Township of Gloucester
Planning Board Agenda
September 24, 2019

1) Call to Order
2) Salute to the Flag
3) Roll Call
4) Opening Statement
5) Swearing of Board Professionals
6) General Rules

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – July 23, 2019
Minutes for Memorialization – Revised June 25, 2019

RESOLUTIONS FOR MEMORIALIZATION

#191027M
601 Cross Keys Rd.
Dialysis Clinic

Minor Site Plan
Block: 18501 Lot: 16.01

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

#191035PFS Chews Landing, LLC Zoned: OR (Venture 102) Needleman Mngt.	Preliminary & Final Site Block: 9708 Lot: 1 Location: Chews Landing Clementon Rd- Blackwood Applicant adding 25 Additional parking spaces A trash enclosure, a privacy fence and Protective Bollards
#191015RDPFS DKGT 18, LLC Estate of Lakeside Zoned: NVBP/ NVSFR	Preliminary/Final Subdivision Block: 18301 Lot: 16,17 & 18 Location: 1075 Williamstown Erial Road, Sicklerville 79 Lot Residential Sub- division (76 SFD)

CORRESPONDENCE - OTHER BUSINESS

Public Notification for Submission of TWA Application Permit
Requested for Installation of Sanitary Main replacement as well as a New Inlet.

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday July 23, 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	Absent
Mr. Thomas	Present
Mr. Hojnowski	Absent
Mrs. MacPherson	Present
Ms. Botsford	Absent
Mrs. Costa	Present
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.

Minutes for Memorialization

Minutes from July 9, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mr. Guevara made the motion seconded by Mrs. Bradley.

Roll Call:

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

Resolutions for Memorialization

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 Redevelopment and Housing Law

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

Roll Call:

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

#191028M
Kimley-Horn & Associates
TARGET Corp.

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

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

Roll Call:

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

Application for Review

#191028M
Kimley-Horn & Associates
TARGET Corp.

Minor Site Plan
Block: 18501 Lot: 16.01
Location: 601 Cross Keys
Sicklerville
Renal Dialysis Out Patient Clinic for
Chronic Kidney Health Conditions

NOTES:
Robert Mintz, Esq. from Freeman & Mintz Law Group approached the podium introduced the individuals testifying for the application. Sworn in was Jeff Dale-Engineer, Alex Roush-Architect verified as professionals & Blake Williams. Mr. Mints introduced the property as a vacant church facility on 4.8 acre lot. It is a pre-existing non-conforming property with the intention to have an internal fit out, converting the building into a Dialysis Facility. He discussed some existing conditions that were not being changed and the property was well buffered on each side from surrounding commercial and residential properties.
The property elevation indicates circulation is existing with some change to the lower access expected. The facility will have 10 treatment areas for 10 patients at a time for 3 hrs. with no more than 10 employees working at a time. The facility operates from 5am to 3pm with no night hours. Mr. Mintz continued to discuss the 6,977 ft sq parking area as over adequately even with shift transition for the amount of car usage.
He introduced Mr. Roush and produced an overview chart labeled exhibit A. Mr. Roush continued to explain the chat as it relate to the position of the facility and the outside surrounding it, especially complying with ADA accommodations for the sidewalks and the parking lot. He stated that the generator will be sound proofed, being used for emergencies only. Deliveries by box truck only, no trailers.
Mr. Roush introduced another rendering exhibit B which depicted the landscaping around the building and lot.
He explained the facility staffing and patient treatment for the diagnosis allowing local patient's treatment close to home. Treatment waste is red bagged kept in locked med room with outside access for 2x week pick up by medical waste hauler while office trash picked up 1x weekly by private hauler. HIPA regulations followed with public utilities required for operation. He explained the lighting plan and how it affects the parking lot. Mr. Roush explained the traffic flow during facility operation and its impact is minimal to the county road. Mr. Mintz asked for a waiver for traffic study.
Mr. Bach then commented with slight discussion on each:
Something needs be in place for improvements.
Generator exercise testing can only be during the day time.
Landscaping needs to be referred to Mr. Lechner.
Storm Water basin needs to be cleaned out, weeded and maintained with installed fencing.
Document what is being done for the paving and sidewalk for ADA approval.
Might need increased
Mr. Lechner then commented on the recommendations in his letter with slight discussion from Mr. Mintz especially with items needing improvement to meet ADA requirements.

Chairman Dintino asked if there were any more question from the Board.
None
Chairman Dintino asked if there were any questions from the Public.
Geraldine Boyd a resident with an adjoining property wanted to know if the gap between the trees on the property would be filled in?

Mr. Lechner stated that was part of the plan to plant evergreens eliminating pass thru to adjoining properties discussing what kind and how they would be planted.
No other questions so Mr. Dintino closed the public section.

Chairman Dintino asked for a motion to approve the Application.
Mrs. Bradley made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

General Correspondence

Mr. Lechner commented on the following:
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

Chairman Dintino asked for a motion to adjourn the meeting.
Mrs. Costa made the motion seconded by Mrs. MacPherson.
Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

TOWNSHIP OF GLOUCESTER
PLANNING BOARD
(Re-Revised)
Tuesday June 25, 2019

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

Roll Call:

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

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

Minutes for Memorialization

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

Roll Call:

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

Resolutions for Memorialization

0-19-05

Amending Ordinance 0-03-03 Performance Guarantees

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

Roll Call:

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

0-19-06

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

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

Roll Call:

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

0-19-07

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

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

Roll Call:

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

0-19-08

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

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

Roll Call:

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

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

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

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

Roll Call:

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

Application for Review

Camden County Health Services Zoned: Lakeland Redevelopment Zone

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

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

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

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

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

Roll Call:

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

#191019M
Duane & Michelle Little
Zoned: R1

Minor Subdivision
Adjusting Lot Lines
Block: 20601 Lot: 21
Block: 20601 Lot: 21.01
Location: 1068 & 1070
Chews Landing Road, Blackwood
Seeking to move property line in
The rear of 1068 & add frontage
(100ft.) to 1070 Chews Landing Rd.

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

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

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

Roll Call:

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

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

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

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

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

**At this point of the Recording becomes mostly Inaudible **
The following is produced from notes taken from attending members

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

Chairman Dintino asked if there were any questions from the Public?
Denise Coyne a resident had a few questions of concern. The questions included but were not limited to the traffic study particularly regarding traffic volumes:
-time of day the traffic volume was recorded.
-the total number of vehicles through the traffic light.
These questions were answered by Mr. Brown-the applicants Expert Traffic Engineer and Mr. Bach. Mr. Bach further advised the county would be reviewing the application and any possible traffic issues relating to the application because the subject road is a county road.
Chairman Dintino asked for a motion to approve the application.
Mr. Thomas made the motion seconded by Mrs. Rossi.

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

Roll Call:

Mr. Guevara	No
Councilman Hutchinson	N/A
Mrs. Rossi	Yes
Mr. Thomas	No
Ms. Botsford	No
Mrs. Costa	Yes
Chairman Dintino	Yes

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

Roll Call:

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

General Correspondence

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

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

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SITE PLAN APPROVAL FOR 601 CROSS KEYS, LLC APPLICATION NO.: 191027M

WHEREAS, on July 23, 2019 consideration was given to the application of 601 Cross Keys, LLC (hereinafter "Applicant") for the property located at 601 Berlin Cross Keys Road, identified on the Tax Map for the Township of Gloucester as Block 18501, Lot 16.01 (hereinafter "the Property"), located in the Township's HC – Highway Commercial Zone, for Minor Site Plan approval in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, Mr. Robert Mintz, Esq., appeared on behalf of the Applicant and presented the following witnesses, who were sworn in and testified in support of the Application: Jeff Dale, Principal of the Applicant; Mr. Alec Raush, AIA, who was qualified and accepted as an expert Professional Architect, and

WHEREAS, throughout the course of the Applicant's public hearing, Mr. Mintz introduced the following exhibits: Exhibit A1 – Previously Submitted Minor Site Plan; Exhibit A2 – Colored Coded Site Plan; Exhibit A3 – Additional Plans; and

WHEREAS, Mr. Mintz introduced the Application and requested relief, explaining that the Applicant proposes to change the use of an existing, vacant church to a renal dialysis treatment center; and Mr. Mintz further identified the location of the Property and summarized the proposed minor site plan and improvements to the Property; and

WHEREAS, referencing the Applicant's Plans, Mr. Raush testified as to the proposed site improvements, explaining the Applicant does not intend to substantially change the footprint of the current building, but will make minor changes to the building itself, including installing a canopy and airlock, and will also update certain access areas, entrances, and exits to the proposed facility to ensure they are ADA compliant; that the Applicant further plans to: restripe the entire parking lot and even out and repair some rough areas to better handle rain water; bring all parking spaces into compliance with modern code requirements; install an updated generator on a pad, as required by State law; clean up and update the existing dumpster; relocate the HVAC unit; address overgrown foliage and add landscaping to the Property which the Applicant agreed to work with the Board Professionals to finalize; and

WHEREAS, Mr. Dale testified that hours of operation for the dialysis treatment center will be approximately at 6:00 AM to 3:00 PM/4:00 PM, so that there will essentially be no night hours; that the staffing of the facility will consist of technical managers, nurses, and a physician, who will not be prescribing treatments but occasionally ensuring the dialysis treatment is being administered properly; that patient staffing ratio at the Property will be 1 RN to 9 patients; that medical waste will be stored internally and then hauled away by a licensed medical waste disposal company; and further explained the details of dialysis treatment, its importance to patients who have been diagnosed with kidney failure, and the importance of the overall treatment clinic to local patients and the Township community;

WHEREAS, the Board Professionals presented and discussed their professional review letters; and the Board members and Board Professionals questioned and discussed various aspects of the Application with the Applicant's attorney and witnesses; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within the Board Planner Kenneth Lechner, PP, AICP February 5, 2015 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within the Board Engineer Stephen Bach, PE, RA, PP, CME July 18, 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 one member 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 and Owner of the Property is 601 Cross Keys, LLC. The Property is 601 Berlin Cross Keys Road, identified on the Tax Map for the Township of Gloucester as Block 18501, Lot 16.01. The Property is located in the HC 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 change the use of an existing, vacant church to a proposed renal dialysis clinic. The Applicant proposes various *de minimis* improvements to the Property and the existing building thereon, principally relating to site access, improvements to ADA accessibility for the parking lot, landscaping, lighting, and ensuring the Property meets various State and other requirements for the proposed renal dialysis use, including the addition of an on-site emergency generator.

4. The Applicant's proposed use of the Property as a medical office clinic is a permitted use in the HC District. LDO § 416.B(5).

5. The Application requires the granting of various checklist and other completeness waivers as set forth in the Board Professionals' Review Letters as requested on the record by the Applicant.

6. The Application does not require any variances or design waivers.

7. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated February 15, 2015, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

8. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated July 18 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

9. The following members of the public appeared to testify during the Applicant's public hearing on July 23, 2019:

   a. Darlene Boyd – testified and questioned the Applicant and Board as to the Applicant's intentions for cleaning up overgrown vegetation and maintaining vegetation, and the Applicant represented he would clean up the overgrown vegetation and maintain the vegetation.

10. With regard to the required waivers referenced in Paragraph 5 herein and more fully set forth in in the Board Professionals Review Letters, 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 deemed the Application complete at the July 23, 2019 hearing, finding and concluding the submission waivers are reasonable under the circumstances and justified by the testimony of the Applicant's witnesses, particularly given that the Board Professionals did not object to the granting of same. Garofalo v. Burlington Tp., 212 N.J. Super. 458 (Law Div. 1985).

11. 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 Property, and the inherently beneficial renal dialysis treatment center use, which is a permitted use in the HC District, furthers the purpose and objectives of the Township's Master Plan and LDO, and benefits the health and general welfare of the Township's residents, particularly those needing dialysis treatment. 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 Ms. Bradley and seconded by Ms. Costa 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. Costa	X	
Mr. Guevera	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 Review Letter and Board Planner's Review Letter to the satisfaction of the Board Professionals, including but not limited to:

    a. detailing the proposed parking lot improvements and demonstrating ADA compliance;

    b. finalizing and obtaining approval of landscaping and lighting plans and details, specifically showing whether existing lighting is retained or changed;

    c. clearing out and maintaining the existing basin and overgrown vegetation;

    d. reviewing Property sloping and installing fencing along the sidewalk of the basin;

    e. removing any existing vegetation that has overgrown onto neighboring properties will be addressed and maintained by the Applicant; and

    f. all other comments and conditions agreed to by the Applicant on the record during the Applicant's July 23, 2019 public hearing.

2. The Applicant shall comply with and adhere to all representations made to the Board during the Applicant's public hearing relating to the use and operations of the facility and Property, including but not limited to: hours of operation, number of employees, number of patients, compliance with State law requirements relating to number of employees to number of patients, and miscellaneous site improvements.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

12. 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 10th day of September 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 23rd day of July 2019.

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

RECEIVED AUG 5th 2019

Submission Date[1]: 5th Application №.: 191015RDPFS

Taxes Paid Yes/No YP (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

TAX MAP Update Inc. Fees 5,010.00 Project # 12976

Escr. 40,550.00 Escr.# 12976

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: DKGT 18, LLC
Address: 701 Cooper Road
Suite 7
City: Voorhees
State, Zip: New Jersey, 08043
Phone: (856) 346 - 4400 Fax: (856) 346 - 4401
Email: kschatz@cohenschatz.com

2. Owner(s) (List all Owners)

Name(s): Township of Gloucester
Address: 1261 Chews Landing-Clementon Road
PO Box 8
City: Blackwood
State, Zip: New Jersey, 08012
Phone: (856) 228 - 4000 Fax: ( ) -

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 DKGT 18 LLC
- ☐ ZONE 1

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

4. Zoning Districts (Circle all Zones that apply) DKGT 18 LLC

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
					NVSFR Overlay	IR

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

Name of Attorney: Frank Tedesco, Esq.
Address: 457 Haddonfield Road, Suite 700
City: Cherry Hill

Firm: Dilworth Paxson
State, Zip: New Jersey, 08002
Phone: (856) 675 - 1960 Fax: (856) 663 - 8855
Email: ftedesco@dilworthlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Jay Sims, PE, c/o Consulting Engineer Services
Address: 645 Berlin-Cross Keys Road
Profession: Design Engineer
City: Sicklerville
State, Zip: New Jersey, 08081
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346
Email: jsims@ces-1.com

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

7. Location of Property:

Street Address: 1075 Williamstown-Erial Road
Block(s): 18301
Tract Area: 27.4+/- Acres
Lot(s): 16, 17 & 18

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Proposed 79 lot residential subdivision (76 single family homes)

9. Property:

Number of Existing Lots: 3
Number of Proposed Lots: 79

Proposed Form of Ownership:
■ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See Attached List

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None

13. Zoning

All Applications	Proposed
Front setback 1	30'
Front setback 2	
Rear setback	25'
Side setback 1	10'
Side setback 2	10'
Lot frontage	60'
Lot depth	120'
Lot area	7,200 SF
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: N.A. Number of parking spaces provided: N.A.

