWW IP-Wetlands (not SFH/Duplex)	$5,000 + ($2,500 x ____# acres FWW disturbed)	
☐	FWW IP-SFH/Duplex-Open Water	$2,000	
☐	FWW IP-Open Water (not SFH/Duplex)	$5,000 + ($2,500 x ____# acres FWW disturbed)	

	Freshwater Wetlands Transition Area Waivers	Fee Amount	Fee Paid
☐	TAW Averaging Plan	*With valid LOI* $1,000 + ($100 x ____# acres TA disturbed)	
☐	TAW Hardship Reduction		
☐	TAW Reduction per N.J.A.C. 7:7A-8.1(d)		
☐	TAW Special Activity Individual Permit		
☐	TAW Special Activity Linear Development	*Without valid LOI* $1000 + ($100 x ____acres TA disturbed) + LOI Fee	
☐	TAW Special Activity Redevelopment		
☐	TAW Special Activity Stormwater		

	Letter of Interpretation	Fee Amount	Fee Paid
☐	LOI Presence Absence	$1,000.00	
☐	LOI Footprint of Disturbance (3 Maximum)	$1,000.00 each	
☐	LOI Delineation ≤ 1.00 Acres	$1,000.00	
☐	LOI Verification	$1,000 + ($100 x____# of acres of the site)	
☐	LOI Partial Site Verification	$1,000 + ($100 x____# of acres of the site subject to LOI)	
☐	LOI Extension Presence/Absence, Footprint, Delineation < 1 acre (Re-Issuance)	$500	
☐	LOI Extension Line Verification (Re-Issuance)	0.50 x ____original fee (Minimum $500)	

	Additional Freshwater Wetlands Authorizations	Fee Amount	Fee Paid
☐	FWGP Administrative Modification	No fee	No Fee
☐	FWGP Minor technical modification	$500.00	
☐	FWGP Major technical modification	$500.00	
☐	Individual Permit Administrative Modification	No Fee	No Fee
☐	Individual Permit Minor Technical Modification	$500.00	
☐	Individual Permit Major Technical Modification	0.30 x ____original fee (Minimum $500)	
☐	TAW Administrative Modification	No Fee	No Fee
☐	TAW Minor Technical Modification	$500.00	
x	TAW Major Technical Modification	0.30 x $1,100 original fee (Minimum $500)	$500
☐	FWGP Extension	$500 x ____# of items to be extended	
☐	Individual Permit/Open Water Permit Extension	0.30 x ____original fee (Minimum $500)	
☐	TAW Extension	$500 x ____# of items to be extended	
☐	Freshwater Wetlands Exemption	$500.00	
☐	TAW Exemption	$500.00	
☐	Permit Equivalency/CERCLA	No Fee	No Fee

APPLICATION(S) FOR: Please check each permit/authorization that you are applying for and fill in the calculated fee (for each) in the "Fee Paid" column

	Flood Hazard Area General Permits	Fee Amount	Fee Paid
☐	FHAGP1 Channel Clean w/o Sediment Removal	No Fee	
☐	FHAGP1 Channel Clean w/Sediment Removal	No Fee	
☐	FHAGP2 Mosquito Control	$1,000.00	
☐	FHAGP3 Scour Protection Bridges/Culverts	$1,000.00	
☐	FHAGP4 Creation/Restoration/Enhancement of Habitat and Water Quality Values and Functions	No Fee	
☐	FHAGP5 Reconstruction and/or Elevation of Building in a Floodway	No Fee	
☐	FHAGP6 Construction of One SFH/Duplex and Driveway	$1,000.00	
☐	FHAGP7 Relocation of Manmade Roadside Ditches for Public Roadway Improvements	$1,000.00	
☐	FHAGP8 Placement of Storage Tanks	$1,000.00	
☐	FHAGP9 Construction/Reconstruction of Bride/Culvert Across Water < 50 Acres	$1,000.00	
☐	FHAGP10 Construction/Reconstruction of Bride/Culvert Across Water ≥ 50 Acres	$1,000.00	
☐	FHAGP11 Stormwater Outfall Along Regulated Water <50 Acres	$1,000.00	
☐	FHAGP12 Construction of Footbridges	$1,000.00	
☐	FHAGP13 Construction of Trails and Boardwalks	$1,000.00	
☐	FHAGP14 Application of herbicide in riparian zone	$1,000.00	

