Township of Gloucester
Planning Board Agenda
November 12, 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

10/22/19 Regular Meeting Minutes

RESOLUTIONS FOR MEMORIALIZATION

#181915M Ext. Michael Palcko	Minor Subdivision Extensnion Block: 1805 Lot: 19 & 20
#191035PFS Chews Landing, LLC (Folder @ Meeting)	Amended Pre/Final Site Block: 9708 Lot: 1

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

#191046M
Diem Thi Thuy Vo
Zoned: R4

Minor Subdivision
Block: 901 Lot: 4
Location: 212 High St.
Glendora, NJ. 08029
One lot into Three

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday October 22, 2019

Chairman Dintino absent. Vice Chair Costa chairs the meeting.
Vice-Chair Costa calls meeting to order
Salute to the Flag.
Vice-Chair Costa requested an attendance Roll Call.
Roll Call:

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

Opening Statement made by Mr. Lechner.
Vice-Chair Costa asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Mr. Lechner announces general rules of the meeting.

Minutes for Memorialization

Minutes from July 23, 2019.
Vice-Chair Costa requested a motion to adopt the minutes.
Mr. Guevara made the motion seconded by Mr. Thomas.
Vice-Chair Costa requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Vice-Chair Costa	Yes

Revised Minutes from June 25, 2019.
Mr. Boraske explained the need for the revised minutes.
Vice-Chair Costa requested a motion to adopt the revised minutes.
Mr. Guevara made the motion seconded by Mrs. Botsford.
Vice-Chair Costa requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mr. Thomas	Yes
Mrs. Rossi	Yes
Mrs. Botsford	Yes
Vice-Chair Costa	Yes

Resolutions for Memorialization

#191027M
Dialysis Clinic

Minor Site Plan
Block: 18501 Lot: 16.01
601 Cross Keys Rd.

Vice-Chair Costa asked for a motion to adopt the Resolution.
Mrs. MacPherson made the motion seconded by Ms. Botsford.
Vice-Chair Costa requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Vice-Chair Costa	Yes

Motions for Adjournments

NONE

Public Comments on Non-Agenda Items

Vice-Chair Costa requested a motion to open the non-agenda to the public.
Mr. Hutchison made the motion seconded by Mr. Thomas. All voted in favor.
Mr. Boraske made announcement that the meeting is open to comments from public on issues unrelated to the application presented tonight. Time limited to 3 minutes.

NOTES:
Denise Coyne, a resident of the Twp. approached the podium & was sworn in. She read a statement of concern on Board Meetings and revision of recent Board minutes and their recorded accuracy. Mrs. Coyne asked for an answer from someone.

Mr. Boraski addressed Mrs. Coyne stating the revisions have been made and that the notes are not verbatim as discussed on numerous occasions. He stated the notes were corrected as accurately as possible.
It was noted that Mrs. Coyne spoke for eight minutes and that the discussion on this topic was over at this time since a room full of people here for the meeting's agenda.
Vice-Chair Costa asked the public if there was any one else to speak.
None Indicated.
Vice-Chair Costa asked for a motion to close the non-agenda Public portion.
Mr. Hutchison made the motion and seconded by Mr. Thomas. All voted in favor.
Vice-Chair Costa closed the Public portion.

Unfinished or Adjourned Hearings

NONE

New Applications for Review

#181915M Ext.
Zoned: R4

Michael Palcko
Block: 1805 Lot: 19/20
Location: 300 & 306E. Front St.
Minor Subdivision Extension of
Minor Sub Division Dates

NOTES:
Mr. Kit Applegate Esq. approached the podium representing the applicant Michael Palcko who came before board in July 2018 for minor sub-division of residential lots in Glendora which was granted with a drainage easement condition. The approval although in the works has not been fully approved thus original agreement has expired.
Mr. Applegate states just looking to extend Sub Division approval at this time.
The length of extension is short just waiting for solicitor approval within 60 days.

Vice-Chair Costa asked for a motion to open the public portion. The motion was duly made and seconded, and all voted in favor. No members of the public testified. Vice-Chair Costa asked for a motion to close the public portion. The motion was duly made and seconded, and all voted in favor.

Mr. Lechner suggested 120 days extension from tonight's meeting 10/22/19.
Mr. Boraske explains the motion of approval to the Board.

Vice-Chair Costa ask for a motion to approve the extension of the Sud-Division.
Mr. Hutchison made the motion seconded by Mr. Guevara.
Vice-Chair Costa requested a roll call.
Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice-Chair Costa	Yes

Mr. Lechner suggest a point of order that Mrs. Botsford be seated for Mr. Kricun.
Vice-Chair Costa asked Mrs. Botsford to be seated for Mr. Kricun who agreed.

#191035PFS
Chews Landing, LLC
Zoned: OR
(Venture 102)
Needleman Mgmt.

Amended Preliminary & Final Site Plan
Block: 9708 Lot: 1
Location: Chews Landing – Clementon Rd. Blackwood
Applicant adding 25 additional parking spaces, trash enclosure, privacy fence & protective bollards.

NOTES:
Ms. Rhonda Feld, Esq. representing Chews Landing LLC. in connection with tonight's application. She introduced the preliminaries of the property then introduced the witnesses as David Cohen President of Needleman Management and Robert Hunter-Engineer/Planner, who were both sworn in.
Ms. Feld asked Mr. Cohen about the property matrix and its mix of tenants in the five existing buildings not the sixth proposed building.
Mr. Cohen continued by explaining the need for the trash enclosure and the additional parking spaces, trying to take a pro-active stance foreseeing the increased need fostered by tenant feedback. The parking spaced would be in two phases with 15 in the back and 10 in the front. The trash enclosure would service the other side of the property decreasing the pickup and handling the increased trash load. Ms. Feld asked about deliveries while he replied only FedEx/USPS deliveries are made since there were no proposed loading areas.
Ms. Feld asked Mr. Hunter to qualify his credentials and asked him to describe the site.
Mr. Hunter approached the podium and described the site as completely developed. He used a site rendering A1 to aide in the description of the buffer & trash enclosure. The trash enclosure would be masonry for ordinance compliance. Then he used rendering A2 to describe the parking space locations that would maximize the front portion of the building without detracting from the building by way of landscaping. He stated the parking spaces do not impede traffic sightlines and will have no negative impact.

Vice-Chair Costa asked if there were any questions from the Board.
Mr. Stevens had questions about the trash enclosure and its closeness to Lot 6, the disposal of materials, parking spaces and if that was the best location for the trash enclosure?
Mr. Hunter replied it was the best location and the parking spaces were equally distributed.
Mr. Stevens suggested that the dumpster be placed in another location.
Ms. Feld asked the board if they could continue with their presentation and discuss this matter at the end before voting.
Mr. Bach and Mr. Lechner discussed concerns in the correspondence Board Letters. The applicant had no objection to addressing the concerns adequately with only a few objections on items they thought were inapplicable.

