

**Township of Gloucester
Planning Board Agenda
JANUARY 28, 2020 Revised**

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –January 14, 2020

RESOLUTIONS FOR MEMORIALIZATION

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS
(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

#201004CReview	Courtsey Review
Prefab Multipurpose	Block: 12303, Lot: 1
Bldg. For Sustainability	Location: 508 Lakeland
& Shared Services Facility	Blackwood, NJ 08012

#191060SPW	Site Plan Waiver
KMG New Jersey, LLC	Block: 12302 Lot: 1.07
Zoned: IN	Location: 410 Woodbury
	Turnersville Road
	Vacant One Story
	Masonry Structure to
	Be Renovated to Open
	& Operate a Residential
	Detoxification Treatment
	Facility

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday January 14, 2020

Mr. Lechner calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Mr. Lechner announces general rules of the meeting.
Mr. Lechner requests a Roll Call.

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Hutchison	Present
Mrs. Bradley	Absent
Mrs. Rossi Alt. 1	Absent
Mr. Thomas	Absent
Mr. Hojnowski	Present
Mrs. McPherson	Present
Ms. Botsford Alt. 2	Present
Mrs. Marks	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Annual Reorganization Meeting

Election of Chairman:

Mr. Lechner asked the Board for Chairman Nominations.
Mr. Dintino nominated Mrs. McPherson for Board Chairman.
Mr. Lechner seeing no other appointments closed nominations.
Mr. Lechner asked the Board to elect Mrs. McPherson as Board Chairman.
Mr. Dintino made the motion seconded by Mr. Hojnowski.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Mrs. McPherson	Yes

Mrs. McPherson was elected as Board Chairwoman.

Mr. Lechner asks the Boards Annually appointed Board Members to take the Oath of Office. Those Board members in attendance: Mr. Guevara, Mr. Hojnowski & Ms. Botsford, took the Oath by Mr. Boraske.

Election of Vice-Chairman:

Chairperson McPherson asked the Board for Vice-Chairman Nominations.

Ms. Botsford nominated Mr. Dintino for Vice-Chairman.

Chairwoman McPherson seeing No other appointments, closed the nomination.

Ms. Botsford made the motion seconded by Mrs. Mrs. Marks.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairperson McPherson	Yes

Mr. Dintino was elected as Board Vice-Chairman.

Election of Secretary:

Chairperson McPherson asked the Board for Secretary Nominations.

Chairperson McPherson received Mr. Lechner as nomination for Board Secretary.

Chairperson McPherson seeing No other nominations, closed nominations.

Chairperson McPherson asked Board to elect Mr. Lechner as Board Secretary.

Mr. Dintino made the motion seconded by Mrs. Botsford.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

Mr. Lechner was elected as Board Secretary.

Election of Recording Secretary:

Chairwoman McPherson asked the Board for Recording Secretary Nominations.

Chairwoman McPherson received Mr. Nowak as nomination Recording Secretary.

Chairwoman McPherson seeing No other nomination, closed nominations.

Chairwoman McPherson asked Board to elect Mr. Nowak as Board Recording Secretary.

Mr. Hojnowski made the motion seconded by Mr. Guevara.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

Mr. Nowak was elected as Board Recording Secretary.

Appointment of Solicitor:

Chairwoman McPherson asked the Board for Solicitor Nominations.

Chairwoman McPherson received Mr. Boraski

Chairwoman McPherson closed nominations, asked Board to elect Mr. Boraski as Board Solicitor from the Florio Group Law Firm.

Mr. Guevara made the motion seconded by Mr. Hojnowski.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

Mr. Boraski elected as Board Solicitor.

Appointment of Conflict Engineer:

Chairwoman McPherson asked the Board for Conflict Engineer Nomination.

Chairwoman McPherson received John Cantwell.

Chairwoman McPherson closed nominations, asked Board to elect John Cantwell from Remington & Vernick as Board Conflict Engineer.

Mr. Hutchison made the motion seconded by Mr. Guevara.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

John Cantwell from Remington & Vernick is elected as Board Conflict Engineer.

Appointment of Traffic Engineer:

Chairwoman McPherson asked the Board for Traffic Engineer Nominations.

Chairwoman McPherson received Bach Associates, PC as nomination for Traffic Engineer.

Chairwoman McPherson closed nominations, asked Board to elect Bach Associates as Board Traffic Engineer.

Ms. Botsford made the motion seconded by Mr. Guevara

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

Bach Associates is elected as Board Traffic Engineer.

Adoption of Official Newspaper:

Chairwoman McPherson asked the Board for Official Board Newspaper Nominations. Chairwoman McPherson received Courier Post & Philadelphia Inquirer SJ Edition as nomination for Official Board Newspaper.

Chairwoman McPherson closed nominations, asked Board to elect Both Newspapers as Official Board Newspapers.

Ms. Botsford made the motion seconded by Mr. Hutchison.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

Courier Post & Philadelphia Inquirer SJ Edition were elected as Board Official Newspapers.

Establishment of Meeting Dates:

Meetings to be held on 2nd and 4th Tuesdays at 7pm of every month if warranted.

Chairwoman McPherson asked for a motion to elect the meeting dates.

Mr. Hutchison made the motion seconded by Mr. Hojnowski.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

Meeting Dates were adopted.