	Flood Hazard Area Individual Permits	Fee Amount	Fee Paid
☐	FHA - IP SFH and/or Accessory Structures	$2,000	
☐	Individual Permit (Fee is calculated by adding the base fee to the specific elements below)	$3,000 Base Fee	
	FHA – IP Utility*	+ ($1,000 x _____# of water crossings)	
	FHA - IP Bank/Channel (No Calculation Review) *	+ $1,000	
	FHA - IP Bank/Channel (With Calculation Review) *	+ ($4,000 + ($400 x_____per 100 linear ft.))	
	FHA - IP Bridge/Culvert/Footbridge/Low Dam (No Calculation Review)*	+ ($1,000 x _____ # of structures)	
	FHA - IP Bridge/Culvert/Footbridge/Low Dam (With Calculation Review) *	+ ($4,000 x _____ # of structures)	
	FHA – Review of Flood Storage Displacement (net fill) Calculations*	+ $4,000	
	Total	IP Review Fee	

	Flood Hazard Area Verifications	Fee Amount	Fee Paid
☐	Verification-Delineation of Riparian Zone Only	$1,000	
☐	Verification-Method 1 (DEP Delineation) *	$1,000	
☐	Verification-Method 2 (FEMA Tidal Method) *	$1,000	
☐	Verification-Method 3 (FEMA Fluvial Method) *	$1,000	
☐	Verification-Method 4 (FEMA Hydraulic Method)	$4,000 + ($400 x _____per 100 linear feet)	
☐	Verification-Method 5 (Approximation Method) *	$1,000	
☐	Verification-Method 6 (Calculation Method)	$4,000+($400 x _____per 100 linear feet)	

*Fee not applicable to (1) SFH

	Additional Flood Hazard Area Authorizations	Fee Amount	Fee Paid
☐	FHA Hardship Exception Request	$4,000	
☐	FHA GP Administrative Modification	No Fee	No Fee
☐	FHA GP Minor technical modification	$500 x _____# of proejct elements to be revised	
☐	FHA GP Major technical modification	0.30 x_____original fee (Minimum $500)	
☐	FHA Individual Permit Administrative Modification	No Fee	No Fee
☐	FHA Individual Permit Minor Technical Modification	$500 x _____# of proejct elements to be revised	
☐	FHA Individual Permit Major Technical Modification	0.30 x_____original fee (Minimum $500)	
☐	FHA Verification Administrative Modification	No Fee	No Fee
☐	FHA Verification Minor Technical Modification	$500 x _____# of proejct elements to be revised	
☐	FHA Verification Major Technical Modification	0.30 x_____original fee (Minimum $500)	
☐	FHA GP Extension	$240	
☐	FHA Individual Permit Extension	0.25 x_____original fee	
☐	FHA Verification Extension of Methods 1, 2, 3, 5, or Riparian Zone Only	$240	
☐	FHA Verification Extension of Methods 4 or 6	0.25 x_____original fee	
☐	FHA Individual Permit Equivalency/CERCLA	No Fee	No Fee
☐	FHA GP Administrative Modification	No Fee	No Fee

Stormwater Review Fee (Maximum Fee = $20,000)	Fee Amount (Round UP to the nearest whole number)	Fee Paid
☐ Stormwater Review (Fee is calculated by adding the base fee to the specific elements below)	$3,000 Base Fee	
Review of Groundwater Calculations	+ $250 x__# acres disturbed	
Review of Runoff Quantity Calculations	+ $250 x__# acres disturbed	
Review of Water Quality Calculations	+ $250 x ___# acres impervious surface	
Total	Stormwater Review Fee *Original fee ($5,500) X 0.3 = $1,650	$1,650

	Applicability Determination	Fee Amount	Fee Paid
☐	Coastal Applicability Determination	No Fee	No Fee
☐	Flood Hazard Applicability Determination	No Fee	No Fee
☐	Highlands Jurisdictional Determination	No Fee	No Fee
☐	Executive Order 215	No Fee	No Fee

TOTAL FEE:	$10,200
CHECK NUMBER:	0115

*Fee not applicable to (1) SFH

APPLICANT NAME: Sahaj Hospitality, LLC FILE # (if known): NJDEP File No.: 0415-17-0001.1

APPLICATION FORM - APPENDIX I

Section 1: Please provide the following information for the overall project site. All area measurements shall be recorded **in acres to the nearest thousandth** (0.001 acres).