Vice-Chair Costa closed the Board portion of the meeting announcing a 5-minute break.

On return Vice-Chair Costa requested an attendance roll call.
Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice-Chair Costa	Yes
Mr. Boraske	Yes
Mr. Bach	Yes
Mr. Lechner	Yes

Ms. Feld asked Mr. Hunter what they decided during the break after reviewing the placement for the enclosure. It was decided that the currently proposed placement is the most appropriate placement. Mr. Hunter also described his side bar meeting with residents after the last regular board meeting that was cancelled. He announced their concerns and how they addressed or attempted to address those concerns.

Upon motion duly made, seconded, and with all Board members voting in favor, Vice-Chair Costa opened the Public portion asking if there were any questions.
A few township residents bordering the site had concerns/comments on the site plan. All the following residents were sworn in and testified.
Robert Hoffman, Debra Cannizzaro, MaryKay Boyle and Edward Sincavage questioned the dumpsters location, basketball net, smoking area and existing landscape as a buffer/barrier.

Upon motion duly made, seconded, and with all Board members voting in favor, Vice-Chair Costa closed the public portion of the meeting.
Ms. Feld made final comment on there attempt to coexist with residents making it better. However, because it did not appear the Applicant, Board, and members of the public could come to an agreement on the location of the trash enclosure, the Applicant would like to amend its request for relief to not include the trash dumpster/enclosure at all.
Mr. Bach stated the Board would review the plans to make sure everything is in compliance and for the buffer to add lower plantings for screening and around trash enclosure while properly maintained. Discussed the three building phases.
Mr. Lechner commented on other establishments with front trash enclosures.

The meeting was again opened to the public. A member of the public previously sworn in and identified testified she was concerned that without any new trash dumpster/enclosure, trash on the property would become a problem. The meeting was then closed to the public.

Mr. Boraske revied the application as modified during the Applicant's public hearing, and announced the conditions of the motion, including that any approval granted by the Board would not include the trash dumpster/enclosure in any location.

Vice-Chair Costa asked for a motion to approve the Amended Site Plan.
Mr. Thomas made the motion seconded by Mrs. MacPherson.

Vice-Chair Costa asked for a Roll Call.
Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	No
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

Vice-Chair Costa closed the meeting announcing a 5-minute break.

Upon return, Vice-Chair Costa asked for an attendance Roll Call.
Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Recused
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

#191015RDPFS
DKGT 18, LLC.
Estate of Lakeside
Zoned: NVBP/NVSFR

Preliminary/Final Subdivision
Block: 18301 Lot: 16,17 & 18.
Location: 1075 Williamstown-Erial Rd. Sicklerville
79 Lot Residential Subdivision (76 SFD)

NOTES:
Mr. Frank Tedesco, Esq. approached the podium representing DKGT18, LLC. for a Final subdivision. Mr. Tedesco stated that the lot in question is approximately 25.5 acres undeveloped in the new vision overlay plan. DKGT is looking to create 72 single family homes with two catch basins and all utilities. He is accompanied by five individuals for testimony. He introduced Erik Littlehales, E & P; Ken Schatz, DKGT18; Dan Paparone DKGT18; James Miller, PP; and Michael Brown, P & E Traffic who were all sworn in together by Mr. Boraski.
Mr. Tedesco called Mr. Schatz to testify. Mr. Schatz quantified his experience and noted as a professional in the field. He proceeded to explain an overview of the land which is at the old Nike base of about twenty-six acres.
The undeveloped land adjacent to Erial Rd. and Cross Keys Rd. is bordered by Lilly School-North, Residential Houses & a park-East, Lakeside business park-South and a Lake-West
The proposed development would consist of seventy-two single family dwellings on lots exceeding the minimum requirement of seven thousand two hundred square feet (7,200 sqft) with most averaging nine thousand two hundred square feet (9,200 sqft). No variances are anticipated or needed. All items of concern in the Board letters were resolved. He stated that there were five (5) models and produced five pallet renderings

of each model labeled Exhibit 1A. The dwelling size range from one thousand seven hundred square feet (1,700 sqft) to two thousand nine hundred square feet (2,900 sqft).
Mr. Tedesco asked Mr. Miller to testify and was certified as an expert after he quantifying his credentials. He continued with a verbal explanation of his written response to the Board letters of concerns. He reviewed each of his responses of those concerns. He stated development of this type would prevent further deterioration of the site and compliment the surrounding land uses and strengthen the economic environment.
Mr. Tedesco asked Mr. Littlehales to testify, confirmed as an expert. He stated that he reviewed the Board letters of concerns and proceeded to justify the remediation and the needed waivers.
Mr. Bach advised Mr. Littlehales during his testimony on what the Township is looking for while Mr. Littlehales continued to address the concerns in the letters.
Mr. Bach stated that the State supersedes a township ordinance and agrees with the changes and waivers requested.
Mr. Lechner had concerns about the drainage basin. Mr. Bach stated since no established HOA yet if no one assumes responsibility the builder must by establishing a maintenance trust/fund plan. Ultimately the township might assume responsibility funded by that trust. Mr. Tedesco asked Mr. Brown project engineer to testify who was prequalified as a professional. Mr. Brown prepared the traffic impact study at the intersection of Erial & Annapolis Dr. during the AM & PM peak hours using standard trip generations rates for calculation. The study revealed acceptable trips during those hours but lower for the left turn out onto the County road with a sixty second delay. It was suggested that a left-hand turn lane be installed since Annapolis has wide parameters.
The study revealed adequate public & school transportation for the area.
A ballfield is noted across from the proposed subdivision on the opposite side of Erial-Williamstown Rd. Currently the area has handicapped cornerings but no cross walk in the area to cross the County Rd. (Erial-Williamstown).
Discussion ensued with Mr. Bach that a mid-walk with crossing signage needs to be installed with County approval due to the fact residents/children from the subdivision would want to use the park. Sidewalks need to be installed on entire project leading up to the entrance way.
Site triangles are viable so easements are not necessary.
Mr. Lechner questioned the street lighting stating there is no lighting on Erial-Williamstown rd. at least 1,050 ft. from street entrance of Annapolis. Street lighting is usually every 300 ft with cobra type pole light fixtures. In order to alleviate dark areas, he suggested installing two additional pole lights.
Mrs. MacPherson asked about road way stripping at the entrance off main rd.
Discussion ensued between Mr. Bach and Mr. Brown about the cross-strip center island at the entrance to the boulevard. Request was made for a better entrance.
Entrance will be further discussed after receiving DCA requirements and their recommendation.

Vice-Chair Costa asked if there were any more questions from the Board.
Vice -Chair Costa closed questions from the Board.
Upon motion duly made, seconded, and with all Board members voting in favor, Vice-Chair Costa open the hearing and asked if there were any questions from the Public.
Denise Coyne approached the podium sworn in and asked the Board for consideration to extend speaking time which was granted. She questioned the open space requirement for redevelopment areas.
Mr. Lechner responded that each redevelopment plan stands on its own.
Mr. Bach stated that there is No such requirement about open space.