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 7/26/19

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).**

7/30/19
Date

Sworn and Subscribed to before me this
30th day of July,
2019 (Year).

Signature

Nancy J Paver
Print Name

Judith A. Calabrese
Signature

JUDITH A. CALABRESE
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).	■ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	■ No	☐ Yes

Signature of Applicant

DKGT 18, LLC
Print Name

7/26/19
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 July 2, 2019, shows and discloses the premises in its entirety, described as Block 18301 Lot 16, 17, 18; 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:
Ken Schatz of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

DKGT 18, LLC
Name of property owner or applicant

Sworn and subscribed to
On this 26 day of July,
20 19 before the following authority.

Darlene Pirolli
Notary public

Darlene Pirolli
Notary Public
State of New Jersey
My Commission Expires Aug. 24, 2020

BLOCK 18301 LOT(S) 16, 17 & 18

1051 WILLIAMSTOWN ROAD
1071 WILLIAMSTOWN ROAD
GLOUCESTER TWP., NEW JERSEY

DISCLOSURE OF OWNERSHIP

DKGT 18 LLC

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

NAME	ADDRESS	OWNERSHIP %
Donald Paparone	**1111 Marlkress Rd Suite 200 Cherry Hill NJ 08003**	**50%**
Kenneth Schatz	**701 Cooper Rd Suite 7 Voorhees NJ 08043**	**50%**

DKGT 18 LLC

By: _____
Name: Kenneth Schatz
Title: Member

Dated: April 9, 2019

120869090_1

PROJECT NARRATIVE

FOR

LAKESIDE

PLATE 183.08, BLOCK 18301, LOTS 16, 17, & 18

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3102-02

August 2019

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Prepared for:
DKGT 18, LLC
701 Cooper Ave., Suite 7
Voorhees, NJ 08043
856-346-4400

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

TABLE OF CONTENTS

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

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for Lakeside, a proposed residential development consisting of seventy-six (76) single family houses located on Plate 183.08, Block 18301, Lots 16, 17, and 18 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 25.55 acre site consists of three (3) existing lots and is located within the Township's NVBP Zone, in the New Vision Single-Family Residential (NVSFR) Overlay District. The proposed Site has frontage along Williamstown – Chews Landing Road (Camden County Route 704).

2 EXISTING CONDITIONS

The site is currently vacant with entirely wooded portions and wooded portions with open brush. Wetlands are not present on the site. Surrounding land uses consist of residential and commercial/office uses.

3 PROPOSED DEVELOPMENT

Major Subdivision Plan approval is being sought by DKGT 18, LLC to develop seventy-six (76) single family houses. The proposed single family houses will be 4 bedrooms. The developed Site will have direct access to Williamstown - Chews Landing (Camden County Route 704). Parking, sidewalks, and associated lighting and landscaping will be provided within the development.

Stormwater runoff generated from the proposed improvements will be conveyed via overland flow and underground stormwater piping to two (2) proposed stormwater management basins. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

4 SITE OPERATION

The seventy-six (76) proposed single family houses will be occupied year-round. Trash collection will be made via Gloucester Township Public Works.

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BY: 19-1015 RDPFS

PROPOSED PRELIMINARY/FINAL SUBDIVISION
LAKESIDE
BLOCK 18301, LOTS 16, 17 & 18
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY
LIST OF DESIGN WAIVERS

506.A.6 Embankments in residential developments greater than three feet in height shall not exceed a 5:1 slope.

1. Existing condition at the southwest corner of the site. The existing steep slopes are mostly on the adjacent property and a retaining wall is proposed on the lot to accommodate the steep slopes.

2. Embankment slopes within the stormwater management facilities conform to the Residential Site Improvement Standards (RSIS), NJ Soil Conservation Standards and the NJDEP BMP Manual.

506.A.7 Unless otherwise authorized by the approving agency engineer, existing grades shall not be changed within 5 feet of the boundary with an adjacent property.

Grading within five feet (5') of the tract boundary is required to properly grade the site. The proposed perimeter grading does not alter existing drainage patterns on the adjacent properties.

507.A.3.c. The plan shall show: clearing limits; the presence of existing isolated trees having a caliper of five (5) inches at a height of 4 ½ feet above grade which are to be preserved or removed; location of groups of trees or other vegetation; a planting legend to include key, botanical name, common name, quantity, height and caliper; location of proposed plantings; site triangles; planting details; and planting notes.

Due to the scope of the project, it is not possible to avoid removal of trees throughout the site. The stormwater basins will be buffered by landscaping and each street will be tree lined.

507.A.4.g Every effort should be made to avoid removal of trees having a caliper of five (5) inches or greater as measured 4 ½ feet above ground from the property in the process of subdivision, grading, or installing improvements. Where, in the judgement of the approving authority, such removal is unavoidable, the applicant shall install trees in such locations and of such size, variety, and quantity as the approving authority shall direct. Notwithstanding the five (5) inch caliper limitation, no substantial area of smaller trees or shrub cover shall be removed without the provision of comparable replacement as approved by the approving authority.

Due to the scope of the project, it is not possible to avoid removal of trees throughout the site. The stormwater basins will be buffered by landscaping and each street will be tree lined.

517.C.6 Crowns shall be matched across structures.

Conflict between a propose storm sewer/sanitary sewer crossing requires that storm sewer pipe crowns do not match at one location.

517.D.9 Scour holes shall not be used near residential developments.

Each basin is designed to retain the water quality storm and is designed to completely drain within 72-hours, including the scour holes, per NJDEP Stormwater Regulations and the BMP Manual. Scour holes are allowed in residential developments per the Residential Site Improvements Standards (RSIS).

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PROPOSED PRELIMINARY/FINAL SUBDIVISION
LAKESIDE
BLOCK 18301, LOTS 16, 17 & 18
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY
LIST OF SUBMISSION CHECKLIST WAIVERS

18. Final Subdivision Plat.

To be provided at time of compliance submission subject to conditions of approval.

52. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing lot line, and as indication of those to be removed.

There are no structures currently on the site.

62. When a running stream is proposed for alterations, improvements or relocation, or when a structure of fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application.

There are no running streams on the site.

63. The total upstream acreage in the drainage basin of any water course through or adjacent to a development including the distance and average slope upstream to the basin ridge line, where applicable.

There are no water courses on or adjacent to the site.

75(a). Acceleration/deceleration lanes.

The existing road adjacent to the site, Williamstown-Chews Landing Road (CR 704)), is a County Road. Acceleration/Deceleration lanes are subject to review by Camden County.

100(c). Pumping Stations

No pumping station is proposed for this project.

105. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations.

No private utilities are proposed for this project.

106. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.

"Will Serve" letters are being requested from for water and sewer service and will be provided upon receipt.

107. When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies.

No on-lot water or sewage disposal is proposed for this project. The project will be serviced by existing water and sewer utilities.

108. Environmental Constraints Map (See §519).

Environmental constraints, if any, are discussed in the Environmental Impact Statement.

REDEVELOPMENT AGREEMENT
FOR

NIKE BASE REDEVELOPMENT PROJECT
NEW VISION REDEVELOPMENT AREA
GLOUCESTER TOWNSHIP, NEW JERSEY
BLOCK 18301 LOTS 16, 17 AND 18
(27.5 ACRES)

Redevelopment Entity:	Township Council Township of Gloucester
Redeveloper:	DKGT 18 LLC
Property:	Former Nike Base Block 18301, Lots 16, 17 and 18 Township of Gloucester

This Redevelopment Agreement is made on this day of , 2019, by and between **DKGT 18 LLC, A New Jersey Limited Liability Company with office at 701 Cooper Road, Suite 7, Voorhees, New Jersey 08043** (hereinafter called "Redeveloper"), and the **TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER**, in its capacity as the Redevelopment Authority, P. 0. Box 8, Chews Landing-Clementon Road, Blackwood, New Jersey 08012 (hereinafter called "Redevelopment Entity").

WHEREAS, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area to be identified as the New Vision redevelopment Area; and

WHEREAS, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment; and

WHEREAS, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and known as New Vision Redevelopment Area; and

WHEREAS, within the, New Vision Redevelopment Area a portion of which is property known as BLOCK 18301, LOTS 16, 17 and 18, located along Williamstown-Chews Landing Road.

WHEREAS, the Redeveloper submits a proposal for the development of the property; and

WHEREAS, the Redeveloper proposes to redevelop the property in the Redevelopment area with the following improvements:

To secure municipal approval for a subdivision of a minimum of seventy-two (72) single family 60X125 building lots on a 27.5-acre site.

and

WHEREAS, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

WHEREAS, the Redevelopment Entity and Redeveloper have engaged negotiation concerning the construction of improvements to the Redeveloper's property, within the Redevelopment Area; and

WHEREAS, the Redeveloper has agreed to redevelop all parcels within the Redevelopment Area as indicated.

NOW, THEREFORE, in consideration of their mutual promises and benefits derived, and in furtherance of the Redevelopment Area and the Redevelopment and Housing Law, the parties agree as follows:

The Township Council of the Township of Gloucester, as Redevelopment Entity, does hereby name DKGT 18 LLC as Redeveloper of the property above-described.

The following Exhibits are attached to this Agreement and made a part thereof:

Exhibit "A" - Don Paparone Homes LLC Building Elevations/Floor Plans (Color) for models: The Devon, The Abington and the Weston

Exhibit "B" - Description of Redevelopment Area, Block and Lot designation

Exhibit "C" - Site Concept Plan 1, Lakeside, comprising one sheet prepared by Consulting Engineer Services dated 6/7/18

Exhibit "D" - Redeveloper's filed Certification of Formation and list of Officers, Members and/or Shareholders

Exhibit "E"- State of New Jersey Corporation Certification of Good Standing

Exhibit "F" - Resolution of Preliminary and Subdivision Plan Approval (to be made a part hereof following approval)

Exhibit "G" - Signed, sealed and dated Subdivision Plan (to be made a part hereof following approval)

AGREEMENT, COVENANTS, OBLIGATIONS AND RESTRICTIONS

1. **Title Owner**. The Redeveloper is the contract purchaser in the property described and known as Block 18301, Lots 16, 17 and 18 in the Redevelopment Area.

2. **Project Site**. The Redevelopment Project Improvement site shall consist of the real property, surface, sub-surface and air-space, as more particularly described in Exhibit "B" attached hereto.

3. **Improvement**. The Redeveloper agrees to construct; seventy-two (72) single family 60 x 125 homes on a 27.5-acre site. and with site plan approval granted by the Planning Board of the Township of Gloucester as memorialized. The improvement is to be designed, permitted and constructed at the Redeveloper's sole cost and expense.

4. **Use of Contractors**. The Redeveloper will use its best judgment to engage reputable contractors to construct and complete the improvement and uses. Each contractor that is required to have a license in the State of New Jersey must have a current, valid license issued by the State of New Jersey. Further, the Redeveloper and each contractor must have liability insurance in full force and effect in the amounts that are standard in the particular industry.

5. **Reimbursement of Township's Professional Expenses**. Pursuant to N.J.S.A. 40A:12A-8f, the Redeveloper shall post the sum of TWO THOUSAND DOLLARS ($ 2,000.00), with the Township, which shall be placed in the Redevelopment Escrow Account. The Redevelopment Escrow Account shall be used to pay the Township's professional fees necessary to implement the Redevelopment Plan and such inspections as are necessary pursuant to this Redevelopment Agreement.

6. **Time of the Project**. The redeveloper shall identify the manner of intended development, as to which phase the Redeveloper shall first commence construction of improvement, and consistent with the agreement to purchase and approvals as granted and conditioned by the Gloucester Township Planning Board.

The Redevelopment Entity may grant extensions of this time period in the event that the Redeveloper is delayed by reason of significant factors beyond its control. Notwithstanding any extensions of time that may be granted in the sole discretion of the Redevelopment Entity, in the event that the Redevelopment Improvement Project is not completed within sixty (60) months from the construction commencement date, the Redevelopment Entity shall extend the completion date for another six (6) months. Thereafter, the Redevelopment Entity will provide the Developer additional time to complete the Project based upon the status of remaining lots that have not been completed.

7. **Scope of Undertaking**. The services and responsibilities undertaken by the Redeveloper hereunder shall include all aspects of the design, development, construction of 72 single family homes on 60 x 125 lots and each of the components thereof. The Redeveloper shall make all arrangements for interim and final inspections and any other actions required to satisfy the requirements of any applicable permit and/or approval.

The administration, operation and management of the Redevelopment Project and all aspects of the funding of the construction of the 72 homes, including equity, funding and construction, interim and permanent financing, shall be at the sole cost and liability of the Redeveloper.

The Phasing, sequencing of construction and the dates on which each project phase is to be commenced shall be determined by the Redeveloper, subject to approval by the Planning Board as a component of preliminary approval, and shall be consistent in area as set forth in Exhibit "G" attached hereto.

The Township shall not be required to expend any moneys or incur any liabilities to facilitate the development and construction of the 72 homes.

8. **Compliance with Law**. All construction shall be in accordance with the Uniform Construction Code of the State of New Jersey, N.J.A.C. 5:23-1, et seq. The Redevelopment Improvement Project, and work performed and materials, fixtures and equipment used in connection therewith shall be in full compliance with all laws of the State of New Jersey.

9. **Environmental Remediation**. The Redeveloper shall not be responsible for any environmental remediation necessary to the Redevelopment Improvement Project, if any. The Township shall be responsible to obtain all necessary environmental permits, if any, including the receipt of letters of "No Further Action" from the New Jersey Department of Environmental Protection and provide to the Developer with a copy of the "No Further Action" letter from the New Jersey Department of Environmental Protection.