Adoption of Agenda Procedures:

Chairwoman McPherson asked the Board for a motion to Adopt Agenda Procedures.

Ms. Botsford made the motion seconded by Mr. Hutchison.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairwoman McPherson	Yes

The Agenda Procedures were adopted.

Chairperson McPherson opened regular portion of the meeting.

Minutes for Memorialization

Minutes from November 12, 2019.

Chairwoman McPherson requested a motion to adopt the minutes.

Mr. Dintino made a motion seconded by Mr. Hutchison.

Roll Call:

Mr. Dintino	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Chairwoman McPherson	Yes

The Minutes from November 12, 2019 were memorialized.

Resolutions for Memorialization

#191046M

Diem Thi Thuy Vo

Minor Subdivision

Block: 901 Lot: 4

Chairwoman McPherson asked for a motion to adopt the Resolution.

Mrs. McPherson made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Hutchison	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Chairwoman McPherson	Yes

The Resolution #191046M was memorialized.

Motions for Adjournments

NONE

NEW APPLICATIONS

NONE

Public Comments on Non-Agenda Items

Mrs. McPherson opened the public comment on non-agenda items to the public. One Resident Mrs. Cory stepped up to the Podium inquiring about the Southwind Development and the proposed building phases.

Mr. Bach responded stating the phase I construction was revised where the builder will start the apartment construction before the townhomes on April 1st, 2020.

Chairwoman McPherson seeing No other respondents closed the public section with all Board members in agreement.

Unfinished or Adjourned Hearings

NONE

General Correspondence

NONE

Chairwoman McPherson requested a motion to adjourn.
Motion to adjourn was made by Ms. Botsford seconded by Mr. Guevara.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak



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.
- n/a Twelve (12) copies of the development plan (signed and sealed).
- n/a 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

BROWN & CONNERY, LLP

ATTORNEYS AT LAW
6 NORTH BROAD STREET
WOODBURY, NEW JERSEY 08096
(856) 812-8900
FAX (856) 812-2201

Beth L. Marlin, Esquire
bmarlin@brownconnery.com

August 2, 2019

VIA EMAIL ONLY

Township of Gloucester
1261 Chews-Landing Clementon Road
PO Box 8
Blackwood, NJ 08012
Attn: Alisa Ortiz, Zoning Officer

Re: Property: Block No. 12302, Lot 1.06
Address: 420 Turnersville Road
Zoning Permit Application
Our File No. 19-0117

Dear Ms. Ortiz:

As you know, my office submitted a zoning permit to your office for a potential buyer to use the above-referenced property as a sub-acute detoxification facility. You have requested more detailed information regarding this proposed use. The potential buyer plans to offer an essential in-patient detox program providing detoxification and residential treatment services. The site for the facility is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 46:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The facility will be open 24 hours a day, 365 days a year and will be able to admit prospective patients at any hour of the day or night. The facility will include on-site medical practitioners and 24 hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

The staff at the facility will include a medical doctor, psychiatrist, physician assistants, ARNPs, RNs, LPNs and CNAs. The entity and the operations will be properly licensed and its operations will be regulated by the State of New Jersey and County and local authorities. The potential buyer will also apply for accreditation through the Joint Commission which evaluates

BROWN & CONNERY, LLP

Township of Gloucester
RE: Block 12302, Lot 1.06
August 2, 2019
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and accredits more than 21,000 health care organizations and programs in the United States.

The interior of the building will be redesigned for residential semi-private accommodations with attached bathroom facilities. A full service medical clinic and institutional pharmacy will be located inside the building. A full service commercial kitchen and laundry facilities will also be on the premises.

The buyer will work with the Center for Family Services, a non-profit organization that has served the region since 1920. Through the Center for Family Services, the buyer will provide comprehensive counselling and treatment to families in distress, including families dealing with members suffering with an addiction.

Please let me know if you have any questions or require any additional information.
Thank you.

Very truly yours,

BROWN & CONNERY, LLP



Beth L. Marlin, Esquire

BLM/caw
cc:

Camden County Improvement Authority, Attn: James Lex

#11. List of Application Submission Materials

1. Application
2. Explanation of Application for Site Plan Waiver
3. Sheet A-3, Floor Plan – prepared by Peter C. Weiss, Architect (additional and/or larger copies will be provided upon request)
4. Zoning Permit – Denial, with correspondence from Beth Marlin, Esq., Brown & Connery, LLP regarding the proposed use

#12. List of Previous or Pending Applications

1. Resolution of Findings and Conclusion Planning Board Township of Gloucester
Application # 191919CM, Block 12302, Lot 1
2. Minutes from March 12, 2019 Planning Board meeting
3. Original Application with Rider #1
4. Review letter from R&V
5. Recorded Deed County of Camden to CCIA



Township Of Gloucester
Planning/Zoning Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3512
Fax (856) 232-6229

Memorandum

December 11, 2019

To: Ken Lechner, Director of Community Development, Planner

From: Alisa Ortiz
Zoning Officer

Re: Camden County – 100 Blackwood – Mt. Pleasant Rd. Sub-acute Detoxification Center

It is in my opinion that the proposed application referenced above is a permitted use within the IN (Institutional) zone under Section 419-B. It is also my understanding that according to the description given at the time the Zoning Permit was applied for, was that this proposal was for an "inpatient hospital facility" and that a site plan or site plan waiver was to be applied for to go before that Planning Board.