She also asked a question that was not concerning to this Board since No comments could be made on another Boards meeting.
Mrs. Coyne reiterated that the traffic study rated the intersection a D&F.
Mrs. Botsford and Mr. Brown reiterated that the rating is only for the left turn out on to the main road and there is only a one-time calculation done in traffic impact studies.
Linda Gilch approached the podium and sworn in. She was concerned about all the foreclosed properties in the community so how could this development contribute to the community's health and wellness.
Mr. Miller replied to that concern by describing in detail the purpose of redevelopment and how it contributes.

Upon motion duly made, seconded, and with all Board members voting in favor, Vice-Chair Costa closed the Public portion of the meeting.
Mr. Boraske summarized the application, explained the conditions of the motion for application approval.
Vice-Chair Costa asked for a motion to approve the Application.
Mr. Thomas made the motion seconded by Mr. Guevara.
Vice-Chair Costa asked for a Roll Call.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

Vice-Chair Costa requested a five-minute recess.
On return Vice-Chair Costa requested an attendance roll call.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

Resolutions for Memorialization

#191015RDPFS
DKGT 18, LLC.
Estate of Lakeside
Zoned: NVBP/NVSFR

Preliminary/Final Subdivision
Block: 18301 Lot: 16,17 & 18.
Location: 1075 Williamstown-Erial Rd. Sicklerville
79 Lot Residential Subdivision (76 SFD)

Mr. Boraske explained the reason for the recess was to prepare and finalize a memorializing resolution of approval for the DKGT 18, LLC matter the Board just heard. Mr. Boraske explained this is permissible under the MLUL. While the Board ordinarily waits until the next meeting to adopt its memorializing resolutions, for this application, which had been adjourned from September due to lack of a quorum, a proposed resolution of approval was prepared in advance at the request of the Applicant. The resolution was to be adopted the same night as the public hearing if and only if the Board approved the application. During the meeting, Mr. Boraske supplemented/expanded/updated the Resolution as needed to include summaries of the testimony of the Applicant's witnesses and members of the public, the Board's discussion of various issues with the Application, any conditions of approval, and the Board's action/vote on the Application.
Vice-Chair Costa asked for a motion to memorialize the resolution. Upon motion duly made and seconded to adopt the memorializing resolution of approval, the Board voted as follows:

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

General Correspondence – Other Business

NONE

Vice-Chair Costa asked for a motion to adjourn the meeting.
Mr. Hojnowski made the motion seconded by Mr. Thomas.
Vice-Chair Costa adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION EXTENSION OF APPROVAL TO JANUARY 20, 2020 FOR MICHAEL PALCKO APPLICATION NO.: 181015MExt.

WHEREAS, on October 22, 2019, consideration was given to the application of Michael Palcko (hereinafter "Applicant") for the property located at 300 & 306 East Front Street, identified on the Tax Map for the Township of Gloucester as Block 1805, Lots 19 & 20 (hereinafter "Property"), for the extension of minor subdivision approval in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO") and the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1 et seq.; and

WHEREAS, Mr. Kit Applegate, Esq., appeared on behalf of the Applicant, and summarized the Application, its history, and the Applicant's request for an extension of minor subdivision approval, including the associated bulk variances and waivers; and

WHEREAS, the Applicant was previously granted minor subdivision approval with variances and design waivers for the Property by the Board on June 12, 2018, with said approval memorialized by Board Resolution adopted July 10, 2018; and

WHEREAS, N.J.S.A. 40:55D-47(d) establishes that a minor subdivision approval shall expire 190 days from the date on which the resolution of municipal approval is adopted unless a proper plat or a deed clearly describing the approved minor subdivision has been filed by the developer with the county recording officer, the municipal engineer, and the municipal tax assessor; and

WHEREAS, N.J.S.A. 40:55D-47(f) permits the Board to extend the 190-day period for filing a minor subdivision plat or deed if the developer proves to the reasonable satisfaction of the Board that: (1) the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities; and (2) the developer applied promptly for and diligently pursued the required approvals; and

WHEREAS, N.J.S.A. 40:55D-47(f) further provides that the length of the subdivision approval extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board, and that an extension may be applied for either before or after what would otherwise have been the expiration date; and

WHEREAS, Mr. Applegate represented the Applicant has not yet been able to complete the deed filing process required by N.J.S.A. 40:55D-47(d) because of delays in having a required drainage easement reviewed and approved by the appropriate Township officials and/or professionals; and

WHEREAS, Mr. Applegate represented that the period of delay caused by the wait for the required approval of the drainage easement has been approximately ninety (90) days; and

WHEREAS, Mr. Applegate further represented the Applicant has promptly and diligently sought approval of the required drainage easement and all additional governmental approvals; and

WHEREAS, Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., and Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., testified and confirmed Mr. Applegate's representations regarding the Applicant's diligent efforts at securing the necessary approvals required prior to perfecting the approved minor subdivision; and

WHEREAS, the Board having received reports from its professionals and heard credible representations from the Applicant and testimony from the Board professionals, makes the following factual findings and conclusions of law in addition to those contained in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact and conclusions of law, as appropriate, in granting the requested extension of minor subdivision and bulk variance approval:

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

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

1. The Applicant is Michael Palcko. The Property is located at 300 & 306 East Front Street, identified on the Township of Gloucester Tax Map as Block 1805, Lots 19 & 20. The Property is located in the R-4 Residential Zoning District.

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

3. The Applicant was previously granted minor subdivision approval with variances and design waivers for the Property by the Board on June 12, 2018, with said approval memorialized by Board Resolution adopted July 10, 2018.

4. The Applicant's minor subdivision approval was set to expire on or about January 24, 2019, 190-days from July 10, 2018, because the Applicant had not yet filed and recorded a minor subdivision deed. N.J.S.A. 40:55D-47(d).

5. The Applicant has been prevented from filing the required minor subdivision deed because of delays in having a required drainage easement reviewed and approved by the appropriate Township officials and/or professionals.

6. The Applicant has promptly and diligently sought the required approvals necessary to file and record the subdivision deed for the Property since being granted minor subdivision approval with waivers and/or variances including obtaining the approval of the proposed drainage easement from the Board's professionals, including the Board Engineer and Planner.

7. The period of delay caused by the wait for approval of the drainage easement is equal to approximately ninety (90) days.

8. The Applicant is therefore entitled to an extension of the protections and approvals afforded to the Property by way of the minor subdivision approval with bulk variances and waivers for ninety (90) days. As requested by the Applicant and as agreed to by the Board, the Applicant's ninety (90) day extension of approval shall run from October 22, 2019 – the date of the Board action granting the extension – to **January 20, 2020**. N.J.S.A. 40:55D-47(f).