10. **Permits and Approvals**. The Redeveloper shall pursue diligently all permits and approvals necessary to complete the Redevelopment Improvement Project within the time required and outlined herein. The Township of Gloucester will proceed diligently to issue all permits necessary in accordance with the laws of the State of New Jersey governing the respective permit following the posting of all performance guarantees and security required by the Municipal Land Use Law and this Redevelopment Agreement.

11. **Performance Security**. The Redeveloper shall provide the Township of Gloucester with third party financial security from a qualified security provider, licensed to conduct business in the State of New Jersey, securing the specific obligations of the Redeveloper with respect to the public improvement portions of the Redevelopment Improvement Project, and any public improvement component thereof, through completion, and shall post same in phases prior to construction of such phase, in an amount equal to 120% of the improvements which are to be dedicated to public ownership for that phase. The Performance Security shall remain in effect during the period commencing with the date the same is required to be posted and ending on the date the certificate of completion is issued. The Performance Bond required by the

Municipal Land Use Law of the State of New Jersey shall be posted in the approved format. The amount of the Performance Security set by this Redevelopment Agreement shall be as established by the Redevelopment Entity's professional(s), and the Township Engineer reference site improvements, who shall assure conformance with the New Vision Single-Family Residential Overlay District Redevelopment Plan and standards, with such performance guarantee as above, to protect the completion of the public improvements in that phase to be dedicated to public use, as they relate to the Redevelopment Entity. Such performance guarantee may be released in phases on periodic request for reduction consistent with the MLUL.

12. **Certificate of Completion**. The Project shall be deemed to be complete and a certificate of completion shall be issued by the Township of Gloucester at such time as the Redeveloper has performed all aspects of the Redevelopment Improvement Project as described by this Redevelopment Agreement and as approved by the Planning Board of the Township of Gloucester, the certificate of completion shall be issued to the Redeveloper. The issuance of a certificate of completion shall constitute a conclusive determination that the Redevelopment Improvement Project has been completed in accordance with the provisions of this Redevelopment Agreement. The certificate of completion is to be issued by the Township of Gloucester and in proper form for recording in the County Clerk's Office for the County of Camden. Said recording shall serve as acknowledgment that the Redevelopment Improvement Project has been satisfactorily completed, that the Redeveloper has performed all of its duties and obligation under this Agreement. Prior to final completion certification, the Authority does hereby give, authorize, allow and consent of the Township of Gloucester, Redevelopment Entity, to the Redeveloper's sale, lease, transfer or other disposition of any completed residential unit of the property within the Redevelopment Project area on issuance of a Certificate of Occupancy, which shall serve as a certificate of no default as to performance of Redeveloper under this Agreement as to that unit.

Nothing herein shall prevent Redeveloper from encumbering the Property with construction and acquisition financing liens and encumbrances.

Upon satisfactory completion of the Redevelopment Improvement Project by the Redeveloper as determined by the Redevelopment Entity professionals, the Township of Gloucester shall issue a certificate of completion within forty-five (45) days of receipt of written request from the Redeveloper, or such other mutually agreed time. In the event that the Township of Gloucester shall refuse to issue a certificate of completion within forty-five (45) days of the receipt of written request by the Redeveloper, or such mutually agreed time, the Township of Gloucester, as Redevelopment Entity, shall provide to the Redeveloper a written statement setting forth the aspects of the Redevelopment Improvement Project that the Redeveloper has failed to complete, the aspects of this Redevelopment Agreement that the Redeveloper is in default and the measures or acts to be taken by the Redeveloper that are necessary to the issuance of a certificate of completion.

13. **Covenants and Restrictions**.The covenants and restrictions to be imposed upon the Redeveloper, its successors and assigns, pursuant to this Agreement, and in accordance with N.J.S.A. 40A:12A-9, shall be covenants and restrictions running with the land, and shall include, but not be limited to, the following:

To construct the housing proposed in the Redevelopment Zone in accordance with the requirements of the Certificate of Completion.

To construct the Redevelopment Improvement Project, and any applicable component thereof in accordance with this Redevelopment Agreement, the Redevelopment Law, the Redevelopment Plan, the Zoning Ordinance regulating the Redevelopment Zone, the New Vision Redevelopment Plan; the Gloucester Township Land Development Ordinance as applies to site improvements and land development procedures not contained in the New Vision Redevelopment Plan, and the Resolution of the Planning Board of the Township of Gloucester. In the event that the Redeveloper desires any changes or modifications to the Redevelopment Plan, the Redevelopment Entity's, and/or Planning Board's, prior written approval must be secured prior to proceeding with any activity relating to such proposed modifications.

To not sell, lease or otherwise transfer any lots within the Redevelopment Area excepting the land for transfer with a unit sale affirmed as issuance of the Certificate of Occupancy for that unit, without consent of the Authority, which shall not he unreasonably withheld. If written consent is given, any such agreement of sale, lease, or other transfer shall include statement that the sale, lease or transfer is contingent upon the Redeveloper's satisfactory completion of the Redevelopment Improvement Project. Nothing herein shall prevent nor delay the right of the Redeveloper to sell a residence unit to a purchaser prior to a certification of completion of a phase or the whole project, so long as that phase has posted a performance guaranty, consent being required for such transfer of all or substantially all of the Project prior to unit construction.

The Redeveloper, or any person claiming under or though the Redeveloper, shall not discriminate against or segregate any person, or group of persons, on account of race, color, religion, creed, national origin, ancestry, physical handicap, age, marital status, affectional preference or gender, in the sale, lease, sub-leases, transfer, use, occupancy or enjoyment of the Redevelopment Improvement Project.

It is intended and agreed that the Township of Gloucester shall be deemed beneficiary of this Agreement and covenants contained herein, for its own right and the rights, benefits and protection of the interest of the community of the Township of Gloucester for whose benefit this Agreement and covenants have been provided.

14. **Representations and Warranties of Redeveloper**. The Redeveloper represents and warrants to the Redevelopment Entity that:

a. It is a limited liability company of the State of New Jersey and is in good standing under the laws of the State of New Jersey.

b. That it has legal right and authority to enter into this Redevelopment Agreement.

c. That the Redevelopment Agreement has been duly executed and is legally binding upon the Redeveloper, and that the execution of the Redevelopment Agreement does not violate or constitute a default of any other agreement of the Redeveloper.

d. That there are no suits or other legal actions pending or threatened that would have a material adverse effect upon the Redeveloper's financial ability to complete the conditions of this Redevelopment Agreement.

e. The ownership structure of the Redeveloper is set forth in Exhibit "D". At any time as may be requested by the Redevelopment Entity, the Redeveloper shall provide updates to the ownership structure, naming any person owning or having a 10% or greater interest in the Redeveloper.

15. **Non-Assignment of Rights**. The Redeveloper shall not assign this redevelopment agreement, or any rights, duties, obligations or liabilities without first securing written consent by the Redevelopment Entity, which consent shall not be unreasonably withheld.

16. **Events of Default**. Except as otherwise provided herein, the Redeveloper shall be deemed in default of its obligations under this agreement upon the occurrence of any of the following events;

a. The Redeveloper fails to pay any of the project cost and or fees required herein.

b. The Redeveloper fails to construct the improvements in accordance with this agreement, the Redevelopment Plan, approvals granted by the Gloucester Township Planning Board, or fails to perform any of the covenants, conditions and obligations contained herein.

c. The Redeveloper shall have applied for or consented to the appointment of a receiver, trustee or liquidator of all or a substantial part of its assets, or said appointment being .without consent of the Redeveloper; or the Redeveloper has made a general assignment for the benefit of creditors; a voluntary or involuntary petition for bankruptcy has been filed.

d. The Redeveloper is in default of any of its contractual or financial obligations with respect to the Redevelopment Improvement Project; the filing of a complaint in foreclosure against the Redeveloper or the issuance of a deed in lieu of foreclosure for any financial institution.

e. The Redeveloper fails to correct any default within sixty (60) days, or reasonable time beyond such sixty (60) days if Redeveloper is pursuing correction timely or challenging interpretation of default, of receipt of written notice of default being provided by the Redevelopment Entity. The occurrence of more than two (2) events of default may result in the correction period being reduced to thirty (30) days, but subject to same rights of cure and/or challenge. The occurrence of a fourth (41h) event of default shall cause the Redevelopment Entity to declare a default, demand forfeiture of the performance security, and proceed with any action at law or in equity to force the performance of any rights, remedies, obligations,

agreements or covenants against the Redeveloper. Any act of default alleged hereunder must be material and substantial.

17. **Insurance**. From and after the date of execution of this Agreement, the Redeveloper shall provide and maintain insurance for the project site, as provided in Exhibit "I", until such time as the project is complete. The Township of Gloucester, as Redevelopment Entity, shall be named as added insured on all policies of insurance.

18. **Indemnification**. The Redeveloper agrees to indemnify and hold the Township of Gloucester, as Redevelopment Entity, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed caused by the Redeveloper's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and costs expended in connection with any claim, environmental claims, demands, suits or actions.

The Redevelopment Entity agrees to indemnify and hold the Redeveloper, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed, caused by the Redevelopment Entity's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and costs expended in connection with any claim, environmental claims, demands, suits or actions.

Notices. As to the Redeveloper:

Mailing Address:
DKGT 18 LLC
c/o Kenneth I. Schatz
Cooper Road — Suite 7
Voorhees, New Jersey 08043

cc: Donald Paparone
Paparone Homes, Inc.
1111 Marlkress Road — Suite 200
Cherry Hill, New Jersey 08003

As to the Redevelopment Entity:

Township Council
Township of Gloucester
0. Box 8 — Chews Landing Road
Blackwood, New Jersey 08012

cc: David F. Carlamere, Esq.
Carlamere & Rowan
Box 1397-1546 Blackwood/Clementon Road
Blackwood, New Jersey 08012

19. **Governing Law**. This Agreement shall be governed by, and construed in accordance with, the laws of the State of New Jersey.

20. **Severability**. If any article, section, sub-section, term or provision of this Agreement, or the application thereof to any party or circumstance shall be invalid or unenforceable, the remainder of any article, section, sub-section, term or provision of this Agreement shall not be affected thereby and shall remain valid and enforceable to the fullest extent permitted by law.

21. **Binding Effect**. This Agreement and each of the provisions hereof, shall be binding upon and inure to the benefit of the Redevelopment Entity, Township of Gloucester, Redeveloper, and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be executed, all as of the date first above written.

DKGT 18 LLC

WITNESS: _____ By: _____
Name: Kenneth Schatz
Title: Managing Member

WITNESS: _____ By: _____
DONALD PAPARONE.

TOWNSHIP OF GLOUCESTER REDEVELOPMENT ENTITY

WITNESS: _____ By: _____
Name: Orlando Mercado
Title: Chairman

120966331_2

R-19:01-043

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING A REDEVELOPER FOR WILLIAMSTOWN-CHEWS LANDING ROAD, BLOCK 18301 LOTS 16, 17 AND 18 FOR THE NEW VISION REDEVELOPMENT AREA AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT AGREEMENT

WHEREAS, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area in need of redevelopment in accordance with the Redevelopment and Housing Law of the State of New Jersey; and

WHEREAS, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment, and

WHEREAS, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and in accordance with the provisions of the Local redevelopment and Housing Law of the State of New Jersey, did designate itself as the Redevelopment Entity, and

WHEREAS, the Redeveloper did submit a proposal for the development of the property; and

WHEREAS, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity, to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

WHEREAS, the Township Council and Redeveloper have engaged discussions concerning the construction of improvements to property within the Redevelopment Area; and

WHEREAS, the Redeveloper has agreed to redevelop premises known as **Williamstown-Chews Landing Rd, Sicklerville, New Jersey 08081. Being Block 18301 Lots 16, 17 and 18**, within the Redevelopment Area as indicated.

NOW THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Gloucester as follows,

1. DKGT 18, LLC, the intended property owner, is hereby designated Redeveloper for the area known and described as Williamstown-Chews Landing Rd, Sicklerville, New Jersey 08081. Being Block 18301 Lots 16, 17 and 18, all within the New Vision Redevelopment Area District.

2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development or the undertaking of any project within the designated redevelopment area. The proposed form of Redeveloper's Agreement is attached to this Resolution, and subject to the named Redeveloper, contract purchaser's acquisition of fee title ownership in the described premises.

Adopted: January 28, 2019

Council President
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: **APPLICATION #191015RDPFS** **Escrow #12976**
DKGT 18, LLC
Block 18301, Lots 16, 17 and 18

DATE: September 10, 2019

The Applicant requests preliminary and final major subdivision approval to create seventy two (72) new lots for single-family residences and two (2) lots for stormwater management within the NVSFR – New Vision Single –Family Residential Overlay District. The project is located on the west side of Williamstown Road across Annapolis Drive.

The application is subject to a signed Redevelopment Agreement, titled "Nike base Redevelopment Project New Vision Redevelopment Area Gloucester Township, New Jersey Block 18301, Lots 16, 17, and 18 (27.5 acres)."

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

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

- Applicant/Owner: DKGT 18, LLC, 701 Copper Road, Suite 7, Voorhees, NJ 08043 (Telephone #856-346-4400).
- Engineer: Jay F. Sims, PE, Consulting Engineer Services, 645 berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08080 (telephone #856-228-2200).
- Attorney: Frank Tedesco, Esq., Dilworth Paxson, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ 08002 (telephone #856-675-1960).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form and checklist dated 8/05/19, last revised 9/03/19.
2. Disclosure of Ownership, DKGT 18, LLC dated 4/09/19.
3. List of Design Waivers.
4. List of Submission Checklist Waivers.
5. Stormwater Management Report, as prepared by Consulting Engineer Services dated 8/05/10, last revised 8/22/19.
6. Recycling Report, as prepared by Consulting Engineer Services dated August 2019.
7. Environmental Impact Statement, as prepared by Consulting Engineer Services dated August 2019.
8. Traffic Impact Study, as prepared by Consulting Engineer Services dated July 2019.
9. Project Narrative, as prepared by Consulting Engineer Services dated August 2019.