Thank you,
Alisa Ortiz

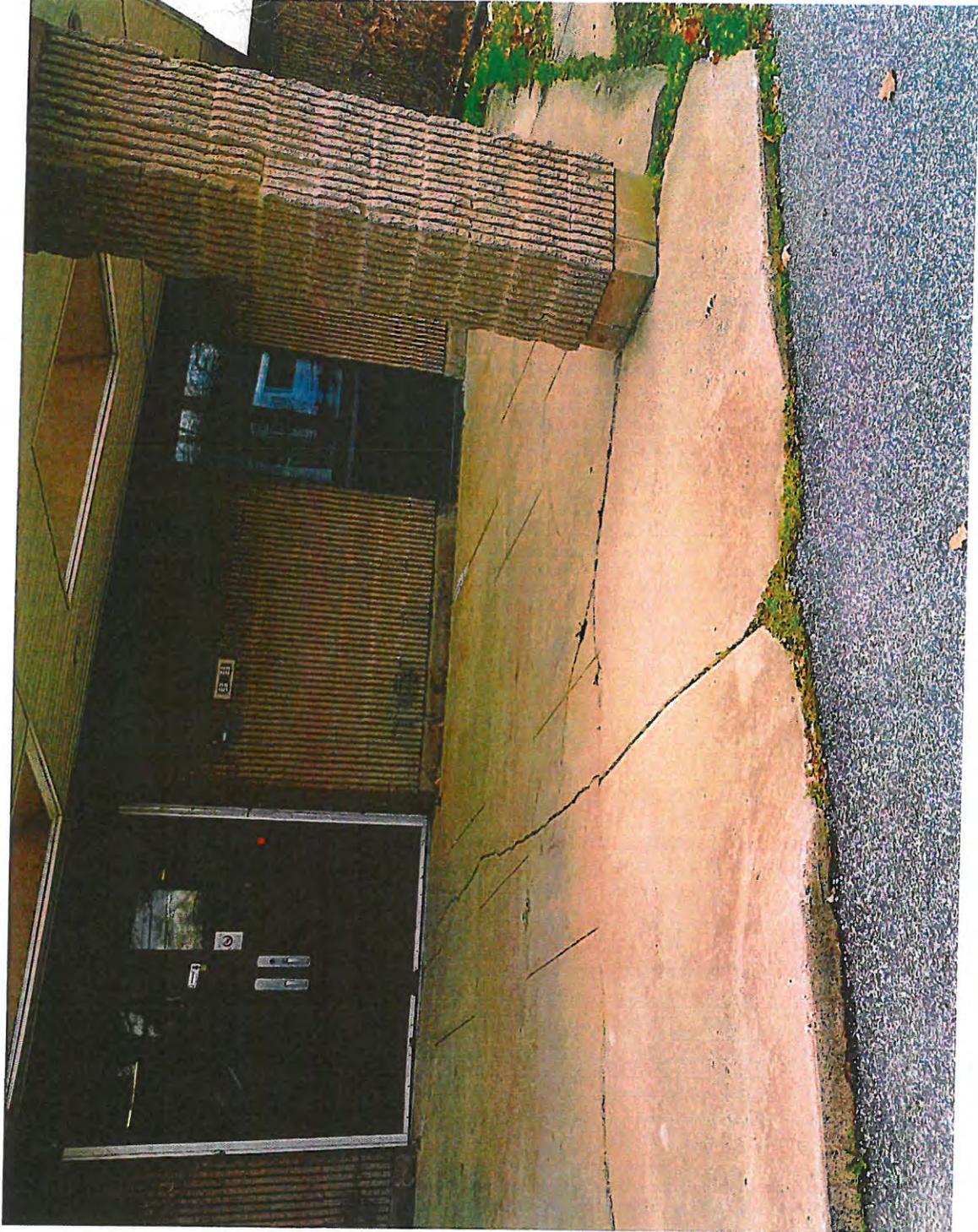
Site Photographs of Property
410 Woodbury –Turnersville Road, Gloucester Township, NJ
January 6, 2020



Site Photographs of Property
410 Woodbury –Turnersville Road, Gloucester Township, NJ
January 6, 2020



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January 6, 2020



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January 6, 2020



Site Photographs of Property
410 Woodbury –Turnersville Road, Gloucester Township, NJ
January 6, 2020



TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: 11-5-2013 Application No.: 191060SPW Taxes Paid Yes/No (Initial)

Planning Board Zoning Board of Adjustment Fees 200.00 Project # 13672

¹ Upon receipt of all fees, documents, plans, etc. Escr. 750.00 Escr. # 13672

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: KMG New Jersey LLC
 Address: c/o Maley Givens, P.C.
1150 Haddon Ave., Suite 210
 City: Collingswood
 State, Zip: NJ, 08108
 Phone: 609 854 1515 Fax: 609 858 2944
 Email: kvesselov@havendetoxnow.com

2. Owner(s) (List all Owners)

Name(s): Camden County Improvement Authority
 Address: 2220 Voorhees Town Center
 City: Voorhees
 State, Zip: NJ, 08043
 Phone: 609 374 6152 Fax: 609 -