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

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

Those Eligible to Vote	Those in Favor	Those Opposed
Vice Chair Costa	X	
Councilman Hutchinson	X	
Ms. Botsford	X	
Mr. Thomas	X	
Ms. Bradley	X	
Ms. MacPherson	X	
Mr. Hojnowski	X	
Mr. Guevera	X	

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

1. All existing terms and conditions of the Applicant's prior approval shall remain in full force and effect.

2. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on

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

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

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

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

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

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

8. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land

development ordinances, zone codes and any other applicable municipal codes, and the MLUL.

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

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

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

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

FRANK DINTINO, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 12th day of November 2019 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 22nd day of October 2019.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCE(S) AND WAIVERS FOR CHEWS LANDING, L.L.C. APPLICATION NO.: 191035PFS

WHEREAS, on October 22, 2019, consideration was given by the Gloucester Township Planning Board ("Board") to the application of Chews Landing, L.L.C. (hereinafter "Applicant") for the property located on Chews Landing-Clementon Rd, identified on the Tax Map for the Township of Gloucester as Block 9708, Lot 1 (hereinafter "Property") within the Office Residential ("OR") District for amended preliminary and final major site plan approval with variances(s) and waivers to add 25 new parking spaces and associated site improvements at an existing office complex at the Property (hereinafter the "Application") in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, prior to the Applicant's public hearing, the Applicant submitted to the Board various plans and documents in connection with the Application, including, but not limited to, those certain plans and documents prepared by T&M Associates, dated and/or last revised July 26, 2019, as supplemented by a Phasing Plan dated September 25, 2019 (the "Applicant's Plans"); and

WHEREAS, at the Applicant's public hearing, Ms. Rhonda R. Feld, Esq., appeared on behalf of the Applicant, introduced and summarized the Application, explaining the Applicant previously received preliminary and final major site plan approval with conditions for the Property; and now seeks amended preliminary and final major site plan approval to add 25 new parking spaces to the existing office complex at the Property, with several completeness waivers, a design waiver for drive aisle width, and a variance for parking space setback from an arterial or collector street; Ms. Feld further presented and introduced the following witnesses, who sworn in before the Board: Mr. David Cohen, Principal of the Applicant; and Mr. Robert Hunter, PP, PE, the Applicant's Professional Engineer and Planner, who was qualified and accepted by the Board as an Expert Engineer and Planner; and

WHEREAS, throughout the course of the hearing, Ms. Feld introduced the following exhibits, which were reviewed by the Board and marked into evidence: Exhibit A1 – Existing Conditions Plan; Exhibit A2 – Proposed Site Plan; Exhibit A3 – Parking Phasing Plan; and Exhibit A4 – Collection of Photographs Depicting October 2019 Site Improvements; and

WHEREAS, referencing the Applicant's Plans and various Exhibits, Mr. Cohen testified and described the existing conditions and buildings at the Property, as well as the associated uses thereof, which are typically medical, medical-related, and office professional, who usually only receive deliveries from Fed-Ex, UPS, and other small carriers; Mr. Cohen further testified that: there are 6 buildings that are approved for the office condo with 5 currently constructed; and that the proposed 6th building requires the Applicant to be pro-active and come before the Board for the instant Application to add more parking; that the Applicant also proposes to add an additional dumpster and trash enclosure to the Property as well as privacy fencing, additional landscaping, and protective bollards; that the current proposal is for the addition of 25

parking spots in multiple phases, with 15 added across the back of the Property and 10 across the front of the Property; and

WHEREAS, referencing the Applicant's Plans and various Exhibits, Mr. Hunter testified as to how the Property is accessed from Chews Landing Road; and further described the Applicant's prior site plan approval and the changes proposed by the current Application for amended site plan approval; Mr. Hunter further testified as the necessary design waivers and variances, explaining a waiver is required to permit a 21 ft drive aisle width whereas 24 ft is required; and a variance is required to permit the proposed parking setback of 26 feet whereas 30 feet is required by LDO § 412.D; and that the Board can grant the waiver and variance because the location of the parking spaces 26 feet from the street is consistent with location of parking spaces of other like and mixed uses in the surrounding area; that the variance will permit additional landscaping and development of the trash enclosure creating a more desirable visual environment at the Property; that the variance and drive aisle width will permit safe site circulation and ensure there is less need for off-street parking; and that the variance does not create a substantial detriment to the public good or substantially impair the Township Master Plan and LDO given the relatively minor (4 ft) deviation, the similar setback for parking areas of nearby lots, and because the additional parking spots will allow better, safer site circulation that will lessen the need for off-site parking; and

WHEREAS, the Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, presented and discussed his September 23, 2019 Review Letter ("Engineering Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant's attorney and the Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, presented and discussed his September 9, 2019 Review Letter ("Planning Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant and Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board Professionals discussed with the Applicant's attorney and witnesses the required submission waivers, including all those set forth in the Engineering Review Letter and Planning Review Letter; in response, the Applicant's witnesses testified that they have or will address certain submission requirements as indicated on the record; and otherwise testified in support of the necessary completeness waivers, explaining why they are required, reasonable, and justified for the proposed development and the instant Application; and the Board Professionals thereafter did not object to the required submission waivers; and

WHEREAS, the meeting was opened to the public, and several members of the public appeared to testify; and

WHEREAS, the members of the public generally expressed concern over the proposed location of the new trash dumpster and enclosure, the on-site gazebo and smoking area, and an existing basketball net; and

WHEREAS, following the testimony of the members of the public, the Board, Board Professionals, the Applicant's attorney, and the Applicant's witnesses engaged in an extensive discussion of the Application and in particular the location of the proposed dumpster and trash enclosure; and after a brief adjournment, the Applicant suggested several possible locations for the dumpster and enclosure, though maintained that the original location was the best location for the dumpster and end enclosure in order to minimize the impact on surrounding properties and to comply with LDO requirements; in addition to relocating the trash dumpster, the Applicant also proposed modifications to the parking phasing plan; and

WHEREAS, after further discussion and deliberation, the Applicant agreed to withdraw the request for approval of the dumpster and trash enclosure, such that any amended site plan approval granted by the Board would be for the additional parking spaces and other associated improvements (i.e., signage, striping and so forth), and would not include the new dumpster and trash enclosure in any location at the Property; and

WHEREAS, the Board Solicitor, Stephen J. Boraske, Esq., summarized and reviewed the Application for the Board, and explained the applicable legal standards and requirements the Board must consider when voting to approve or deny the Application; 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 amended preliminary and final major site plan approval with variance(s) and waivers:

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

2. **Applicant and Property.** The Applicant is Chews Landing, L.L.C. The Property is located on Chews Landing – Clementon Rd., identified on the Tax Map for the Township of Gloucester as Block 9708, Lot 1. The Property is owned by the Applicant and is approximately 5.12 acres. The Property is located within the OR District. The Applicant previously received preliminary and final major site plan approval to develop an office complex at the Property.