10. Roadway Improvements – Williamstown – Chews Landing Road (CR 704), as prepared by Consulting Engineer Services consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	8-02-19
2	Typical Sections, Notes & Legend	8-02-19
3 - 4	Construction Plan & Profile	8-02-19
5	Signage & Striping Plan	8-02-19
6 -9		8-02-19
10	Construction Details	8-02-19

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

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	8-02-19 / 8-22-19
2	Existing Conditions & Demolition Plan	8-06-19 / 8-22-19
3	Surrounding Site Features Plan	8-02-19 / 8-22-19
4	Overall Phasing Plan/Traffic Traffic Circulation Plan	/ 8-22-19
5	Major Subdivision Plan – Sheet A	8-02-19 / 8-22-19
6	Major Subdivision Plan – Sheet B	8-02-19 / 8-22-19
7	Grading & Drainage Plan - Sheet A	8-02-19 / 8-22-19
8	Grading & Drainage Plan - Sheet B	8-02-19 / 8-22-19
9	Utility Plan – Sheet A	8-02-19 / 8-22-19
10	Utility Plan – Sheet B	8-02-19 / 8-22-19
12	Drainage Divide Plan – Sheet A	8-02-19 / 8-22-19
13	Drainage Divide Plan – Sheet B	8-02-19 / 8-22-19
14	Landscaping & Lighting Plan – Sheet A	8-02-19 / 8-22-19
15	Landscaping & Lighting Plan – Sheet B	8-02-19 / 8-22-19
16	Road Profiles	8-02-19 / 8-22-19
17	Road Profiles, Basin B Profiles	8-02-19 / 8-22-19
18	Basin A Storm Profiles	8-02-19 / 8-22-19
19	Site Construction Details	8-02-19 / 8-22-19
20	Storm Sewer Details	8-02-19 / 8-22-19
21	Sanitary Sewer Details	8-02-19 / 8-22-19
22	Water Details	8-02-19 / 8-22-19
23	Soil Erosion and Sediment Control Plan – Sheet A	8-02-19 / 8-22-19
24	Soil Erosion and Sediment Control Plan – Sheet B	8-02-19 / 8-22-19
25	Soil Erosion and Sediment Control Notes and Details	8-02-19 / 8-22-19

Redevelopment Information

12. Dilworth Paxson Transmittal Letter dated 3/07/19.
13. Land Development Application Form dated 3/26/19.
14. DKGT 18, LLC Bulk/Model Style Letter dated 3/25/19.
15. Artist rendering (Color) and floor plans (Letter Size) for the following models:
    a. The Abington.
    b. The Devon.
    c. The Weston.
16. Site Concept Plan 1, as prepared by Consulting Engineer Services comprising one (1) sheet dated 6/07/18.

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

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

Section IV. Objectives

1. In addition to testimony previously provided to the Redevelopment Entity it's recommended the Applicant also provide testimony to the Planning Board to address how the proposed redevelopment project satisfies the following objectives of the New Vision Redevelopment Plan:

    A. Prevent further deterioration of the built environment.
    B. Promote the overall development of the community.
    C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
    D. Encourage the highest and best use of land and property.
    E. Facilitate full utilization of the land.
    F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
    G. Require adherence to the highest design standards.
    H. Strengthen social, economic and development patterns.
    I. Increase economic opportunities in the Township of Gloucester.
    J. Improve the health and welfare of the residents of the Township.
    K. Advance public-private partnership efforts for the improvement of the economic environment.

Section IX.1.0, Zone Plan and Zoning Regulations

2. The subject property is located within the following redevelopment districts as per Ordinance O-16-07 (Amendment No. 5) adopted May 23, 2016 and Ordinance O-18-14 (Amendment No. 6) adopted December 26, 2018, respectively:
    a. NVBP – New Vision Business Park District as per §IX(1.0), New Vision Business Park District (NVBP); and,
    b. NVSFR – New Vision Single-Family Residential Overlay District as per §IX(3.0), New Vision Single-Family Residential Overlay District (NVSFR).
        i. The Purpose of the NVSFR – New Vision Single-Family Residential Overlay District is as follows [§IX(2.02)]:

            "2.02 NEW VISION SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT (NVSFR)

            A. PURPOSE: The New Vision Single-Family Residential Overlay District is to provide opportunities for single-family residential detached dwellings in a planned development generally conforming to the guidelines of the Municipal Land Use Law (N.J.S.A. 40:55D-39b and c) as an alternative to other permitted uses within the New Vision Redevelopment Plan. The specific intent is to encourage planned development at a residential density substantially consistent with the characteristic of the surrounding built environment.

III. REDEVELOPMENT PLAN REVIEW

NVSFR – New Vision Single-Family Residential Overlay District

The Planning Board should note and the Applicant is advised of the following additional requirements for land development in the New Vision Redevelopment Plan that is applying the NVSFR – New Vision Single-Family Residential Overlay District:

1. Use: Single-Family Detached Dwelling is a listed permitted use as per Art. IX, Section 2.02(C)(1), Permitted uses.
2. Density: 2.817 du/ac. where 3 du/ac. is maximum allowed as per Art. IX, Section 2.02(E), Density Limitations.
3. Bulk and Setback Redevelopment Requirements as per Art. IX, Section 2.02(F)(1), Area, Yard Height and Building Coverage.

Description	Required	Proposed	Conforms
Lot Area (min.)	7,200 sf	≥ 9,000 sf	yes
Lot frontage (min.)	60 ft.	≥ 60 ft.	yes
Lot depth (min.)	120 ft.	≥ 125.35 ft.	yes
Building coverage (max.)	30%	≤ 21.3%	yes
Lot coverage (max.)	55%	≤ 29.3%	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	30 ft.	≥ 30 ft.	yes
Side yard (min.)	10 ft.	≥ 10 ft.	yes
Rear yard (min.)	25 ft.	≥ 25 ft.	yes
Building Height (max.)	35 ft.	≤ 35 ft.	yes

4. WILLIAMSTOWN ROAD STREETSCAPE: Redevelopment projects in the NVSFR - New Vision Single-Family Residential Overlay District shall provide a minimum 25-foot landscaped buffer along the frontage of Williamstown Road in addition to other buffer elements that may be required by Section IX(1.0)(F), Buffers as per Art. IX.G, WILLIAMSTOWN ROAD STREETSCAPE.
   a. It's recommended the plan be revised to enhance scenic views of the streetscape perimeter buffer with additional ornamental trees and a variety of flowering and evergreen shrubs, and ornamental grasses.
   b. Consideration should be given to require a deed restriction that exclude fencing within the streetscape perimeter buffer easement area.

5. ARCHITECTURAL DESIGN GUIDELINES: Redevelopment projects in the NVSFR - New Vision Single-Family Residential Overlay District shall be guided by Section 2.0.H(4), New Vision Residential Overlay District (NVR), Additional Site Requirements, Architectural Design Guidelines of the New Vision Redevelopment Plan and identifying the architectural period and/or style and provide drawings, color renderings, photographs, and other media that describe the proposed architectural plan for each unit and buildings as per Art. IX.H, ARCHITECTURAL DESIGN GUIDELINES.
   a. The Applicant must provide testimony and support documents including building elevations and floor pans associated with the proposed development and if approved it's recommended the proposed architecture be a condition of approval.

6. HOME OWNERS ASSOCIATION: All redevelopment projects in the NVSFR - New Vision Single-Family Residential Overlay District may be required to have a Home Owner's Association to maintain the open space and common elements, feature elements, and architectural requirements as per Art. IX.I(1), HOME OWNERS ASSOCIATION.
   a. The applicant should provide testimony to address the proposal to not require a Home Owners Association.
      i. The Application as proposed would require Gloucester Township to maintain all stormwater management infrastructure, stormwater management basins, and streetscape perimeter buffer.

7. AFFORDABLE HOUSING: Residential redevelopment projects shall be exempt from the inclusionary requirement of §1002, Affordable Housing Required of the Land Development Ordinance and are required to pay a developer fee as per §902, Affordable Housing Fees and Procedures as per Art. IX.J(1), AFFORDABLE HOUSING.

8. REDEVELOPMENT REGULATIONS: The following redevelopment regulations of Article IX, Zone Plan and Zoning Regulations of the New Vision Redevelopment Plan shall also be applicable in the NVSFR – New Vision Single-Family Residential Overlay District except as may be modified hereunder as per Art. IX.K:
   i) Section IX(1.0)(B), Land Use and Redevelopment.
      a. Article V, Performance and Design Standards of the Land Development Ordinance, except the following, which are not required:
         (1) Section 509, Off-Street Loading.
         (2) Section 510, Off-Street Parking.
         (3) Section 511, Recreation Facilities and Open Space.
   2. Section IX(1.0)(C), Definitions.
   3. Section IX(1.0)(F), Buffers.
   4. Section IX(1.0)(I), Residential Site Improvement Standards (RSIS).

   Section IX(1.0)(J), Recreation in a Planned Residential Development, as follows:
      a. "All planned residential development shall provide sufficient open space and recreation facilities, as determined during the redevelopment and site plan or subdivision approval process, or, in lieu of providing open space and recreational facilities in the Redevelopment Area, the redeveloper may provide any alternative under applicable law."
         (1) The Applicant must provide testimony to address the above requirement for recreation and open space in a planned residential development.

9. Section IX(1.0)(K), Off-Street Loading and Parking Standards.

10. Section IX(1.0)(L), Additional Requirements.

    1. All buildings or uses shall be served by public water and sewer.
    2. All buildings on a single office or commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential area shall be suitably finished for aesthetic purposes.
    3. All applications for development involving the proposed construction of one or more buildings must be accompanied by a landscape plan that is signed and sealed by a Landscape Architect licensed in the State of New Jersey.
        a. <u>Sheets 13, 14, and 15 must be signed and sealed by a Landscape Architect licensed in the State of New Jersey</u>.
    4. All parking areas used in connection with commercial uses shall be screened through the use of landscaping and/or decorative fencing.
    5. Driveways associated with residential development shall comply with Section 424, Driveways (Residential) of the LDO, except as Section 424, Driveways (Residential) may be superseded by the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.
    6. Fences, hedges, and walls shall comply with Section 425, Fences, Hedges, Walls of the LDO.
    7. Signs for on-premise advertising shall be of a suitable size and design in consideration of the building or premises on which they are located, the business which they advertise, and consistent with Section IV, Objectives of the New Vision Redevelopment Area Plan.
        a. <u>It's recommended consideration be given to identify "Gloucester Township" within the monument sign at the intersection of Berlin-Cross Keys and Williamstown Road on Block 18301, Lot 10</u>.
            i. It's suggested the above recommendation would complement existing development community identification signs throughout the Township and advance the objectives of the New Vision Redevelopment Plan.
    8. Parking lot layout shall take into consideration pedestrian circulation and activities and may be required to include crosswalks, walkways, bicycle lanes of appropriate width or bicycle compatible features including "sharrow" line striping and signage, and include landscape and hardscape elements.

9. Street and site lighting shall achieve adequate illumination for each specific land use while maintaining architecturally attractive elements and design characteristics consistent with the overall redevelopment plan.

   a. It's recommended consideration be given to revising the plan to provide a decorative streetlight pole and luminaire in lieu of the proposed standard cobra style.

10. Freedom of design is to be encouraged, keeping in mind that buildings shall be constructed in an architecturally appealing manner to advance scenic vistas and viewsheds to enhance the redevelopment of the New Vision Business Park District and shall complement other improvements in the area.

   a. The proposed basins should function as a landscape features, as well as, a stormwater management system.

      i. It's recommended the plan be revised to provide additional flowering and evergreen shrubs and ornamental grasses around the entire perimeter of Basin A and Basin B to advance the aesthetics of the proposed project and the existing built environment.

      ii. It's recommended the plan be revised to provide a 3-Board vinyl Estate Style fence with black vinyl coated wire protective fabric in lieu of the proposed wood split rail fence to advance the aesthetics of the proposed project and the existing built environment.

11. Section IX(1.0)(M), Development and Redevelopment Regulations.

IV. APPLICATION SUBMISSION CHECKLIST

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

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

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].

   a. The Applicant must provide a copy of the "Plan of Survey & Topography – Lakeside," as prepared by Consulting Engineers Services dated 7/02/19, last revised 7/25/19.

V. WAIVER COMMENTS

The Applicant has requested a waiver from the following required checklist items:

1. "Final Subdivision Plat for (*Name of Development)* [Checklist #18(f)].
2. 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].
3. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].

4. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
5. Acceleration/deceleration lanes. [Checklist #75].
6. Pumping Stations [Checklist #100].
7. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].
8. 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].
9. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
10. Environmental Constraints Map (See §519). [Checklist #108].

The Applicant requests a waiver from the following Performance and Design Standards:

11. To provide an approximately 3:1 slope, where a 5:1 slope is the maximum allowed as per §506.A(6), Grading.
12. To change grading at the property line, where grading shall not be changed within 5 feet of the property line as per §506(7).A, Grading.
13. To allow unmatching crowns at across structures, where crowns shall match as per §517.C(6), Pipelines.
14. To allow scour holes, where they are not permitted in residential development as per §517.D(9), Inlets, Manholes, and Outlets.

VI. VARIANCE COMMENTS

The plan as submitted does not require any variances.

VII. SUBDIVISION REVIEW COMMENTS

1. The Planning Board should note it appears the applicant is proposing to dedicate the stormwater management infrastructure and drainage basins to Gloucester Township.
   a. The plan must be revised to provide the following requirements associated with the proposed easements as per §503.D, Easements/Restricted Covenants
      i. The metes and bounds of all proposed easements.
      ii. Revised the easement descriptions to not abbreviate and if approved by the Planning Board label the respective easements, as follows:
         1. "20-Foot Wide Stormwater Easement To Be Dedicated To Gloucester Township" or other the responsible entity, such as a Home Owners Association, if applicable.
         2. "25-foot Wide Perimeter Landscape Buffer Easement To Be Dedicated To (Responsible Entity.
         3. "Stormwater Management Basin A To Be Dedicated To Gloucester Township" or other the responsible entity, such as a Home Owners Association, if applicable.
         4. "Stormwater Management Basin B To Be Dedicated To Gloucester Township" or other the responsible entity, such as a Home Owners Association, if applicable.
         5. "Sign Easement To Be Dedicated To Gloucester Township" or other the responsible entity, such as a Home Owners Association, if applicable.
         6. Label the required sight triangles at intersections to Gloucester Township and Camden County, if applicable.