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input checked="" type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |

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	<u>IN</u>	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: Emily K. Givens
 Address: 1150 Haddon Avenue, Suite 210
 City: Collingswood

Firm: Maley Givens, P.C.
 State, Zip: NJ, 08108
 Phone: () 854 1515 Fax: () 858 2944
 Email: egivens@maleygivens.com

6. Name of Persons Preparing Plans and Reports:

Name: Peter C. Weiss
Address: 101 N. Washington Avenue
Profession: Architect
City: Margate
State, Zip: NJ, 08402
Phone: (609) 822-9616 Fax: (609) -
Email: pwarchitect@comcast.net

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (609) - _____ Fax: (609) - _____
Email: _____

7. Location of Property:

Street Address: 410 Woodbury-Turnersville Road Block(s): 12302
Tract Area: 8.526 acres Lot(s): 1.07

8. Land Use:

Existing Land Use: Vacant one story masonry structure
Proposed Land Use (Describe Application): See attached Explanation of Application along with Rider #1

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**
Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>170.38'</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>104.94'</u>	Fence type	_____
Side setback 1	<u>85.51'</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>1217.78'</u>	Pool Requirements	
Lot depth	<u>13.32'</u>	Setback from R.O.W.1	_____
Lot area	<u>8.526 acres</u>	Setback from R.O.W.2	_____
Building height	<u>< 35 ft.</u>	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		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)	_____	Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: 34 Number of parking spaces provided: 40
 Number of loading spaces required: 1 Number of loading spaces provided: 1

15. Relief Requested: Site Plan Waiver

- 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	<u>12-4-19</u> _____ Date
_____ Signature of Co-applicant	_____ Date

STOCKHOLDERS DISCLOSURE STATEMENT
N.J.S.A. 40:55D-48.1 et. seq.

Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership as the case may be.

KMG New Jersey LLC is 100% owned by Kirill Vesselov

MAIN BUSINESS ADDRESS:

c/o Maley Givens, PC
1150 Haddon Avenue, Suite 210
Collingswood, NJ 08108

Address for Kirill Vesselov:

3951 Haverhill Rd, N. #120-121
West Palm Beach, FL 33417

17. Consent of Owner(s):

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

12-5-19 Date
Margaret E Watson
Sworn and Subscribed to before me this
5th day of December
2019 (Year).

[Signature]
Signature
JAMES LEX
Print Name

[Signature]
Signature

[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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

- No Yes

[Signature]
Signature of Applicant
Mirill Vesselov
Print Name

12-4-19
Date

100% owner of KMG New Jersey LLC

19. Survey waiver certification:

As of the date of this application, I hereby certify that the subdivision plan survey submitted with this application, under the date of 1/24/19, shows and discloses the premises in its entirety, described as Block 12302 Lot 1.07; 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:

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

Sworn and subscribed to
On this 5th day of December,
2019 before the following authority.

[Signature]
Name of property owner or applicant
JAMES LEX

[Signature]
Notary public
Margaret E. Watson
Margaret E. Watson
comm. expires 9.28.22

EXPLANATION OF APPLICATION FOR SITE PLAN WAIVER

The Applicant, KMG New Jersey, LLC, is requesting a Site Plan Waiver with regard to the renovation of the existing structure located on newly formed Lot 1.07 (8.526 acres) within Block 12302, also known as 410 Woodbury-Turnersville Road. The Planning Board recently approved the minor subdivision of Lot 1.07 per Application #191010CM. Through Application #191010CM, this Planning Board granted variances for the minimum site frontage of 25.17' where 400' is required (along Woodbury-Turnersville Road), for a lot depth of 13.32' where 400' is required. We have been advised, however, that Collier Drive is also a public Right of Way and therefore, the lot frontage variance may not be necessary. The Applicant will not require any variances with regard to its proposal to renovate the existing structure, therefore, this Application for Site Plan Waiver is appropriate. The site is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 446:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The Applicant is the contract purchaser of Lot 1.07 within Block 12302 and intends to extensively renovate the existing structure located on the lot in order to open and operate an essential Residential Detoxification Treatment Facility, with fifty-four (54) patient beds, and to operate a Level I Detoxification program which will be fully licensed by the New Jersey Department of Health. Such a detoxification program includes providing services on a short-term basis. Generally, the length of treatment is two to three weeks, which is assessed on an individual basis. The facility is operated and fully staffed 24 hours a day, 7 days a week. The residential level of care is appropriate for persons who have sub-acute biomedical problems or behavioral, emotional, or cognitive problems that are severe enough that they require inpatient treatment, but do not need the full resources of an acute care general hospital or a medically managed inpatient treatment program. The emphasis is on an intensive regimen of clinical services using a multidisciplinary team approach. The facility will include on-site medical practitioners and 24-hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

The interior of the building will be redesigned for residential semi-private accommodations with attached bathroom facilities. A full-service medical clinic and institutional pharmacy will be located inside the building. In addition, a full-service commercial kitchen and laundry facilities will be on the premises.

The current parking count of forty (40) will be adequate for the proposed facility as this is an inpatient facility and patients will not have vehicles on site nor will they be allowed visitors during their stay. Transportation is provided to and from the facility by facility staff. For a facility of this size, treating up to fifty-four patients, sixteen (16) staff members will be on site during each shift, well under the amount of available parking.