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

4. **Requested Relief.** The Applicant seeks amended preliminary and final major site plan approval to add 25 new parking spaces and associated site improvements at an existing office complex at the Property. As modified on the record during the Applicant's public hearing, the Applicant's proposed amended site plan no longer includes the trash dumpster and enclosure as depicted on the Applicant's Plans.

5. **Proposed Use.** The proposed use of the Property for the office complex and associated site improvements is a permitted use in the OR Zoning District.

6. **Waivers.** The Application requires the following completeness and/or design waivers from the requirements of the LDO:

   a. LDO §510.G(2) – to permit a drive aisle width of 21 feet for 90 degree parking where 24 feet is the minimum required;

   b. Any further waivers requested in the Application or by the Applicant's witnesses during the Applicant's public hearing to which the Board Professionals had no objection;

   c. Any further waivers identified in the Engineering Review Letter to which the Board Professionals had no objection or to which the Applicant did not agree to provide or address;

   d. All further waivers identified in the Planning Review Letter to which the Board Professionals had no objection or to which the Applicant did not agree to provide or address; and

   e. Any and all waivers as determined to be required by the Board and Board Professionals during the Applicant's public hearing.

7. **Variances.** The Application requires the following variance(s) from the requirements of the LDO:

   a. LDO §412.D – to permit a parking setback of 26 feet where 30 feet is required.

8. **Planning Review Letter.** The Board Planner, Kenneth D. Lechner, PP, AICP, presented and discussed the Planning Review Letter, incorporated by reference as if set forth fully herein, with the Board, the Applicant, the Applicant's witnesses, and members of the public, setting forth certain comments and recommending certain revisions, clarification and/or modifications to the Application and the Applicant's Plans, with which the Applicant agreed to comply as a condition of approval unless otherwise outlined or modified further herein, or to the extent the comments and concerns had not been addressed through testimony.

9. **Engineering Review Letter.** The Board Engineer, Steven M. Bach, PE, RA, PP, CME, presented and discussed the Engineering Review Letter, incorporated by reference as if set forth fully herein, with the Board, the Applicant, the Applicant's witnesses, and members of the public, setting forth certain comments and recommending certain revisions, clarification and/or modifications to the Application and the Applicant's Plans, with which the Applicant agreed to comply as a condition of approval unless otherwise outlined or modified further herein, or to the extent the comments and concerns had not been addressed through testimony.

10. **Public Testimony**. The following members of the public appeared to testify during the Applicant's October 22, 2019 public hearing:

    a. Robert Hoffman, Debra Cannizzaro, Mary Kay Boyle, and Edward Sincavage – questioned and expressed concern over the dumpster location, existing basketball net, smoking area, gazebo, and existing landscaping as a buffer/barrier between the Property and nearby residential properties.

11. **Decision on Waivers.** With regard to the completeness/design waivers set forth in Paragraph 6 herein, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board Professionals, and members of the public, if any, the Board finds and concludes that the waivers are justified and reasonable under the circumstances, including the waiver to permit a 21 ft drive aisle width whereas 24 ft is required by LDO §510.G(2), because: the Applicant has previously satisfied the Board's submission requirements to obtain the original preliminary and final major site plan approval; the proposed amended site plan proposes relatively minor changes to the Property and prior approval, consisting primarily of additional parking and landscaping; the Application proposes to continue and improve a use permitted by the LDO; the Property remains suitable for the existing use; and the Board Professionals expressed no objection to the Board's granting of the waivers; thus, the Applicant is entitled to the completeness and design waiver relief as determined to be required on the record during the Applicant's public hearing and as set forth herein. Garofalo v. Burlington Twp., 212 N.J. Super. 458 (Law Div. 1985).

12. **Decision on Variance(s).** With regard to the variances set forth in Paragraph 7 herein, through the evidence submitted and testimony presented by the Applicant's witnesses, particularly the Applicant's expert professional planner, the Board Professionals, and members of the public, if any, the Board finds and concludes that the Applicant has sustained the burden of proof to support the above bulk variance to permit a 26 ft parking setback whereas 30 ft is required by LDO §412.D in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(2); that is, the requested deviation from the LDO requirement for parking space setback advances several purposes of the MLUL, specifically: the location of the parking spaces 26 feet from the street is consistent with the location of parking spaces of other like and mixed uses in the surrounding area, promoting visual uniformity in the Township, and will allow improvements to landscaping

and buffering, resulting in an overall improvement to the visual aesthetic and appearance of the Property; N.J.S.A. 40:55D-2i; and because granting the variance will allow safe site circulation and ensure there is less need for off-street parking, thereby benefitting the general welfare of the Township and its residents; N.J.S.A. 40:55D-2a; and that the variance does not create a substantial detriment to the public good nor does it substantially impair the Township Master Plan and LDO given the existing improvements and uses at the Property, namely, the previously approved office complex; the relatively small (4 ft) deviation from the Township's 30 ft requirement; the similar setbacks for parking spaces of nearby lots; and because the additional parking spots will allow better, safer site circulation that will lessen the need for off-site parking.

13. **Decision on Amended Preliminary and Final Major Site Plan.** With regard to the requested amended preliminary and final major site plan, 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 amended major site plan complies with all major site plan requirements and other standards, specifications, and requirements established by the LDO not addressed by waivers or variances as detailed herein, and that the Property is suitable for the proposed improvements and amendments to the plan, particularly given the sufficient size of the Property, permitted uses in the OR District, as well as the Applicant's demonstrated willingness to work with members of the public to address their concerns and agreement to withdraw the current request for approval of the trash enclosure. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

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

WHEREAS, a motion was duly made by Mr. Thomas and seconded by Ms. MacPherson to **APPROVE** the Application for amended preliminary and final major site plan approval with the submission waivers, design waivers, and variances as set forth above, with the exception of the proposed trash enclosure, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Vice Chair Costa	X	
Councilman Hutchinson		X
Ms. Botsford	X	
Mr. Thomas	X	
Ms. Bradley	X	

Ms. MacPherson	X	
Mr. Hojnowski	X	
Mr. Guevera	X	

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

1. The Applicant's amended preliminary and final major site plan approval as granted herein specifically does not include approval for the proposed trash dumpster and enclosure as depicted on the Applicant's Plans nor anywhere else on the Property.

2. All prior waivers, variances, and conditions of the Applicant's prior preliminary and final major site plan approval for the Property remain in full force and effect to the extent they are not superseded or modified by the instant approval.

3. The Board Professionals and/or appropriate Township officials shall review the originally approved plans for landscaping and buffering at the Property and resolve any compliance issues with the Applicant.

4. The Applicant shall comply with the various conditions, comments, and requests set forth in the Planning Review Letter and Engineering Review Letter and/or otherwise made by the Board Professionals during the Applicant's public hearing, as agreed upon by the Applicant on the record upon which the Board acts in connection with the Application.