2. The Applicant must provide written approval from the Planning Board Solicitor of all easements and narrative forms as per §503.D, Easements/Restricted Covenants.
3. The plan must be revised to provide a150 watt lumenaire for the street light at the intersection of Tahoe Boulevard and Williamstown Road as per §508.E, Lighting.
4. The plan must be revised to provide sight triangles dedicated to Gloucester Township and Camden County, respectively as per §515.N, Street Design.

VIII. GENERAL COMMENTS

1. It is recommended consideration be given to reducing or eliminating the proposed design for rear yard drainage swales and associated improvements.
   a. The Township has experienced several conflicts between property owners, future private improvements in rear yards, and long-term maintenance of these types of drainage systems; this can be avoided by implementing an alternative design.

IX. ENVIRONMENTAL IMPACT STATEMENT (EIS) REVIEW COMMENTS

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

X. TRAFFIC IMPACT STATEMENT (TIS) REVIEW COMMENTS

While many of the following requirements may be identified on the site plan a complete TIS should be a stand alone document. Therefore, the Applicant must provide testimony and submit a TIS addendum to address the following omitted requirements:

1. A description of nearby transit routes and transit facilities, if any as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle paths as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Site distance analysis as per §815.A(5)(c).

XI. 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.

XI. RECOMMENDATIONS

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

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

cc: DKGT 18, LLC
Frank Tedesco, Esq.
Jay F. Sims, PE
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

September 19, 2019

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

Attn: Ken Lechner, Community Development Director

Re: The Estates at Lakeside
DKGT 18, LLC
1075 Williamstown – Erial Road
Block 18301, Lots 16, 17, & 18
Review No. 1
Bach Project No. GTPB-2019-9

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 8-5-19.
- Township of Gloucester Land Development Submission Checklist, dated 8-5-19.
- Township of Gloucester Escrow Agreement, dated 8-5-19.
- "Project Narrative for Lakeside, Plate 183.08, Block 18301, Lots 16, 17, & 18, Gloucester Township, Camden County", prepared by Consulting Engineer Services, dated August 2019, no revision.
- "Recycling Report for Lakeside, Plate 183.08, Block 18301, Lots 16, 17, & 18, Gloucester Township, Camden County", prepared by Consulting Engineer Services, dated August 2019, no revision.
- "Environmental Impact Statement for Lakeside, Plate 183.08, Block 18301, Lots 16, 17, & 18, Gloucester Township, Camden County", prepared by Consulting Engineer Services, dated August, 2019.
- "Traffic Impact Study for Lakeside," prepared by Consulting Engineering Services, dated July 2019, no revision.

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

- "Stormwater Management Report for Lakeside, Plate 183.08, Block 18301, Lots 16, 17, & 18, Gloucester Township, Camden County", prepared by Consulting Engineer Services, dated August 5, 2019, revised to August 22, 2019.

- Drawings entitled "Roadway Improvements, Williamstown – Chews Landing Rd (CR704), Gloucester Township, Camden County, New Jersey" prepared by Consulting Engineer Services:

Sheet	Title	Date/Last Revision
1	Cover Sheet	8-02-19, None
2	Typical Sections, Notes & Legend	8-02-19, None
3	Construction Plan & Profile	8-02-19, None
4	Construction Plan & Profile	8-02-19, None
5	Signage & Striping Plan	8-02-19, None
6	Cross Sections	8-02-19, None
7	Cross Sections	8-02-19, None
8	Cross Sections	8-02-19, None
9	Cross Sections	8-02-19, None
10	Construction Details	8-02-19, None

- Drawings entitled "The Estates at Lakeside, Plate 183.08, Block 18301, Lots 16, 17 & 18, Gloucester Township, Camden County, New Jersey, Preliminary/ Final Major Subdivision" prepared by Consulting Engineer Services:

Sheet	Title	Date/Last Revision
1	Cover Sheet	8-02-19, 8-22-19
2	Existing Conditions and Site Demolition	8-02-19, 8-22-19
3	Surround Site Features Plan	8-02-19, 8-22-19
4	Overall Phasing & Traffic Circulation Plan	8-02-19, 8-22-19
5	Major Subdivision Plan – Sheet A	8-02-19, 8-22-19
6	Major Subdivision Plan – Sheet B	8-02-19, 8-22-19
7	Grading & Drainage Plan – Sheet A	8-02-19, 8-22-19
8	Grading & Drainage Plan – Sheet B	8-02-19, 8-22-19
9	Utility Plan – Sheet A	8-02-19, 8-22-19
10	Utility Plan – Sheet B	8-02-19, 8-22-19
11	Drainage Divide Plan – Sheet A	8-02-19, 8-22-19
12	Drainage Divide Plan – Sheet B	8-02-19, 8-22-19
13	Landscape & Lighting Plan – Sheet A	8-02-19, 8-22-19
14	Landscape & Lighting Plan – Sheet B	8-02-19, 8-22-19
15	Landscape & Lighting Plan Notes & Details	8-02-19, 8-22-19
16	Road Profiles	8-02-19, 8-22-19

17	Road Profiles, Basin B Storm Profiles	8-02-19, 8-22-19
18	Basin A Storm Profiles	8-02-19, 8-22-19
19	Site Construction Details	8-02-19, 8-22-19
20	Storm Sewer Details	8-02-19, 8-22-19
21	Sanitary Sewer Details	8-02-19, 8-22-19
22	Water Sewer Details	8-02-19, 8-22-19
23	Soil Erosion Control Plan – Sheet A	8-02-19, 8-22-19
24	Soil Erosion Control Plan – Sheet B	8-02-19, 8-22-19
25	Soil Erosion Control Plan Notes & Details	8-02-19, 8-22-19

SITE INFORMATION:

Owner: Township of Gloucester
1261 Chews Landing – Clementon Road
PO Box 8
Blackwood, NJ 08012
856-228-4000

Applicant: DKGT 18, LLC
701 Cooper Road
Suite 7
Voorhees, NJ 08043
856-228-4000

PROJECT SUMMARY:

This application is for the construction of 76 single family homes and associated site improvements on a 25.55 acre parcel consisting of three (3) lots on the southwesterly side of Williamstown – Chews Landing Road (County Route 704) northwest of Berlin – Cross Keys Road in the Township's NVBP (New Vision Business Park) Zoning District. The applicant is seeking preliminary and final major subdivision approval with no requested variances.

VARIANCES / WAIVERS:

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

1. No. 18 – Final Subdivision Plat. ***Waiver recommended for completeness only. Final plats shall be supplied for review as a condition of approval.***

2. No. 52 – Existing structures and uses on the tract to include the shortest distance between any existing building and proposed of existing lot line, and as indicated of those to be removed. ***Waiver recommended.***

3. No. 62 – When a running stream is proposed for alterations, improvements or relocation, or when a structure of fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a NJ Division of Water Resources or such agency having jurisdiction shall accompany the application. ***Waiver recommended.***
4. No. 63 – The total upstream acreage in the drainage basin of any water course through or adjacent to a development including the distance and average slope upstream to the basin ridge line, where applicable. ***Waiver recommended.***

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

6. No. 100 – Pumping Station. ***Waiver recommended.***

7. No. 105 – If private utilities are proposed, they shall fully comply with all township, county and state regulations. ***Waiver recommended.***

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

9. No. 107 – When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies. ***Waiver recommended.***

10. No. 108 – Environmental Constraints Map. ***Waiver recommended.***

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

1. No. 22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of date of submission. ***Waiver recommended for completeness only.***

2. No. 42 – Floor plans where multiple dwelling units are proposed. ***Waiver recommended for completeness only.***

3. No. 50 – Each block and lot within each block shall be numbered as approved by the Tax Assessor. ***Waiver recommended for completeness only.***

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

If the waiver is granted for completeness only, the information shall be provided as part of the compliance submission.
The applicant is requesting the following design waivers:

1. §506-A.6 - The applicant is proposing to exceed a 5:1 slope with an embankment greater than three (3) feet in height where it is not permitted in residential developments. ***Waiver not recommended.***

2. §506-A.7 - The applicant is proposing to change existing grades within five (5) feet of a property line whereas the ordinance requirement is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property. ***Our office has no objection to this waiver.***

3. §507-A.3.c - The applicant is not proposing to show on the plans clearing limits and the presence of existing isolated trees having a caliper of five (5) inches where it is required that they be shown. ***Our office has no objection to this waiver.***

4. §507-A.4.g - The applicant is requesting a waiver from the requirement "to make every effort to avoid removal of trees having a caliper of five (5) inches or greater where it is required to do so". ***Our office has no objection to this waiver.***

5. §517-C.6 - The applicant is not matching crowns across all structures where it is required to do so. ***Our office has no objection to a limited waiver permitting the crowns not to match on areas of pipe crossings.***

6. §517-D.9 - The applicant is proposing to use scour holes near residential developments where it is not permitted to do so. ***This prohibition is limited to the Gloucester Township Ordinance. The Residential Site Improvements Standards (RSIS) permits scour holes near residential developments. Our office has no objection to this waiver.***

GENERAL:

1. The applicant shall clarify that the proposed streets will be dedicated to the Township of Gloucester.

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

3. The plans shall be submitted to the Gloucester Township Fire Marshall for review and approval. The Fire Marshall's approval letter must be submitted to all professionals reviewing this project.

4. All existing and proposed deed restrictions, covenants and easements shall be shown on the plans.

FINAL PLATS:

1. All existing and proposed easements affecting the site must be shown and dimensioned on the Final Plats.

2. All rights-of-ways and easements, whether dedicated to public or private entities shall be filed by deed.

3. Easement legal descriptions and easement agreements shall include any restrictions prohibiting installation of fencing, storage sheds, shrubbery, etc. on any proposed easements that will be the responsibility of the Homeowner's Association.

4. All required Title Recordation Act information shall be shown on each Final Plat.

5. All sight Triangles must be shown and dimensioned on the Final Plats.

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

7. A certification that the new lot numbers have been assigned by the tax assessor must be provided.

8. Permanent benchmarks shall be set for all major subdivisions. Concrete monuments shall be set or other similar permanent structure shall be used in accordance with §506.A.4.

9. Final Plats shall be provided for the development and filed with the County of Camden as a condition of approval.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. The Driveway Detail should be revised to indicate a minimum slope of one (1) percent and a maximum slope of ten (10) percent in accordance with §506.A.1.

2. Embankments in residential developments greater than three feet in height shall not exceed a 5:1 slope in accordance with §506.A.6. The plans do not comply in yard areas (basins excluded). ***A waiver has been requested. Waiver not recommended.***

3. Existing grades shall not be changed within five (5') feet of the boundary with an adjacent property in accordance with §506.A.7. ***A waiver has been requested.***

4. It shall be noted that per §506-9 "fencing in drainage swale easements shall maintain a three (3) inch clearance between the bottom of the fence and the ground".

5. The applicant shall confirm the grade differential between the proposed finished floor elevation and the proposed garage floor elevations. The plan appears to propose an approximate 2.5 foot vertical difference. This could require as many as four (4) steps from the residential finished floor to the garage. As the plan is proposing driveways in excess of 7% any elimination of steps would raise the garage elevation and possibly increase the driveway grade. It shall be noted that the maximum driveway grade is 10% per §506(A).1.

6. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.C.1.

7. The applicant's engineer shall provide cut and fill calculations.

8. The application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same in accordance with §506.C.2.

B. Stormwater Management (Section 517)

1. Per § 517-C.1. "Class III reinforced concrete pipe may be used, provided that a minimum of 2 feet of cover is maintained." The engineer shall verify that two (2) feet of cover is maintained on all storm sewer pipe.

2. Per § 517-D.3. "bicycle safe frame and grates shall conform to Campbell Foundry pattern numbers 1218, 3405 or 3424 or approved equal." The details should be revised accordingly.

3. Per § 517-D.5. "curb inlets shall not be placed on the radius section of the curb." The engineer shall revise the plans to eliminate inlets on curbed radii.

4. Per § 517-D.6 "inlets shall be installed at all intersections so as to minimize gutter flows across the intersection." Additional storm inlets should be installed at the intersection of Tahoe Boulevard and Cayuga Way to limit gutter flow through the intersection.

5. Per § 517-E.2 "maximum velocities in grass swales shall not exceed the erosive velocity for the soils present at the site." The engineer shall provide soil characteristics and velocity calculations for each of the swales along the rear property lines that drain to an inlet.

6. Per § 517-E.4 an easement shall be provided for all rear yard swales that drain to an inlet. The plans shall be revised to include all of the rear yard swales that drain to an inlet within a drainage easement.

7. Per § 517-H.3 "basins near residential uses or that are readily visible to the public shall be aesthetically designed. Side slopes of 4:1 or flatter shall be provided where practical." It is noted that RSIS permits basin side slopes of 3:1 as a maximum. However, 4:1 side slopes are required by the Gloucester Township ordinance. The basins are currently designed with side slopes of 3:1 and shall be revised accordingly.

8. Per § 517-H.8 "a maintenance schedule shall be provided for all systems." A separate stormwater management plan shall be provided for review and approval and as a condition of approval be filed with the Camden County Clerk's office.

9. Per § 517-J.5 "the maintenance schedule shall require scarifying and reseeding of the soils on a regular basis (not to exceed 5 years) or when infiltration rates decrease such that the system retains water for forty eight hours."

10. Per § 517-J.7 "post –construction percolation or permeability test will be required at retention basins to verify that the design infiltration rates have been obtained." The engineer shall coordinate with our office to witness the permeability test.

11. Per § 517-J.8 "at no time after final basin grading and permanent stabilization should any equipment be allowed to operate within retention basins which could smear or compact the soils leading to a reduction in the percolation rate. This includes mowing and the annual removal of accumulated silt. This does not pertain to the reestablishment of the basin bottom every five (5) years."

12. Per § 517-M.3 "all exposed concrete shall have a rubbed or brushed finish." A note should be added to the outlet structure details.

13. Per § 517-M.5 "there shall be a minimum of 0.1 foot fall across the structure from the invert of the lowest inlet to the invert of the outlet." The outlet structures should be revised accordingly.