January 16, 2020

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

Attn: Ken Lechner, Community Development Director

Re: Site Plan Waiver
Haven Detox Facility
KMG New Jersey, LLC
410 Turnersville Road
Block 12302, Lot 1.07
Review No. 1
Bach Project No. GTPB-2019-13

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated February 26, 2019.
- Architectural plan entitled "Haven Detox, Block 12302, Lot 1.08, Gloucester Township, New Jersey" prepare by Peter C. Weiss, Architect.

OWNER / APPLICANT:

Owner: Camden County Improvement Authority
2220 Voorhees Town Center
Voorhees, NJ 08043
609-374-6152

Applicant: KMG New Jersey, LLC
c/o Maley Givens, P.C.
1150 Haddon Avenue
Suite 210
Collingswood, NJ 08108
609-854-1515(P), 609-858-2944 (F)
kvesselov@havendetoxnow.com

Site Plan Waiver
Haven Detox Facility
KMG New Jersey, LLC
410 Turnersville Road
Block 12302, Lot 1.07
Review No. 1
Bach Project No. GTPB-2019-13
January 16, 2020
Page 2 of 4

PROJECT SUMMARY:

This application is for a change in use from an existing vacant county administrative office complex to a proposed residential health care facility for sub-acute drug and alcohol rehabilitation. The facility will be fully staffed and operational 24 hours a day, 365 days a year. The property consists of an existing one story masonry building and associated parking and site improvements. The property is located on the southwesterly side of Woodbury – Turnersville Road (County Route 621), northwest of Lakeland Road.

The site is an 8.5 acre parcel of land located in the Institutional (I) Zoning District. The applicant is proposing extensively renovate the interior of the building and is not proposing an exterior site improvements. The applicant is seeking Site Plan Waiver approval.

COMMENTS:

Our office preformed a site inspection on January 6, 2019 and have reviewed all information submitted for conformance with the Township's Land Development Ordinance. We offer the following comments regarding the application:

1. The applicant shall provide a full size copy of the architectural plan included in the application.
2. The applicant has provided a narrative as part of their land development application stating "The current parking count of forty (40) will be adequate for the proposed facility as this is an impatient facility and patients will not have vehicles on site nor will they be allowed visitors during their stay. Transportation is provided to and from the facility by facility staff. For a facility of this size, treatment up to fifty-four patients, sixteen (16) staff members will be on site during each shift, well under the amount of available parking".
3. Our office recommends base repair at major cracks in the existing parking lot.
4. Our office recommends seal coating and restriping of the entire parking lot. All traffic markings and striping shall be thermoplastic or epoxy paint.
5. The existing sidewalk along the building is in disrepair and shall be replaced.
6. Concrete wheel bumpers shall be provided within parking stalls that are flush with the adjacent sidewalk.
7. The existing trash dumpsters shall be relocated within a permanent masonry enclosure and shall comply with §510(L).

Site Plan Waiver
Haven Detox Facility
KMG New Jersey, LLC
410 Turnersville Road
Block 12302, Lot 1.07
Review No. 1
Bach Project No. GTPB-2019-13
January 16, 2020
Page 3 of 4

8. The applicant shall address trash and recycling pick-up. The addition of a full service kitchen and employees and patients at the site should significantly increase the amount of refuse created at the site.
9. The applicant shall provide testimony regarding the existing on-site blue containers. If they are intended to remain clarification shall be made as to their use and necessity.
10. The existing drainage swale located on the northeasterly side of the building shall be cleaned and maintained.
11. The applicant shall be responsible for making sure that all existing lighting at the site is in proper working condition and shall repair or replace any fixtures as may be required.
12. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.
13. The applicant shall provide testimony regarding security lighting, timing, and hours of operation as applicable.
14. Our office defers review of anticipated sanitary sewer discharge resulting from the change in use to the Gloucester Township Municipal Utilities Authority (GTMUA).
15. Our office defers review of anticipated water demand calculations resulting from the change in use to the local water purveyor servicing the site.

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

Site Plan Waiver
Haven Detox Facility
KMG New Jersey, LLC
410 Turnersville Road
Block 12302, Lot 1.07
Review No. 1
Bach Project No. GTPB-2019-13
January 16, 2020
Page 4 of 4

Cc: Gloucester Township Planning Board Members
Steven Boraske, Esq. PB Solicitor
Emily K. Givens, Esq., (Applicant's Attorney)
Camden County Improvement Authority (Owner)
Peter C. Weiss (Applicant's Professional)

S:\GTPB2019 Gloucester Twp PB\13 KMG-Haven Detox Facility\GTPB2019-13 KMG-Haven Detox Facility Site Plan Waiver
Review No 1.doc

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #191060SPW** **Escrow #13672**
KMG New Jersey, LLC
BLOCK 12302, LOT 1.07
410 Woodbury-Turnersville Road

DATE: January 09, 2020

The applicant requests Site Plan Waiver approval to "renovate the existing structure on the lot in order to open and operate an essential Residential Detoxification Treatment Facility" (See Rider #1) within the IN – Institutional District. The project is located on the south side of Collier Drive west of Woodbury-Turnersville Road.