5. The Applicant will return to the Board as needed to resolve any outstanding issues or comments and concerns raised in the Planning Review Letter and Engineering Review Letter that cannot be resolved between the Applicant and Board Professionals through post-resolution compliance.

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

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

2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at

said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.

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

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

5. The Applicant must obtain approvals and/or permits from any and all other governmental and/or public agencies as required, whether federal, state, county or local, including but not limited to the Township's fire and construction officials, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

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

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

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

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

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

11. The Applicant shall post all applicable performance and maintenance bonds as required by State Law and the Gloucester Township Code.

12. The conditions of this approval may be enforced as zoning violations or in any other manner as may be permitted by law.

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

FRANK DINTINO, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 12th day of November 2019 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 22nd day of October 2019.

KENNETH LECHNER, SECRETARY

LAND DEVELOPMENT APPLICATION CHECKLIST

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

- √ Taxes Paid Certification.
- √ Land Development Application Form – completed, signed, and notarized.
- √ Filing Fees.
  - o **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- √ Escrow Fees.
  - o **ESCROW FEE = Engineer + Planner + Legal**
- √ Signed Escrow Agreement.
- √ Signed W-9 Form.
- √ Disclosure Statement (Corporations, LLC, and Partnerships).
  - o 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).
- N/A Other reports (4 copies) – if applicable.
  - o Drainage Calculations
  - o Environmental Impact Statement
  - o Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED OCT - 7 2019 BY

For Office Use Only

Submission Date[1]: _____ Application №.: 18046M

Taxes Paid Yes/No SP (Initial)

Fees $250. Project # 13523

■ Planning Board □ Zoning Board of Adjustment

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

Escr. 1500.00 Escr.# 13523

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Diem Thi Thuy Vo (tax map: Vo Diem Thi Thuy)	Name(s): Diem Thi Thuy Vo (tax map: Vo Diem Thi Thuy)
Address: 212 High Street	Address: 212 High Street
City: Glendora	City: Glendora
State, Zip: New Jersey, 08029	State, Zip: New Jersey, 08029
Phone: (856) 350 -2940 Fax: (___) N/A-	Phone: (856) 350 -2940 Fax: (___) N/A -
Email: dlnguyen001@gmail.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

ER	(R4)	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						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: N/A	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___)___-____ Fax: (___)___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Adam Grant, PLS	Name:
Address: 645 Berlin-Cross Keys Road, Suite 1	Address:
Profession: New Jersey Licensed Land Surveyor #24GS04335700	Profession:
City: Sicklerville	City:
State, Zip: New Jersey, 08081	State, Zip:
Phone:(856) 228-2200 Fax:(856) 232-2346	Phone:(___)___-____ Fax:(___)___-____
Email: AGrant@ces-1.com	Email:

7. Location of Property:

Street Address: 212 High Street, Glendora, NJ, 08029 Block(s): 901

Tract Area: 18,750 SF Lot(s): 4

8. Land Use:

Existing Land Use: Residential, Single-Family Dwelling

Proposed Land Use (Describe Application): Minor subdivision of the existing parcel into three (3) separate 6,250 SF lots. One lot will contain the existing dwelling and driveway. A single-family dwelling is proposed on each of the remaining two (2) lots. These dwellings will be designed by the client's architect, post-subdivision, to meet Township and County code requirements.

9. Property:

Number of Existing Lots: 1 Lot

Number of Proposed Lots: 3 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	Attached.

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

Minor Subdivision Plan prepared by CES and dated 9/4/19.

12. List Previous or Pending Applications for this Parcel:

No previous applications for this parcel.

13. Zoning

All Applications	Proposed
Front setback 1	20 ft.
Front setback 2	N/A
Rear setback	20 ft.
Side setback 1	10 ft.
Side setback 2	10 ft.
Lot frontage	50 ft.
Lot depth	125 ft.
Lot area	6,250 SF
Building height	< 35ft.

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

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	N/A
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: per N.J.A.C. rqmts. 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.

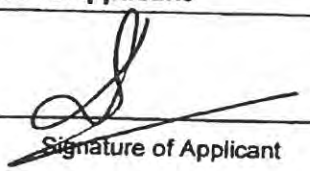
☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ 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

9-9-19

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

9-09-19
Date

Signature

Diem Thi Thuy Vo (tax map: Vo Diem Thi Thuy)
Print Name

Sworn and Subscribed to before me this 9th day of Sept, 2019 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ■ No ☐ Yes

IF YES:

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

Signature of Applicant

Diem Thi Thuy Vo (tax map: Vo Diem Thi Thuy)
Print Name

9-9-19
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 9/04/19, shows and discloses the premises in its entirety, described as Block 901 Lot 4; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Vo Diem Thi Thuy (deed: Diem Thi Thuy Vo)
Name of property owner or applicant

Sworn and subscribed to
On this 9th day of Sept,
2019 before the following authority.

Darlene M McGarvey
Notary public

Darlene M McGarvey
Notary Public
New Jersey
My Commission Expires 3-22-2021

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #181046M*** ***Escrow #13523***
Diem Thi Thuy Vo
BLOCK 901, LOT 4

DATE: October 28, 2019

The Applicant requests minor subdivision approval to create two (2) new lots in the R-4 Residential District. The property is located on the south side of High Street between Price Street and Huntington Avenue.

The plan has been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

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

- Applicant/Owner: Diem Thi Thuy Vo, 212 High Street, Glendora, NJ 08029 (telephone #609-350-2940).
- Surveyor: Adam Grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).

I. INFORMATION SUBMITTED

1. Consulting Engineer Services Transmittal Letter dated 9/23/19.
2. Land Development Application Form and checklist, dated 10/07/19.
3. Plan of Survey & Minor Subdivision, as prepared by Consulting Engineer Services, comprising one (1) sheet dated 9/04/19.

II. ZONING INFORMATION

R-4 Zone Requirements – Single Family Detached (§406.F):

Standard	Required	Proposed (Lot 4)	Proposed (Lot 4.01)	Proposed (Lot 4.02)	Complies
Lot size (min.)	6,250 sf	6,250 sf	6,250 sf	6,250 sf	yes / yes / yes
Lot frontage (min.)	50 ft.	50 ft.	50 ft.	50 ft.	yes / yes / yes
Lot depth (min.)	100 ft.	125 ft.	125 ft.	125 ft.	yes / yes / yes
Building coverage (min.)	35%	±25.4%[1]	≤ 35%	≤ 35%	yes / yes / yes
Lot coverage (max.)	65%	±28.4 %[1]	≤ 65%	≤ 65%	yes / yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS[4]					
Front yard (min.)	20 ft.	15.9 ft.	≥ 20 ft.	≥ 20 ft.	enc / yes / yes
Side yard (min.)	10 ft.	13.5 ft. / 12.2 ft.	≥ 10 ft.	≥ 10 ft.	yes / yes / yes
Rear yard (min.)	20 ft.	58.7 ft.	≥ 20 ft.	≥ 20 ft.	yes / yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	≥ 25%	yes / yes / yes
Height (max.)	35 ft.	≤ 35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes / yes

[1] = Scaled data.