14. A maintenance fund shall be provided by the developer in accordance with § 517-P.1.

15. The stormwater collection system pipe network has been designed to the 25-year storm event as per the RSIS standard. This RSIS standard (according to NJAC 5:21-7.2(c)5i) requires "all overland relief up to the 100-year storm is routed through the stormwater quantity control structure." Calculations must be provided indicating that the 100-year storm event can safely flow overland without flooding of yards or residential units.

16. According to NJAC 7:8 Stormwater Management Rules – Design and Performance Standards the minimum subsoil design permeability rate for an infiltration basin is 0.5 inches per hour. The design calculations used a rate of 0.4 inches per hour. The basins should be redesigned to meet the standards.

17. The inlets located within the rear yards create depressions ranging from one (1) to three (3) feet in depth. Routing calculations for these depressions / inlets must be provided for the 100 year storm runoff to the individual inlets.

18. The applicant shall remove the stormwater pipe network trunk line (inlets A18 through A24) from the rear of the residential property lines and convey the stormwater through the roadway.

19. Hydraulic grade line calculations shall be added for all stormwater collection inlets and pipes.

20. A pedestrian safe inlet grate shall be provided for all Type A or Type E inlets. A detail shall be provided.

21. The submitted application materials indicate the storm collection system in yard areas as well as basins are to be dedicated to Gloucester Township. Confirmation must be obtained from Mayor and Council as to consent of dedication.

C. Utilities (Section 518)

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

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

Traffic Impact Statement (Section 815)

1. The Traffic Impact Study (TIS) prepared by Consulting Engineering Services concluded that the proposed development consisting of 76 detached single-family dwellings will have minimal impact on the adjacent roadway network and minimal queues during worst-case AM and PM peak hour periods.

2. The TIS indicates access for the proposed development will be provided at the existing Williamstown-Erial Road (CR 704) / Annapolis Drive stop-controlled intersection as a fourth approach and will be stop-controlled. Williamstown-Erial Road is under Camden County jurisdiction; therefore, the Applicant shall coordinate with Camden County regarding access to the Williamstown-Erial Road and any necessary intersection improvements.

3. The TIS indicates the existing Annapolis Drive stop-controlled approach to the Williamstown-Erial Road intersection will function at a LOS D and LOS F in the build out scenario during the AM and PM peak hours, respectively. In addition, the Annapolis Drive approach will experience an increase in delay of 8.3 seconds and 30.6 seconds during the AM and PM peak hours, respectively. The applicant shall provide testimony regarding the increased delay along the Annapolis Drive approach and any potential improvements that may help decrease the delay.

D. Environmental Impact Statement (Section 816)

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

APPROVAL PROCESS:

If the Board grants approval to this project, the following conditions apply.

1. Revised application materials shall be submitted to our office to address any comments contained in the approving resolution.

2. A cost estimate of all site improvements must be submitted to the Township Engineer for review. Upon approval, the Township Engineer will forward the required performance bond and inspection escrow amounts to the Township. Performance guarantees and inspection escrows shall be posted with the Township Clerk.

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

    a. Gloucester Township Fire District No. 6
    b. Gloucester Township MUA
    c. Aqua New Jersey
    d. Camden County Planning Board
    e. Camden County Soil Conservation District
    f. Any and all agencies having jurisdiction

4. Revised plans shall be submitted to the Gloucester Township Planning Board upon final approval for signatures.

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

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

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, Planning Board Secretary
DKGT 18, LLC, Applicant
Frank V. Tedesco, Applicant's Attorney
Jay F. Sims, PE, Applicant's Engineer

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

Bin# 1C

B

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

September 4, 2019

Rev. #1

Applicant: Estates of Lakeside
REVISED

Application: #191015RDPFS
Block: 18301 Lot: 16,17 & 18
Zoned: NVBP/NVSFR
Escrow: #12976

LOCATION: 1075 Williamstown-Erial Road, Sicklerville 08012

TRANSMITTAL TO:

O Camden County Planning	O Tax Assessor	O MUA
O Steven Boraske , Esq.	O Aqua Water Co.	☑ 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 – Revised Plan & Stormwater Mngt. Report (Ken/Bach)

- ☑ 1 Copy **Revised** Preliminary & Final Site Plan
- ☐ 1 Copy - Roadway Improvementsfor Williamstown-Chewslanding Rd
- ☐ 1 Copy - County Application
- ☐ 1 Copy – Environmental Impact Report
- ☐ 1 Copy - Recycling Report
- ☐ 1 Copy Stormwater Management Report **Revised**
- ☐ 1 Copy - Traffic Impact Report
- ☐ 1 Copy - Environmental Impact Statement

Kenneth Lacourt, Jr.

OK 9-9-19 JLB Bldg

SIGNATURE----------

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #191015RDPFS **Block: 18301 Lot: 16,17,18**

■ 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 hour contact should be provided to Police prior to start of construction.

☐Other

RECEIVED SEP 4 2019

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: 206 Date: 9/5/19

LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

Waived

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

For Office Use Only

Submission Date[1]: _____ Application №.: 19,035PF

Taxes Paid Yes/No YP (Initial)

☒ Planning Board ☐ Zoning Board of Adjustment

Fees 1060.00 Project # 13392

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

Escr. 562.00 Escr.# 13392

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Chews Landing, L.L.C.	Name(s): Same as Applicant
Address: c/o Needleman Management Co., Inc. 1060 N. Kings Highway Suite 250	Address:
City: Cherry Hill	City:
State, Zip: New Jersey 08034	State, Zip:
Phone: (856) 482-5959 Fax: (856) 482-6215	Phone: (__)__-__ Fax: (__)__-__
Email: David@NeedlemanRE.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: Rhonda R. Feld, Esquire	Firm: Sherman, Silverstein, Kohl, Rose & Podolsky, P.A.
Address: 308 Harper Drive, Suite 200	State, Zip: New Jersey 08057
City: Moorestown	Phone: (856) 662-0700 Fax: (856) 773-5303
	Email: rfeld@shermansilverstein.com

6. Name of Persons Preparing Plans and Reports:

Name: Kyle Humphreys, PE, LEED-AP T and M Associates	Name:
Address: 200 Century Parkway, Suite B	Address:
Profession: Engineers	Profession:
City: Mount Laurel	City:
State, Zip: New Jersey 08054	State, Zip:
Phone: (856) 722-6700 Fax: (856) 505-3884	Phone: (___)____-_____ Fax: (___)____-_____
Email: KHumphreys@TandMAssociates.com	Email:

7. Location of Property:

Street Address: Chews Landing-Clementon Road Block(s): 9708

Tract Area: 223,063 s.f./5.12 acres Lot(s): 1

8. Land Use:

Existing Land Use: office

Proposed Land Use (Describe Application): The land is part of an existing office complex. Applicant seeks to add 25 additional parking spaces, a trash enclosure, a privacy fence and protective bollards.

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☒ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See Exhibit A

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. See Exhibit B

13. Zoning

All Applications	Proposed
Front setback 1	60 ft.
Front setback 2	N/A
Rear setback	65 ft.
Side setback 1	10 ft.
Side setback 2	121.4 ft.
Lot frontage	997.76 ft.
Lot depth	225.01
Lot area	223,063 s.f./5.12 acres
Building height	N/A (<35' exist)

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: 146 Number of parking spaces provided: 183

Number of loading spaces required: 2 Number of loading spaces provided: 0 (waiver requested - previous approvals)

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

Chews Landing, L.L.C.
By: Needleman RE, L.L.C., Authorized Member

Signature of Applicant — Date: 8/6/19

Howard E. Needleman, Member

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).**

8/6/19
Date

Signature
Chews Landing, L.L.C.
Needleman RE, L.L.C., Authorized Member
Print Name
Howard E. Needleman, Member
Signature

Sworn and Subscribed to before me this
6th day of August
2019 (Year).
Patricia L. Fox

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). See Exhibit C.	☒ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☐ No	☐ Yes

Chews Landing L.L.C
By Needleman RE, L.L.C. Authorized Member
Signature of Applicant

By Howard E. Needleman, Member
Print Name

8/6/19
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 July 1, 2019, shows and discloses the premises in its entirety, described as Block 9708 Lot 1; 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:
Howard E. Needleman of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 20th day of August
2019 before the following authority.

Notary public

RHONDA R. FELD
Attorney at Law
State of New Jersey

Exhibit A

SUBMISSION MATERIALS

Preliminary and Final Major Site Plan prepared by T&M Associates dated July 26, 2019 and consisting of seven (7) pages

EXHIBIT B

PRIOR APPROVALS

1. Resolution granting Preliminary Major Site Plan Approval for Block 9708, Lot 1 – Memorialized on May 25, 2004

2. Resolution granting Final Major Site Plan Approval for Block 9708, Lot 1 – Memorialized on February 8, 2005

EXHIBIT C

DISCLOSURE STATEMENT

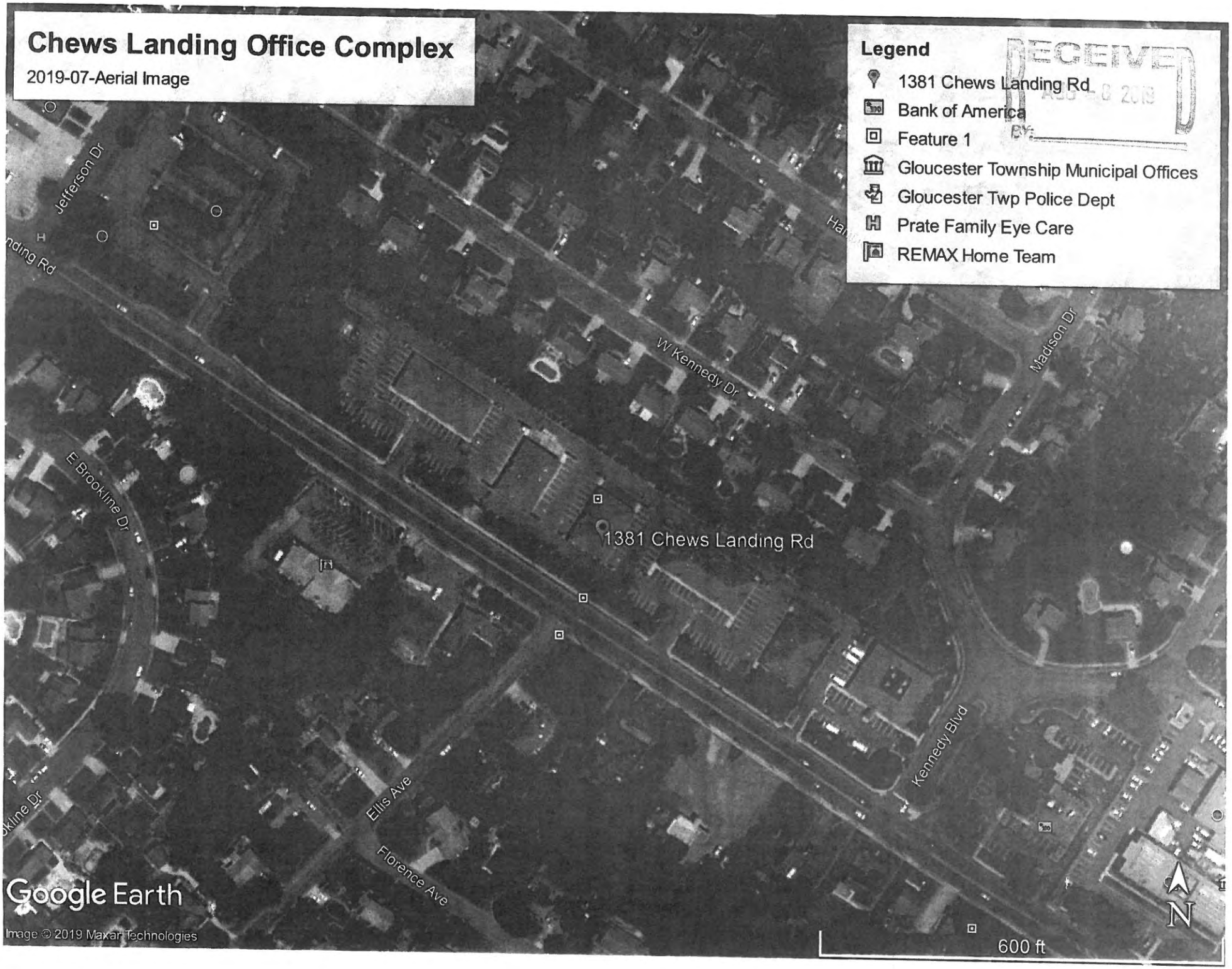
MEMBERS HAVING A GREATER THAN 10% INTEREST

1. Howard E. Needleman, c/o Needleman Management Co., Inc., 1060 N. Kings Highway, Suite 250, Cherry Hill, New Jersey 08034

2. Needleman RE, L.L.C., c/o Needleman Management Co., Inc., 1060 N. Kings Highway, Suite 250, Cherry Hill, New Jersey 08034

Chews Landing Office Complex

2019-07-Aerial Image



RECEIVED
AUG 8 2019
BY:

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING A PRELIMINARY MAJOR SITE PLAN APPROVAL FOR VENTURE 103
APPLICATION #042017PSP

WHEREAS, on April 27, 2004 consideration was given to the application of Venture 103 for property located at Northwest Corner of Chews Landing Road, Block 9708, Lot 1; and

WHEREAS, Robert Beck, Sr., Esquire appeared on behalf of the applicant and Barry Bannett, the architect, Dave Shropshire, applicant's engineer and Dwight Weir, applicant's professional engineer testified on behalf of the application and Karen Zawacki, Robert Hoffman, Debra Cannizzaro, Joseph Batti, Roy Brooms, Regina Erbin, Jerry Roccia and Harry Moore appeared and testified from the public; 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, Traffic Commander, Fire Marshall, Municipal Utilities Authority, County Planning Board, and Tax Assessor and having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for a preliminary major site plan:

1. Existing Zoning: OR

2. Intended Use: One Story Office Space

3. Mr. Bannett's testimony commenced the application. He described the subject development as comprising of six separate office buildings for a total of 36,600 sq. ft. He emphasized that there were no variances and the uses were all permitted. He did discuss the waivers which were parking in the front, wheel base access of 50 ft., environmental impact statement, recycling and the requirement for off street loading. He provided the Board with substantial persuasive and credible evidence with respect to the waiver for parking in front since to reverse the parking would have been to put parking in the rear yards of adjacent residential neighbors. The 50 ft. wheel base access seemed to be reasonable due to the nature of the applicant's uses which would not have full sized tractor trailers. The same bases held true for the elimination of the off street loading requirements.