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

- Applicant: KMG New Jersey, LLC c/o Maley Givens, P.C., 1150 Haddon Avenue, Suite 210, Collingswood, NJ 08108 (telephone #609-854-1515).
- Owner: Camden County Improvement Authority, 2220 Voorhees Town Center, Voorhees, NJ 08043 (telephone #609-374-6152).
- Architect: Peter C. Weiss, 101 Washington Avenue, Margate, NJ 08402 (telephone #609-822-9616).
- Attorney: Emily K. Givens, Esq., Maley Givens, P.C., 1150 Haddon Avenue, Suite 210, Collingswood, NJ 08108 (telephone #609-854-1515).

I. INFORMATION SUBMITTED

1. Maley Givens, P.C. Publication Fee Letter dated 12/10/19.
2. Maley Givens, P.C. Transmittal Letter dated 12/05/19.
3. Land Development Application Form and checklist dated 12/05/19.
 - a. Disclosure Statement.
 - b. Rider #1 – Explanation of Application for Site Plan Waiver.
4. Floor Plan (Letter Size), as prepared by Peter C. Weiss, Architect comprising one (1) sheet dated 11/11/19.
5. Zoning Permit Denied dated 8/28/19.
 - a. Brown & Connery, LLP Zoning Permit Application Letter dated 8/02/19.
6. Minor Subdivision Plat (Letter size), as prepared by Bach Associates, PC comprising one (1) sheet dated 01/24/19.

II. ZONING REVIEW

§419.D – Institutional District: Area, Yard, Height and Building Coverage.

Description	Required (other use)	Proposed	Conforms
Lot Area (min.)	5 acres	8.526 ac.	yes
Lot Frontage (min.) Collier Drive (min.) Woodbury – Turnersville Road	400 ft. 400 ft.	481.21 ft. 25.17 ft.	no ² yes
Lot Width (min.)	400 ft.	±985 ft. ¹	yes
Lot Depth (min.)	200 ft.	505.05 ft.	yes
Tract Perimeter (min.)	75 ft.	±22 ft. ^{1,3}	enc
Building Coverage (max.)	< 20%	< 20%	yes
Lot coverage (max.)	< 55%	< 55%	yes
Front yard (min.) Collier Drive (min.) Woodbury – Turnersville Road	75 ft. 75 ft.	170.38 ft. ±667 ft. ¹	yes yes
Side yard (min.)	10 ft.	81.51 ft.	yes
Rear yard (min.)	10 ft.	165.94 ft.	yes
Building Height (max.)	4 stories or 60 ft., whichever is less	< 35 ft.	yes
PARKING AREA SETBACK			
From front property line (min.)	50 ft.	±48 ft. ¹	enc
From side property line (min.)	50 ft.	±36 ft. ¹	enc
From rear property line (min.)	50 ft.	±22 ft.	enc

¹ = Scaled data.

² = Approved by Planning Board Resolution #191010CM.

³ = Applies to rear setback of westerly blacktop area.

enc = Existing nonconformance.

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

“The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ...”

IV. VARIANCES COMMENTS

The instant application doesn't require any variances.

V. SITE PLAN WAIVER COMMENTS

It's recommended the Applicant address the following Land Development Ordinance requirements:

1. Provide testimony to address if the existing lighting is satisfactory for the proposed use and in working condition in the following locations as per §508, Lighting.
 - a. Both entrances at Collier Drive.
 - b. Parking areas.
 - c. Pedestrian walkways from parking areas to front building entrance.
2. Linestripe and provide signage for handicapped parking, as per §510.E, Additional Handicapped Parking Provisions.
3. Repair damaged pavement, seal coat, and linestripe the entire parking lot as per §510.I(2), Delineation.
4. Provide a masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
5. Repair damaged concrete sidewalks in the following locations as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
 - a. Along parking spaces.
 - b. Along perimeter of building.
 - c. Under the porte-cochere.
6. Concrete sidewalks to remain, if any, must be edged to provide the full width (the existing grass is encroaching and reducing width) as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
7. Maintenance of existing drainage swale and silt and sedimentation build-up along rear paved area as per §517, Stormwater Collection and Management.

VI. GENERAL COMMENTS

1. The Applicant should address the proposed use of the existing westerly paved area identified as "B-Ball Hoop" on the former subdivision plans but presently occupied as vehicle parking.
 - a. Should this area be utilized for the building associated with the instant application an appropriate improved pedestrian connection should be provided to the building or an existing concrete sidewalk.
2. Consideration should be given to replacing the rusted chain link fencing for the above paved area.
3. The Applicant should remove existing trailers and storage containers.