III. APPLICATION SUBMISSION CHECKLIST

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

The Applicant must provide the following omitted 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 a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation for the instant application it's recommended the applicant provide testimony on the presence/absence of freshwater wetlands and transition areas based on a field investigation.
2. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
   a. The plans should be revised to provide the name and address of applicant and owner.
3. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
   a. The plans should be revised to provide the zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius.
4. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
   a. The plans should be revised to provide the existing and proposed building coverage in areas of square feet and as a percentage of the lot area.
5. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
   a. It's recommended in lieu of providing proposed grading the plans should be revised to provide a general note indicating a grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance.

IV. WAIVER COMMENTS

The Applicant has not requested a waiver from any checklist requirements and/or performance and design standards.

V. VARIANCE REVIEW COMMENTS

The Application as submitted does not require any variances.

VI. SUBDIVISION REVIEW COMMENTS

1. The plan should be revised to provide concrete monuments between Lot 4 and 4.01 and between Lot 4.01 and 4.02 along the frontage of High Street as per §503.(C)(2), Monuments.
2. The plan should be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete

on a stabilized base course for proposed Lot 13.01 as per §504.A, Driveways (Residential) or request a waiver.

3. The plan should be revised to provide concrete sidewalks along the proposed new Lots 4.01 and 4.02 as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways or request a waiver.

4. The plan should be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VIII. RECOMMENDATIONS

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

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

cc: Diem Thi Thuy Vo
Adam R. Grant, PLS
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

November 6, 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: Diem Thi Thuy Vo - Minor Subdivision
212 High Street
Block 901, Lot 4
Review No. 1
Bach Project No. GTPB-2019-11
GTPB Application No. 181046M

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated October 7, 2019.
- Township of Gloucester Land Development Submission Checklist, dated October 7, 2019.
- Camden County Planning Board Application, dated 9-25-19.
- Drawing entitled "Plan of Survey and Minor Subdivision, 212 High Street, Plate 9, Block 901, Lot 4, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated 9-4-19, no revision.

SITE INFORMATION:

Owner / Applicant: Diem Thi Thuy Vo
212 High Street
Glendora, NJ 08029
609-350-2940
Dinguyen001@gmail.com

PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into three (3) new residential lots. Existing Lot 4 is an 18,750 SF (0.430 Acres) parcel of land located on the southerly side of High Street, between Price Street and Huntington Avenue in the Township's R-4 Residential Zoning District. It shall be noted that no improvements are proposed for any lot as part of this application. The applicant is seeking a Minor Subdivision approval.

COMPLETENESS:

The application will require the following waivers from the Land Development Ordinance Submission Checklist:

1. Checklist Item #9 – Area of wetlands delineated. *Our office has no objection to a waiver being granted for this item.*

2. Checklist Item #24 – Name and address of the applicant and the owner and signed consent of later, if different from applicant. ***Waiver recommended for completeness only.***

3. Checklist Item #35 – Zone in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question. ***Waiver recommended for completeness only.***

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

5. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. *Our office has no objection to this waiver as no site improvements are proposed for any lot at this time. It shall be noted that the applicant shall provide Grading Plans for review prior to any permits being issued for any improvements to any of the lots.*

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

VARIANCES/WAIVERS:

The plan indicates existing non-conforming side and rear yard setbacks for two (2) existing accessories structures (sheds). We defer to the Township Planner.

Waivers as listed above under "Completeness".

REVIEW COMMENTS:

We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. A Legal Description shall be provided for each new lot created by the proposed subdivision.

2. The Plan shall list a point of beginning for each legal description submitted.

3. Per §503.C(2), "For minor subdivisions, at least one concrete monument should be placed along the frontage to define the new lot line." The plan shall provide a concrete monument along High Street between proposed Lots 4, 4.01 & 4.02.

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

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

6. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.

7. 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.

8. The plan shall indicate if the minor subdivision will be filed by deed or by plat.

9. The rear yard and side yard setback requirements for accessory buildings are shown incorrectly on the zoning chart and shall be revised accordingly.

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

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

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

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

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

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

Anthony T. DiRosa, PE, PLS
Associate

Cc: Steven Boraske, Esq. PB Solicitor
Lydia Pendino, Gloucester Township
Diem Thi Thuy Vo, Applicant/Owner
Adam R. Grant, PLS, Applicant's Professional

S:\GTPB2019 Gloucester Twp PB\-11 Diem Thi Thuy Vo Minor Sub\GTPB2019-11 Diem Thi Thuy Vo Minor Sub Review No 1.doc

Bld 51

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

October 7, 2019

Applicant: Diem Thi Thuy Vo

Application: #181046M
Block: 901 Lot: 4
Zoned: R4
Escrow: # 13523

LOCATION: 212 High Street, Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Minor Subdivision of existing parcel into (3) separate 6,250 SF lots. One lot will contain the existing dwelling & driveway. A single family dwelling is proposed on each of the remaining (2) lots. These dwellings will be designed by the client's architect, post-subdivision, to meet Township and county code requirements.

☑	1 Copy	Plan of Survey & Minor Subdivision
☐	1 Copy -	Checklist
☐	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

OK 10-9-19 JTK Blds

SIGNATURE _____

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

October 7, 2019

Applicant: Diem Thi Thuy Vo

Application: #181046M
Block: 901 **Lot:** 4
Zoned: R4
Escrow: # 13523

LOCATION: 212 High Street, Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Minor Subdivision of existing parcel into (3) separate 6,250 SF lots. One lot will contain the existing dwelling & driveway. A single family dwelling is proposed on each of the remaining (2) lots. These dwellings will be designed by the client's architect, post-subdivision, to meet Township and county code requirements.

☑	1 Copy	Plan of Survey & Minor Subdivision
☐	1 Copy -	Checklist
☐	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

LOT #'S AS SHOWN ON PLAN OK
LOT 4 EXISTING HOME # 212 HIGH ST
LOT 4.01 # 208 HIGH ST
LOT 4.02 # 204 HIGH ST

SIGNATURE [signature] Assistant 10/9/19

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #181046M **Block: 901** **Lot: 4**

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

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

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

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

☐Other

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: 206 Date: 10/16/19

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

October 15, 2019

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

Re: Application #181046M
Diem Thi Thuy Vo
212 High Street, Glendora, NJ 08029
Block 901, Lot 4

Gentlemen:

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

Construction will require sewer permits.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

October 7, 2019

Applicant: Diem Thi Thuy Vo

Application: #181046M
Block: 901 **Lot:** 4
Zoned: R4
Escrow: # 13523

LOCATION: 212 High Street, Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Minor Subdivision of existing parcel into (3) separate 6,250 SF lots. One lot will contain the existing dwelling & driveway. A single family dwelling is proposed on each of the remaining (2) lots. These dwellings will be designed by the client's architect, post-subdivision, to meet Township and county code requirements.