4. Dwight Weir testified and offered a bases for the waiver of the environmental impact statement and recycling. As to the EIS he described the lot as being open with drainage

off to the front and that they will certify that there are no wetlands. With respect to the recycling report, the applicant agreed as a condition of approval to provide the Board Solicitor with a lease that will require tenants to remove their own trash. From this testimony the Board finds a fact that the waivers are reasonable. Although the applicant had previously requested a waiver of the traffic impact statement, they produced the live testimony of the Traffic Engineer who had analyzed the use. He indicated that there would be 100 peak hour trips inbound in the A.M. and outbound in the P.M. with approximately 20-25 vehicles for each movement. He discussed the adjacent driveways and in particular the configuration with Ellis Avenue and felt that the 100 ft. offset was acceptable.

5. Karen Zawacki testified that she would like to see an EIS and TIS. Various residents include Robert Hoffman and Debra Cannizzaro who discussed drainage as did Joseph Batti, Roy Brooms, Regina Erbin and Jerry Roccia. Harry Moore testified concerning existing problems with his development which were not related to the subject approval, although the Board Engineer indicated that they would have someone out to take a look at the problem.

6. The application implicates the following provisions of the ordinance:

Description	Required (Office)	Proposed	Conforms
Lot Size (min.)	15,000 sf	5.12 acres	Yes
Lot Frontage (min.)	75 ft.	997.76 ft.	Yes
Lot Depth (min.)	125 ft.	225.37 ft.	Yes
Building Coverage (max.)	20%	16.35%	Yes
Lot Coverage (max.)	65%	54.20%	Yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front Yard (min.)	30 ft.	60 ft.	Yes
Side Yard (min.)	10 ft./ 25 ft. ag.	15 ft./ 131.2 ft. ag.	Yes
Rear Yard (min.)	30 ft.	65 ft.	Yes
Building Height (max.)	35 ft.	±17 ft.	Yes
Parking Area Setback (min.)			
From Building	5 ft.	5 ft.	Yes
From Arterial or Collector Street	30 ft.	30 ft.	Yes
From Residential Access Street	30 ft.	N/A	N/A
From Side or Rear Property Line	10 ft.	15 ft.	Yes
Buffer	25 ft.	25 ft.	Yes

Office: 1 space per 250 sf. 26,480+250=146 spaces	146 spaces	148 spaces	Yes

7. The Board Planner reviewed the following plans:

Sheet	Plan Description	Date/Latest Revision
1	Cover Sheet	01-16-04
2	Existing Conditions Plan	01-16-04
3	Site Plan	01-16-04
4	Grading Plan	01-16-04
5	Utility Plan	01-16-04
6	Lighting Plan	01-16-04
7	Landscaping Plan	01-16-04
8	Drainage Divide Plan	01-16-04
9	Soil Erosion Plan	01-16-04
10	Soil Erosion Details & Notes	01-16-04
11	Detail Sheet	01-16-04

8. The Board Planner issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

9. No traffic problems are posed by the subject application as set out in the Traffic Commander`s report of March 24, 2004. Stop signs must be installed upon any occupancy

10. The applicant must comply with the Fire Marshall`s report of March 12, 2004.

11. Public sewer is available to the subject tract according to the report of the Municipal Utilities Authority. A Form "F" Application is required.

12. The applicant will obtain the approval of the County Planning Board.

13. The applicant must comply with the Tax Assessor's report of March 2, 2004.

14. The Board Engineer reviewed the following plans:

Sheet	Title	Date
1 of 11	Title Sheet	---
2 of 11	Existing Conditions Plan	01-16-04

3 of 11	Site Plan	01-16-04
4 of 11	Grading Plan	01-16-04
5 of 11	Utility Plan	01-16-04
6 of 11	Lighting Plan	01-16-04
7 of 11	Landscaping Plan	01-16-04
8 of 11	Drainage Divide Plan	01-16-04
9 of 11	Soil Erosion Plan	01-16-04
10 of 11	Soil Erosion Details & Notes	01-16-04
11 of 11	Detail Sheet	01-16-04
--	Storm Drainage Report	01-04

15. The Board Engineer also issued a report indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

16. Based on the Board Engineer's review of the documents it appears that waivers are being requested for the following:

A) The waiver of location of structures and uses within 200 feet shall be dealt with at the time of final.

B) Drainage issues shall be deferred and reserved until the time of final.

C) At the time of final the applicant must produce a letter setting up maintenance schedules to the satisfaction of the Board and the Board Solicitor.

D) The Board Solicitor would likewise see and review the condo documents if the project was developed in that fashion. If not, a prototypical lease.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for a preliminary major site plan approval has substantial merit and should be approved subject, however, to the following conditions:

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies

including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer`s report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner`s report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

Those Eligible to Vote	Those in Favor	Those Opposed
Jim Forte	X	
Eugene Lawrence	X	
Jay McGinnis	X	
John McLaughlin	X	
Reggie Stevenson	X	
Joseph Troxell	X	
Chairman Tom Schina	X	
Linda Morris		

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD:

THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 25th day of May, 2004.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING A FINAL MAJOR SITE PLAN FOR VENTURE 103
APPLICATION #041017PF

WHEREAS, on December 14, 2004 consideration was given to the application of Venture 103 for property located at the Northwest Corner of Chews Landing Road, Block 9708, Lot 1; and

WHEREAS, Robert Beck, Esquire appeared on behalf of the applicant and Dwight Weir, applicant's engineer, Howard Needleman, a principal and Barry Bannett, applicant's architect, testified on behalf of the application and no-one appeared and testified from the public; 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, Traffic Commander, Fire Marshall, Municipal Utilities Authority, County Planning Board, and Tax Assessor and having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for a final major site plan:

1. Existing Zoning: OR

2. Intended Use: One story office space

3. The application implicates the following provisions of the ordinance:

Description	Required (Office)	Proposed	Conforms
Lot size (min.)	15,000 sf	5.12 acres	Yes
Lot frontage (min.)	75 ft	997.76 ft.	Yes
Lot depth (min.)	125 ft.	225.01 ft.	Yes
Building coverage (max.)	20%	16.35%	Yes
Lot coverage (max.)	65%	54.20%	Yes
PRINCIPAL BUILDING MINIMUM YARDS, DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	60 ft.	Yes
Side yard (min.)	10 ft,/ 25 ft. ag.	10 ft./ 121.4ft.ag.	Yes
Rear yard (min.)	30 ft.	65 ft.	Yes
Building Height (max.)	35 ft.	±17 ft.	Yes
PARKING AREA SETBACK (MIN.)			
From building	5 ft.	6 ft.	Yes

From Arterial or Collector Street	30 ft.	30 ft.	Yes
From Residential Access Street	30 ft.	N/A	N/A
From Side or Rear Property Line	10 ft.	65 ft.	Yes
Buffer	25 ft.	35 ft.	Yes
Parking Office: 1 space per 250 sf. 36,480 ÷ 250 = 146 spaces	146 spaces	158 spaces	Yes

SIGN STANDARDS (FREE-STANDING)

Description	Required	Proposed	Conforms
Number(max.) - §513.X(2)	1	1	Yes
Area(max.) - §513.X(1)	**20 sf**	**27 sf**	**No***
Setback(min.) - §513.R(8)	**10 ft.**	**±4 ft.[1]**	**No***
Height(max.) - §513.R(2)	6 ft.	4.5	Yes
Letter height(min) - §513.R(1)[2]	8 in.	N/P	---

SIGN STANDARDS (DIRECTORY)

Description	Required	Proposed	Conforms
Within site complex - §513.P(2)	Yes	Yes	Yes
Site Map - §513.P(2)	Yes	Yes	Yes
Area(max.) - §513.P(3)	**16 sf**	**21.33 sf**	**No***
Height(max.) - §513.P(4)	**6 ft.**	**8.33 ft.**	**No***

[1] = Scale data.
[2] = The "Chews Landing Commons" must be eight (8) inch minimum letters.
N/P = Not Provided
* = **Variance required.**

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

5. The Board Planner reviewed the following plans:

Sheet	Plan Description	Date/Latest Revision
1	Title Sheet	
2	Existing Conditions Plan	01-16-04/10-04-04
3	Site Plan	01-16-04/10-04-04
4	Grading Plan	01-16-04/10-04-04
5	Utility Plan	01-16-04/10-04-04

6	Plan of Profiles	12-21-04
7	Lighting Plan	01-16-04/10-04-04
8	Landscaping Plan	01-16-04/10-04-04
9	Drainage Divide Plan	01-16-04/10-04-04
10	Soil Erosion Plan	01-16-04/10-04-04
11	Soil Erosion Details & Notes	01-16-04/10-04-04
12	Detail Sheet	01-16-04/10-04-04
13	Detail Sheet Two	01-16-04/10-04-04
14	Soil Boring Logs	10-08-04
		10-08-04

6. The Board Planner issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

7. The applicant will comply with the Traffic Commander's report dated November 23, 2004.

8. No fire protection problems are posed by the subject application as indicated in the Fire Marshall's report.

9. The applicant will comply with the Municipal Utilities Authority's report of November 5, 2005.

10. The applicant will comply with the County Planning Board's report of November 4, 2004.

11. The applicant will comply with the Tax Assessor's report of November 4, 2004.

12. The Board Engineer reviewed the following plans:

Sheet	Title	Date	Latest Revision Date
1 of 14	Title Sheet	---	10-04-04
2 of 14	Existing Conditions plan	01-16-04	10-04-04
3 of 14	Site Plan	01-16-04	10-04-04
4 of 14	Grading Plan	01-16-04	10-04-04
5 of 14	Utility Plan	01-16-04	10-04-04
6 of 14	Plan of Profiles	10-21-04	
7 of 14	Lighting Plan	01-16-04	10-04-04
8 of 14	Landscaping Plan	01-16-04	10-04-04
9 of 14	Drainage Divide Plan	01-16-04	10-04-04
10 of 14	Soil Erosion Plan	01-16-04	10-04-04
11 of 14	Soil Erosion Details & Notes	01-16-04	10-04-04
12 of 14	Detail Sheet	01-16-04	10-04-04

13 of 14	Detail Sheet Two	10-08-04	10-04-04
14 of 14	Soil Boring Logs	10-08-04	
SK-1	Preliminary Plan	02-24-03	10-22-04
SK-2	Preliminary Plan	02-24-03	10-22-04
---	Storm Drainage Report	01-04	10-04
---	Existing Site Conditions	10-06-04	
---	Soil and Foundation Engineering Report	09-09-04	

15. The Board Engineer also issued a report indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed to comply to the extent that they have not done so already except as follows:

A) With respect to Page 4, Paragraph C-4 - the applicant requested 4 ft. sidewalks in lieu of the 6 ft. sidewalks required.

B) With respect to Page 9, Paragraph C-2 - the applicant agreed to sign the front 3 and 4 buildings and the rear of all buildings.

C) With respect to Page 10, Paragraph J-1 - the applicant agreed to go to uniform 20 ft. height for all lights. The ornamental would be 12 ft. acorn lights, but all others would be 20 ft. shoebox lights.

16. In addition the applicant indicated that they would condominimize all of the units and that they would agree as a condition of approval to the Board Solicitor's review and approval of the condominium doctrines.

17. The applicant agreed to delete the compactor and dumpster from the subject site plan.

18. The applicant agreed that all signage will comply with the ordinances.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for a final major site plan has substantial merit and should be approved subject, however, to the following conditions:

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer's report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

Those Eligible to Vote	Those in Favor	Those Opposed
Gabe Busa		
Jim Forte		
Eugene Lawrence		
Jay McGinnis		
John McLaughlin		
Joseph Troxell		
Tom SCHINA		

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD:

THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 8th day of February 2005.

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #191035PF*** ***Escrow #13392***
Chews Landing, L.L.C.
BLOCK 9708, LOT 1
Chews Landing-Clementon Road

DATE: September 09, 2019

The Applicant requests preliminary and final major site plan approval to construct "25 additional parking spaces, a trash enclosure, a privacy fence and protective bollards" at an existing office complex within the OR –Office Residential District. The project is located on the north side of Chews Landing-Clementon Road west of Kennedy Boulevard.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

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

- Applicant/Owner: Chews Landing, L.L.C. c/o Needleman Management Co., Inc., 1060 N. Kings Highway, Suite 250, Cherry Hill, NJ 08034 (telephone #856-482-5959).
- Engineer: Robert E. Hunter III, PE, T & M Associates, 200 Century Parkway, suite B, Mount Laurel, NJ 08054 (telephone #856-722-6700).
- Attorney: Rhonda R. Feld, Esq., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ 08057 (telephone #856-662-0700).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Ordinance, §817 Submission Checklist dated 8/08/19.
   a. Exhibit "A" – Submission Materials.
   b. Exhibit "B" – Prior Approvals.
   c. Exhibit "C" – Disclosure statement.
   d. 2019-07 – Aerial Image (Color – Letter Size).
2. Engineering plans, as prepared T & M Associates consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Title Sheet	7-26-19
2	General Information & Notes	7-26-19
3	Existing Conditions Plan	7-26-19
4	Site & Grading Layout	7-26-19
5	Landscape Plan	7-26-19
6	Soil Erosion & Sediment Control Plan	7-26-19
7	Construction Details 1	7-26-19

II. ZONING REVIEW

1. Bulk Zoning Requirements:
   Zone: "OR" ~ Office Residential District [§412]
   Use: Offices of a recognized profession is listed as a permitted use [§412.B(1)].