VI. 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 underlined items listed above.

I have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Emily K. Givens, Esq.
Stephen Boraske, Esq.
Steven M. Bach, PE

ZONING PERMIT DENIED

100 BLACKWOOD-MT PLEAS RD
Block/Lot 12302./1.06

Applicant

COUNTY OF CAMDEN
520 MARKET ST. 14TH FL.
CAMDEN, NJ 08105 08854

Real Estate Owner

COUNTY OF CAMDEN
520 MARKET ST. 14TH FL.
CAMDEN, NJ 08105 08854

This is to certify that the above-named applied for a permit to/authorization for proposed interior renovation for to existing building for future proposed sub-acute detoxification hospital for inpatient medical care and rehabilitation. This application for approval is hereby denied

Zone
IN
Application is

Denied

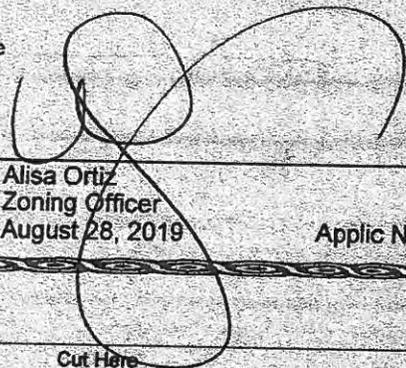
Comments on Decision:

A Site plan or site plan waiver to the Planning Board must be submitted prior to issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township

P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229



Alisa Ortiz
Zoning Officer
August 28, 2019

Applic No 13317

Cut Here

Deliver to...

COUNTY OF CAMDEN
520 MARKET ST. 14TH FL.
CAMDEN, NJ 08105 08854

BROWN & CONNERY, LLP

ATTORNEYS AT LAW
6 NORTH BROAD STREET
WOODBURY, NEW JERSEY 08096
(856) 812-8900
FAX (856) 812-2201

Beth L. Marlin, Esquire
bmarlin@brownconnery.com

August 2, 2019

VIA EMAIL ONLY

Township of Gloucester
1261 Chews-Landing Clementon Road
PO Box 8
Blackwood, NJ 08012
Attn: Alisa Ortiz, Zoning Officer

**Re: Property: Block No. 12302, Lot 1.06
Address: 420 Turnersville Road
Zoning Permit Application
Our File No. 19-0117**

Dear Ms. Ortiz:

As you know, my office submitted a zoning permit to your office for a potential buyer to use the above-referenced property as a sub-acute detoxification facility. You have requested more detailed information regarding this proposed use. The potential buyer plans to offer an essential in-patient detox program providing detoxification and residential treatment services. The site for the facility is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 46:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The facility will be open 24 hours a day, 365 days a year and will be able to admit prospective patients at any hour of the day or night. The facility will include on-site medical practitioners and 24 hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

The staff at the facility will include a medical doctor, psychiatrist, physician assistants, ARNPs, RNs, LPNs and CNAs. The entity and the operations will be properly licensed and its operations will be regulated by the State of New Jersey and County and local authorities. The potential buyer will also apply for accreditation through the Joint Commission which evaluates

BROWN & CONNERY, LLP

Township of Gloucester
RE: Block 12302, Lot 1.06
August 2, 2019
Page 2

and accredits more than 21,000 health care organizations and programs in the United States.

The interior of the building will be redesigned for residential semi-private accommodations with attached bathroom facilities. A full service medical clinic and institutional pharmacy will be located inside the building. A full service commercial kitchen and laundry facilities will also be on the premises.

The buyer will work with the Center for Family Services, a non-profit organization that has served the region since 1920. Through the Center for Family Services, the buyer will provide comprehensive counselling and treatment to families in distress, including families dealing with members suffering with an addiction.

Please let me know if you have any questions or require any additional information. Thank you.