PROPOSED:	PRESERVED	UNDISTURBED	DISTURBED
RIPARIAN ZONE	0.129	0.117	0.012
CZMRA FORESTED (CZMRA IP – Only)			
E & T HABITAT Endangered and/or Threatened			
FRESHWATER WETLANDS	0.123	0.123	0

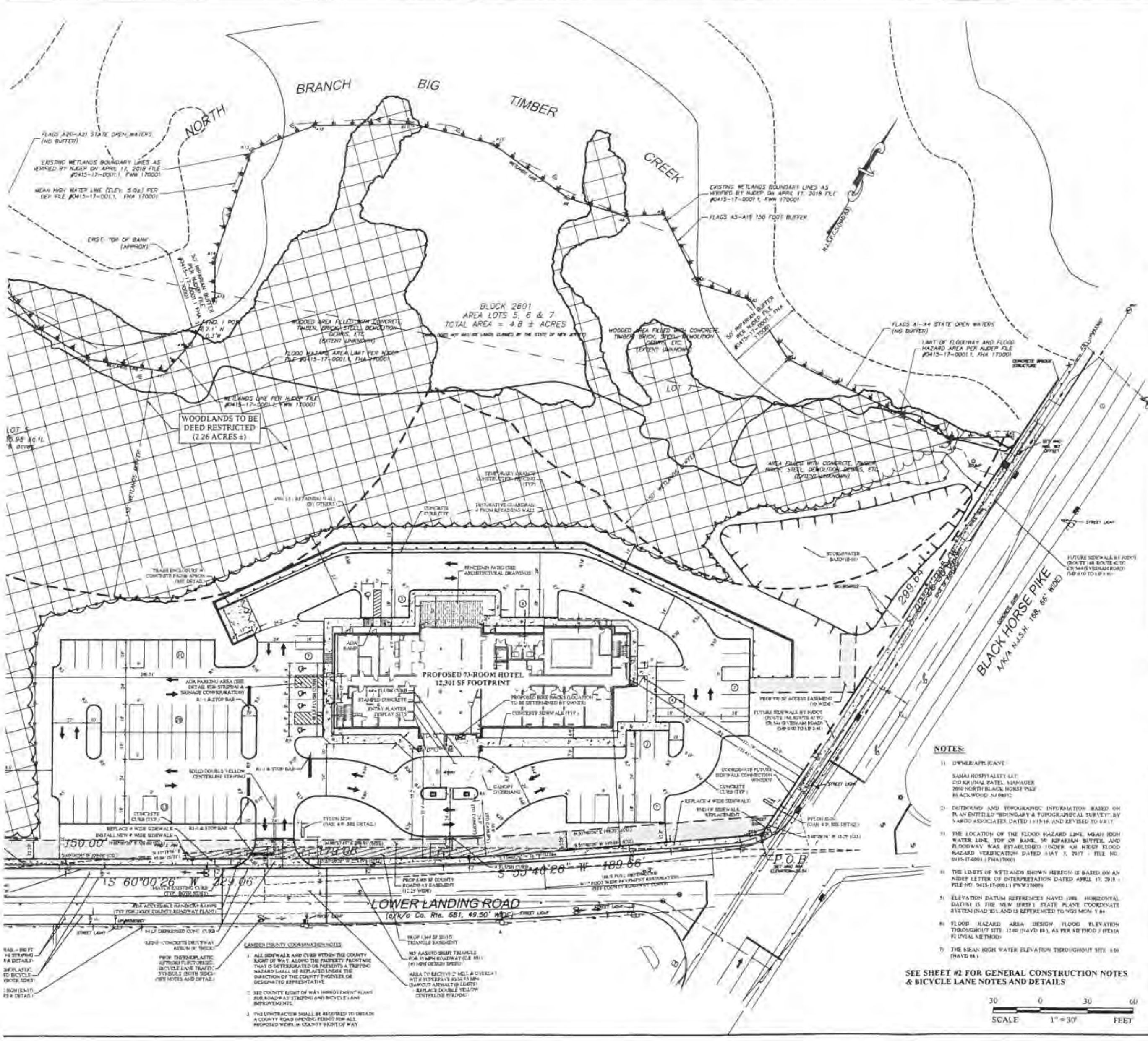
Section 2: Please provide the following information for each permit/authorization requested pursuant to the Freshwater Wetlands Protection Act. All area measurements shall be recorded **in acres to the nearest thousandth** (0.001 acres). Use additional sheets if necessary