Description	Required (Office)	Proposed	Conforms
Lot size (min.)	15, 000 sf	5.12 acres	yes
Lot frontage (min.)	75 ft.	997.76 ft.	yes
Lot depth (min.)	125 ft.	225.01 ft.	yes
Building coverage (max.)	20%	14.10%	yes
Lot coverage (max.)	65%	56.79%	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	30 ft.	60 ft.	yes
Side yard (min.)	10 ft. / 25 ft. ag.	10 ft. / 121.4ft. ag.	yes
Rear yard (min.)	30 ft.	65 ft.	yes
Building Height (max.)	35 ft.	±17 ft.	yes
Parking Area Setback (min.)			
From building	5 ft.	5 ft.	yes
From Arterial or Collector Street	**30 ft.**	**26 ft.**	**no***
From Residential Access Street	30 ft.	n/a	n/a
From Side or Rear Property Line	10 ft.	65 ft.	yes
Buffer	25 ft.	35 ft.	yes
Parking Office: 1 space per 250 sf. 36,480 ÷ 250 = 146 spaces	146 spaces	158 spaces	yes

* = Variance required.

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

III. CHECKLIST COMMENTS

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

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

1. 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].

2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
    a. <u>The plans should be revised to provide the certified list of property owners within 200 feet</u>.
3. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
4. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
    a. Defer to the Planning Board engineer.
5. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
    a. Defer to the Planning Board engineer.
6. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
    a. Defer to the Planning Board engineer.
7. Acceleration/deceleration lanes. [Checklist #75].
8. Traffic channelization [Checklist #76].
9. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
    a. <u>The plans should be revised to provide photometric data to ensure adequate illumination for the proposed parking areas as per §508.G(4), Lighting</u>.
10. Size and types of pipes and mains [Checklist #98].
11. Slope [Checklist #99].
12. Pumping Stations [Checklist #100].
13. Fire hydrants. [Checklist #101].
14. Standard details [Checklist #102].
15. Trench repair details for street crossings [Checklist#103].
16. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
17. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].
18. 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].
19. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

IV. <u>WAIVER COMMENTS</u>

The Applicant has requested a waiver from the following checklist requirements.

1. Four (4) copies of the drainage calculations and engineer's report [Checklist #4].
2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
4. Four (4) copies of the Recycling Report. [Checklist #8].
5. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water sewer, or gas mains {Checklist #74].
6. Loading areas and number thereof [Checklist #80].
7. Directional signs with scaled drawings [Checklist #85].

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

The application as submitted requires a waiver from the following performance and design standards.

10. To allow a 21-foot wide aisle with associated with 90° parking where 24 feet wide is the minimum required as per §510.G(2). Aisle Width.
11. To allow a PVC fence enclosure for the proposed trash enclosure where a masonry construction enclosure is required as per §510.L(1), Refuse/Recyclable Storage Area.

V. VARIANCES COMMENTS

The application as submitted requires the following variance:

1. Parking setback: (26 ft. provided v. 30 ft. minimum required).

VI. SITE PLAN REVIEW COMMENTS

1. The plans must be revised to provide evergreen trees along southeast side of the proposed trash enclosure to enhance the aesthetics of the development and Township as per §507.A(1), Landscaping.
2. The Landscaping plan must be revised to provide the following notation to ensure adequate landscaping is provided should the relocated "Existing Ground Cover" along Chews Landing Road goes into shock and not survive the proposed relocation as per §507.A(1), Landscaping.
    a. "Additional landscaping shall be provided to effectuate an improved buffer if required by the Township engineer or planner to enhance the aesthetics of the development and Township."
3. The plans must be revised to provide two (2) Leyland Cypress evergreen trees approximately 100 feet west of the easterly property line along the north side of the rear driveway to effectuate a visual environment for the adjacent residential properties as per §507.B(1).
    a. The purpose of this request is to replace an existing dead evergreen tree.
4. The plans must be revised to provide photometric data to ensure adequate illumination for the proposed parking areas as per §508.G(4), Lighting.
    a. Should it be determined the existing illumination is insufficient additional pole mounted light should be installed as per §508.F(1), Lighting.
5. The plans must be revised to provide a detail of the proposed trash enclosure fencing including a solid gate and color, which must be compatible with exterior of existing buildings as per §510.L, Refuse/Recyclable Storage Area.
6. The plans must be revised to label the locations and provide dimensions of the proposed concrete sidewalks and curb as per §516, .Sidewalks, Curbs, Gutters & Pedestrian Ways.

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. *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.*
4. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
5. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
6. *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.

I have 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 the comments, please contact my office at (856) 374-3511.

cc: Rhonda R. Feld, Esq.
Robert E. Hunter III, PE
Stephen Boraske, Esq.
Steven M. Bach, PE, CME

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

September 23, 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: Preliminary & Final Major Site Plan
Chews Landing – Clementon Road
Office Complex
Block 9708; Lot 1
Review No. 1
Bach Project No. GTPB-2019-10
Application No. 191035PF

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated August 8, 2019.
- Township of Gloucester Land Development Checklist, dated August 8, 2019
- Resolution for Application #041017PSP granting Preliminary Major Site Plan approval with conditions.
- Resolution for Application #041017PF granting Final Major Site Plan approval with conditions.
- Plans entitled "Preliminary & Final Major Site Plan, Chews Landing – Clementon Road Office Complex, Block 9708, Lot 1, Gloucester Township, Camden County, New Jersey", prepared by T & M Associates:

Sheet	Title	Date/Last Revision
1	Title Sheet	7-26-19 / None
2	General Information & Notes	7-26-19 / None
3	Existing Conditions Plan	7-26-19 / None
4	Site Layout & Grading Plan	7-26-19 / None
5	Landscape Plan	7-26-19 / None
6	Soil Erosion & Sediment Control Plan & Details	7-26-19 / None
7	Construction Details	7-26-19 / None

OWNER / APPLICANT:

Chews Landing, LLC
c/o Needleman Management Co., Inc.
1060 North Kings Highway
Suite 250
Cherry Hill, NJ 08034
856-482-5959
856-482-6215 (fax)
David@NeedlemanRE.com

PROJECT SUMMARY:

This application is for the addition of 25 new parking spaces and associated site improvements at an existing office complex on the northerly side of Chews Landing - Clementon Road, west of Kennedy Boulevard.

The site is a 5.12 acre parcel of land located in the Township's Office Residential (OR) Zoning District. The applicant is proposing Preliminary & Major Site Plan approval.

VARIANCES / WAIVERS:

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

1. No. 4 – Four (4) copies of the drainage calculations and engineer's report. ***Waiver recommended for completeness only.***

2. No. 5 – Four (4) copies of the Environmental Impact Report. ***Our office has no objection to this waiver.***

3. No. 7 – Four (4) copies of the Traffic Impact Report. ***Our office has no objection to this waiver.***

4. No. 8 – Four (4) copies of the Recycling Impact Report. ***Our office has no objection to this waiver.***

5. No. 74 – Within a distance of 200 feet of the development show the names, locations and dimension of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. ***Our office has no objection to this waiver.***

6. No. 80 – Loading areas and number thereof. ***Our office has no objection to this waiver.***

7. No. 85 – Directional signs with scaled drawings. ***Our office has no objection to this waiver.***

8. No. 94 – Cross sections. ***Our office has no objection to this waiver.***

9. No. 96 – Centerline profiles. ***Our office has no objection to this waiver.***

10. No. 108 – Environmental Constraints Map. ***Our office has no objection to this waiver.***

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

1. No. 56 – Existing elevations and contour lines over the entire of the proposed development and two (2) permanent bench marks based upon U.S.G. S. datum. ***Our office has no objection to this waiver.***

2. No. 57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. ***Waiver recommended for completeness only.***

The applicant is requesting the following design waiver:

1. 510.G(2) Off street parking dimensions – The applicant is proposing a drive aisle width of 21 feet for 90 degree parking where 24 feet is the minimum permitted.

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

1. 510.L(1) Refuse /recycle storage areas – The applicant is proposing a chain link fence enclosure for the refuse / recycle area where the ordinace requires the enclosure to be of masonry construction with the exterior covering being compatible with that of the principal structure(s) and be not less than five (5) feet in height or more than eight (8) feet in height. ***We defer to the Board Planner as to this waiver.***

The applicant is not requesting but will require the following variance:

1. §412.D Parking Setback – The applicant is proposing a parking setback of 26 feet where 30 feet is required by ordinance.

GENERAL COMMENTS:

1. The applicant shall provide a current survey of the property.

2. It shall be noted that Chews Landing – Clementon Road is a county road and the applicant is responsible for obtaining Camden County Planning Board approval.

3. The Existing Conditions Plan provided in the plan set contains Demolition Notes. It this plan is intended to be a Demolition Plan the name of the plan shall be included in the title. Furthermore, the plan shall indicate the items to be demolished and methods of demolition.

4. The Existing Conditions Plan contains an obscure line surrounding the property. The line shall be labeled or removed from the plan.

5. The existing adjacent lot numbers and street names shall be legible on the Existing Conditions Plan.

6. The Site & Grading Layout Plan shall clarify the existing curb, paving and sidewalk to remain and clarify the curb, paving and sidewalk that is proposed.

PERFORMANCE STANDARDS (ARTICLE V):

Grading

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

2. Additional grades shall be shown where the new pavement is to match the existing pavement.

3. Proposed contours shall be shown on the plans and adequately integrate into the existing contours.

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

Off Street Parking and Loading

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

2. Proposed parking striping to comply with §510.I(1).

3. No off-street loading area is proposed and a waiver was granted as part of a previous Site Plan review application. The applicant shall provide testimony to confirm that an off-street loading space is still not required.

Stormwater Management

1. The applicant shall provide calculations for the increase in impervious surfaces to demonstrate that the existing stormwater management facility can accommodate the additional stormwater runoff generated by the proposed additional pavement.

2. The applicant's engineer shall address if this application would be considered a "Major Application" as defined by the New Jersey Stormwater Management Rules (NJAC 7:8).

Details

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

2. A Trash Enclosure Detail shall be added to the plans.

3. A Gate Detail for the trash enclosure shall be added to the plans.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Any other as may be necessary

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

SB.

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
Chews Landing, LLC, Applicant / Owner
Rhonda R. Feld, Esq., Applicant's Professional
Kyle Humphreys, PE, LEED-AP, Applicant's Professional
Robert Hunter, Applicant's Professional
Anthony F. DiRosa, PE, PLS, Bach Associates

S:\GTPB2019 Gloucester Twp PB\-10 Chews Landing LLC, Site Plan\GTPB2019-10 Chews Landing LLC, Site Plan Review No 1.doc

Bnt# 60

RECEIVED AUG 19 2019

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 8, 2019

Applicant: Chews Landing, LLC

Application: #191035PFS
Block: 9708 Lot: 1
Zoned: OR

ESCROW; #13392

LOCATION: Chewslanding Clementon Rd, Blackwood, NJ
TRANSMITTAL TO:

O	Camden County Planning	O	Tax Assessor	O	MUA
O	Steven Boraske , Esq.	O	Aqua Water Co.	Ø	Construction
O	Steven Bach, 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 – Preliminary & Final Site Existing Office complex. Applicant seeks to add 25 additional parking spaces, a trash enclosure, a privacy fence and protective bollards.

☐	1 Copy	Preliminary & FinalSite, ~~checklist~~ , Digital Copy of Site Plan
☐	1 Copy -	Roadway Improvementsfor Williamstown-Chewslanding Rd
☐	1 Copy -	County Application
☐	1 Copy –	Environmental Impact Report
☐	1 Copy -	Recycling Report
☐	1 Copy	Stormwater Management Report
☐	1 Copy -	Traffic Impact Report
☐	1 Copy -	Environmental Impact Statement

*****County Application coming.**

OK 8-19-19 JVG Bldg

SIGNATURE----------

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 191035PFS **Block: 9708** **Lot: 1**

■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 AUG 19 2019 BY:

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: Date: 8/16/19

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

August 13, 2019

RECEIVED

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

Re: Application #191035PFS
Chews Landing, LLC
Chews Landing Clementon Road, Blackwood, NJ 08012
Block 9708, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

RECEIVED
AUG 15 2019
BY: _____

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 8, 2019

Applicant: Chews Landing, LLC

Application: #191035PFS
Block: 9708 Lot: 1
Zoned: OR

ESCROW; #13392

LOCATION: Chewslanding Clementon Rd, Blackwood, NJ
TRANSMITTAL TO:

O	Camden County Planning	✓	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 – Preliminary & Final Site Existing Office complex. Applicant seeks to add 25 additional parking spaces, a trash enclosure, a privacy fence and protective bollards.

☑	1 Copy	Preliminary & FinalSite, checklist , Digital Copy of Site Plan
☐	1 Copy -	Roadway Improvementsfor Williamstown-Chewslanding Rd
☐	1 Copy -	County Application
☐	1 Copy –	Environmental Impact Report
☐	1 Copy -	Recycling Report
☐	1 Copy	Stormwater Management Report
☐	1 Copy -	Traffic Impact Report
☐	1 Copy -	Environmental Impact Statement

***County Application coming.

Expanded parking. More parking (15) NEEDED due to expansive Businesses.
However, Residents behind complex were promised before there would be no ACTIVITY IN REAR OF BLDGS.

SIGNATURE----------

Assessor 8/14/19

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

August 6, 2019

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: **Chews Landing LLC C/O Needleman**

Address: **1403 Chew Land-Clem Road**

Block: **9708** Lot: **1**

If you have any questions, please feel free to contact the tax office at 856-374-3533.

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

515 Grove Street
Suite 1B
Haddon Heights, NJ 08035
T: 856-547-0505
F: 856-547-9174

www.pennoni.com

August 9, 2019

RECEIVED
AUG 13 2019
BY:

GTMUA18009

Gloucester Township Planning Board
1261 Chews Landing Rd, Gloucester Township, NJ 08021

RE: Township of Gloucester
Orr Road Sanitary Sewer
Contract No. GTMUA 18009
Public Notification for Submission of TWA Application

To Whom It May Concern:

As required by the New Hersey Department of Environmental Protection (NJDEP) to obtain a TWA permit, this letter is being sent to you to provide notice that Pennoni Associates, on behalf of the Gloucester Township MUA, intends to apply for a NJDEP Treatment Works Approval (TWA). The TWA will be requested for the installation of sanitary main replacement as well as a new inlet. This addition will connect to the existing system to remove current problem that exist in the system such as overflow.

Please feel free to contact us with any questions.

Sincerely,

PENNONI ASSOCIATES INC.

Thomas Leisse, PE, CME

Authority Engineer

U:\Accounts\GTMUA\GTMUA18009 - Orr Road Sanitary\COMMUNICATION\SENT\GT Environmental Commission Notice.doc