☐	1 Copy	Plan of Survey & Minor Subdivision
☐	1 Copy -	Checklist
☐	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

Reviewed
☑ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official:
Date: 10-15-19

SIGNATURE

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
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

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Vo Diem Thi Thuy

Address: 212 High St. Glendora, NJ 08029

Block: 901 Lot: 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Printed on recycled pape

Department of Public Works

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

camden county

Making It Better, Together.

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

Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones - Chairman
Daniel P. Cosner - Vice Chairman
Thomas Schina - Secretary

Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica - County Engineer

October 16, 2019

Adam Grant – CES
645 Berlin-Cross Keys Rd., Ste. 1
Sicklerville, NJ 08081

RE:	**212 High Street**
Plan Type:	Minor Subdivision
Block(s):	901
Lot(s):	4

Dear Applicant/Agent:

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

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

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

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

AL/cs

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

M-15-4-19

CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-OR BOOK 10775/331
RECORDED 12/04/2017 14:05:45
FILE NUMBER 2017090149
RCPT #: 1970480; RECD BY: KS16
RECORDING FEES $83.00
MARGINAL NOTATION $0.00
TOTAL TAX $192.00

Camden County
Document Summary Sheet

CAMDEN COUNTY CLERK
520 MARKET ST
CAMDEN NJ 08102

Return Name and Address

Homestead Title Agency, Inc.
1225 N. Broad Street Suite 1
West Deptford, NJ 08096

Official Use Only

Submitting Company	Homestead Title Agency, Inc. 1225 N. Broad Street Suite 1, N.J., 08096
Document Date *(mm/dd/yyyy)*	11/10/2017
Document Type	DEED
No. of Pages of the Original Signed Document *(Including the cover sheet)*	5
Consideration Amount *(If applicable)*	$48,000.00

	Name(s) *(Last Name First Name Middle Initial Suffix) (or Company Name as written)*	Address *(Optional)*
First Party *(Grantor or Mortgagor or Assignor)* *(Enter up to five names)*	Ferry, Jr., Ronald	
Second Party *(Grantee or Mortgagee or Assignee)* *(Enter up to five names)*	DT Trading LLC ~~Thuy Vo, Diem Thi~~ Diem Thi Thuy Vo	227 7th Avenue Glassboro, NJ 08028

	Municipality	Block	Lot	Qualifier	Property Address
Parcel Information *(Enter up to three entries)*	Gloucester Twp.	901	4		212 High Street, Glendora, NJ 08029

	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
Reference Information *(Enter up to three entries)*					

*DO NOT REMOVE THIS PAGE.
DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Gloucester, County of Camden, State of New Jersey, and being more particularly described as follows:

BEING known and designated as Lot 17, 18, 19, 20, 21 and 22 in Block 17 as shown on map entitled "Home Sites, Glendora Heights, Extended by Adding Blocks 15, 16, 17, 18 and 19" filed in June, 1912 on Map No. 79-2.

BEGINNING at a point in the Southerly line of High Street, at the distance of 50 feet Westwardly from the Southwesterly corner of High Street and Huntington Avenue, said point being corner to Lots Nos. 16 and 17, on the plan hereinafter mentioned, and extending; thence

(1) Westwardly, along said Southerly line of High Street, the distance of 150 in front or width to a point corner to Lots Nos. 22 and 23, on the hereinafter mentioned plan, and; thence

(2) Southwardly, between parallel lines of that width or frontage, at right angles to said High Street, the distance of 125 feet in length or depth to line of Lots 12 and 14 on the plan hereinafter mentioned.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 4 in Block 901 on the Township of Gloucester Tax Map.

BEING THE SAME PREMISES James C. Ferry and Charlotte M. Ferry, his wife, by deed from Adam W. Stoudt and Phoebe Elfrieda Stoudt, his wife, dated August 8, 1945, recorded August 17, 1945, in the Clerk's Office of the County of Camden, New Jersey, in Deed Book 1044, page 141.

Thereafter, the said James G. Ferry departed on or about March 15, 1985, whereby title passed to Charlotte M. Ferry by Right of Survivorship.

Thereafter, the said Charlotte M. Ferry departed on or about April 15, 2009, whereby her Last Will and Testament duly probated in the Office of the Surrogate of Camden County, Docket No. 2009-0999, she did nominate, constitute and appoint her son, Ronald J. Ferry, as Executor of her Estate with full power of sale.

Thereafter, Ronald J. Ferry by deed from Ronald J. Ferry, Executor of the Estate of Charlotte M. Ferry, deceased, dated November 20, 2009, recorded November 24, 2009, in the Clerk's Office of the County of Camden, New Jersey, in Deed Book 9141, page 69.

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Ronald Ferry, Jr.

Current Street Address

212 High Street

City, Town, Post Office Box

Glendora

State: NJ

Zip Code: 08029

PROPERTY INFORMATION

Block(s): 901

Lot(s): 4

Qualifier:

Street Address
212 High Street

City, Town, Post Office Box
Glendora

State: NJ

Zip Code: 08029

Seller's Percentage of Ownership: 100%

Total Consideration: $48,000.00

Owner's Share of Consideration: ~~100%~~ $48,000.00

Closing Date: 11/10/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
   ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

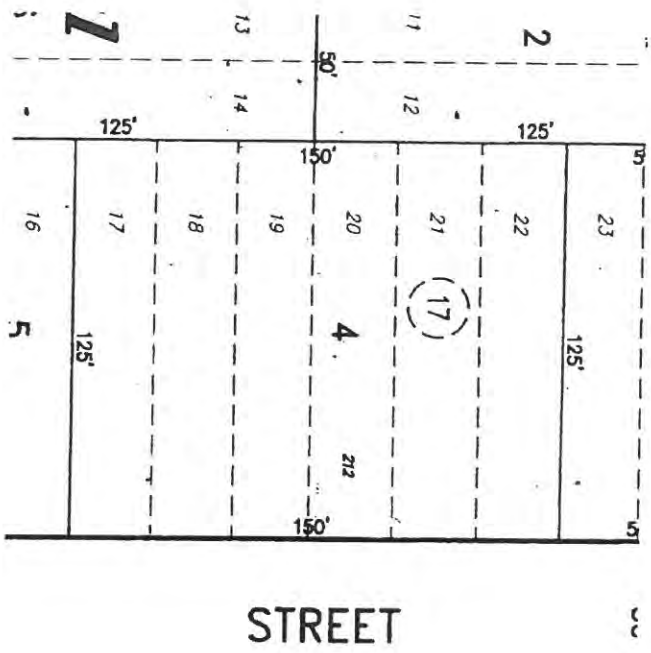
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

11-10-17
Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Ronald Ferry Jr.
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact


7
2
13
11
14
12
50'
125'
125'
150'
5
16
17
18
19
20
21
22
23
(17)
5
4
125'
125'
212
150'
5
STREET