PERMIT TYPE	GP-11	WETLAND TYPE *Emergent, Forest, Shrub, Etc.*	FORESTED	RESOURCE CLASSIFICATION *Ordinary, Intermediate, Exceptional, EPA, Etc.*	Exceptional

PROPOSED DISTURBANCE:	WETLANDS	TRANSITION AREA	SOW
FILLED	0	0	0
EXCAVATED	0	0.010	0.001
CLEARED	0	0.010	0.001
TEMPORARY DISTURBANCE	0	0	0

PERMIT TYPE	Transition Area Averaging Modification	WETLAND TYPE *Emergent, Forest, Shrub, Etc.*	FORESTED	RESOURCE CLASSIFICATION *Ordinary, Intermediate, Exceptional, EPA, Etc.*	Exceptional

PROPOSED DISTURBANCE:	WETLANDS	TRANSITION AREA	SOW
FILLED	0	0.017	0
EXCAVATED	0	0.196	0
CLEARED	0	0.213	0
TEMPORARY DISTURBANCE	0	0	0



NOTES:

1) OWNER/APPLICANT:

SAHAJ HOSPITALITY LLC
C/O KRUNAL PATEL, MANAGER
2000 NORTH BLACK HORSE PIKE
BLACKWOOD, NJ 08012

2) OUTBOUND AND TOPOGRAPHIC INFORMATION BASED ON PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY" BY VARGO ASSOCIATES DATED 11/15/16 AND REVISED TO 4/4/17.

3) THE LOCATION OF THE FLOOD HAZARD LINE, MEAN HIGH WATER LINE, TOP OF BANK, 50' RIPARIAN BUFFER, AND FLOODWAY WAS ESTABLISHED UNDER AN NJDEP FLOOD HAZARD VERIFICATION DATED MAY 3, 2017 - FILE NO. 0415-17-0001.1 (FHA170001)

4) THE LIMITS OF WETLANDS SHOWN HEREON IS BASED ON AN NJDEP LETTER OF INTERPRETATION DATED APRIL 17, 2018 - FILE NO. 0415-17-0001.1 (FWW170001)

5) ELEVATION DATUM REFERENCES NAVD 1988. HORIZONTAL DATUM IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD '83) AND IS REFERENCED TO NGS MON. Y 84

6) FLOOD HAZARD AREA DESIGN FLOOD ELEVATION THROUGHOUT SITE: 12.00 (NAVD 88), AS PER METHOD 3 (FEMA FLUVIAL METHOD)

7) THE MEAN HIGH WATER ELEVATION THROUGHOUT SITE: 4.00 (NAVD 88)

SEE SHEET #2 FOR GENERAL CONSTRUCTION NOTES & BICYCLE LANE NOTES AND DETAILS

SCALE 1" = 30' FEET (30 0 30 60)

THE PETTIT GROUP, LLC
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Certificate of Authorization No. 24GA28131400

FOR APPROVAL PURPOSES ONLY

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

2000 N. BLACK HORSE PIKE
BLOCK 2601, LOTS 5, 6 & 7
PLATE 26
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
FOR
SAHAJ HOSPITALITY LLC
2000 N. BLACK HORSE PIKE
BLACKWOOD, NJ 08012

JOHN M. PETTIT, PE, PP, CME
Professional Engineer

SITE PLAN