Very truly yours,

BROWN & CONNERY, LLP

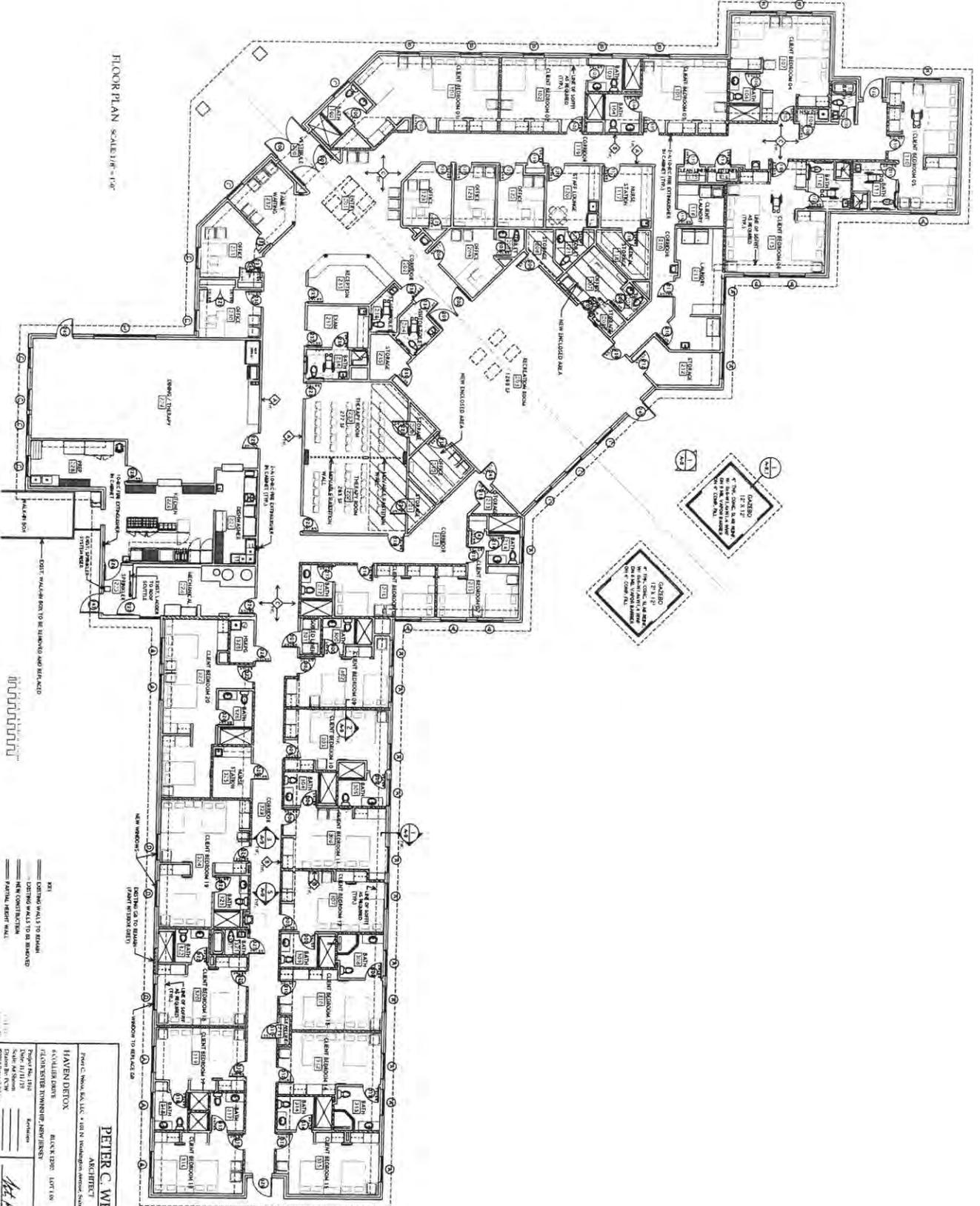


Beth L. Marlin, Esquire

BLM/caw

cc: Camden County Improvement Authority, Attn: James Lex

FLOOR PLAN SCALE: 1/8" = 1'-0"



■ NEW
 ■ EXISTING
 ■ PARTIAL HEIGHT WALL

PETER C. WEISS
 ARCHITECT

Peter C. Weiss, Inc., LLC • 101 N. Washington Avenue, Suite 4, Madison, WI 53703
 HAVEN DETOX
 650 CALLEEN DRIVE
 EIGHTH STREET TOWNSHIP, ADMIN BLDG.
 MADISON, WI 53703
 Project No. 101
 Date: 11/11/10
 Drawn: [Signature]
 Checked: [Signature]
 Project C. Weiss
 Project C. Weiss
 A-3

CAMDEN COUNTY PLANNING BOARD APPLICATION SUBMISSION REQUIREMENTS

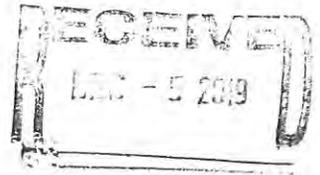


Making It Better, Together.

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

Subdivision Requirements:

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



Site Plan & Site Plan Revision Requirements

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- Two (2) Copies of a Signed and Sealed Survey
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a).1)
- Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (If available)
- Two (2) Copies of the Local Engineer Report
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)
- One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- Map or Most Recent Aerial Photo of Site
- Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision
(The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X

[Signature]
Certification of Completeness
Signature By Local Official

X

[Signature]
Signature of Agent or Applicant

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Haven Detox Facility (KMG New Jersey LLC)

Project Address (if applicable) & Municipality: 410 Turnersville Road, Gloucester Township

Abuts County Road: Woodbury-Turnersville Road County Route No.: 707

Type of Submission (please check one):

- New Site Plan
- New Minor Subdivision
- New Major Subdivision
- Request for Letter of No Impact or Waiver Review
- Revision to Prior Site Plan

Original Site Plan Application No.: _____ Date Originally Approved: _____

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): _____

Existing Zoning: Industrial IN

Block(s): 12302

Variance(s) Required: n/a

Lot(s): 1.07

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: KMG New Jersey LLC Phone: _____ Fax: _____

Address: c/o Maley Givens P.C. (see below) Town & State: _____

Email: kvesseleou@havendetoxnow.com Zip.: _____

Attorney: Emily K. Givens Phone: 856-854-1515 Fax: 856-858-2944

Address: 1150 Haddon Ave, Suite 210 Town & State: Collingswood NJ

Email: egivens@maleygivens.com Zip.: 08108

Architect
Engineer: Peter C. Weiss Phone: 609 822 9666 Fax: _____

Address: 101 N Washington Ave Town & State: Margate NJ

Email: pwarchitect@comcast.net Zip.: 08402

Proposed Use (please check all that apply):

Residential

- Single Family Detached
- Town Homes
- Duplex
- Apartments
- Condominiums
- Medical Care Residential

Commercial

- Retail
- Office
- Restaurant/ Food Establishment
- Hospitality/ Hotel Space
- Medical Use
- Sports or Entertainment

Industrial

- Maintenance/ Repair Shop
- Flex Space
- Storage/ Warehouse
- Distribution Center
- Manufacturing
- Other: _____

Project Description & Statistics:

Short Description of Project: The Applicant is proposing to renovate the existing facility into a state of the art, 54 bed, semi-private detoxification facility (24 hours / 7 days) with onsite staff (medical / kitchen / security)

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: none

Total Gross SF of all Buildings/ Development: as existing

Total New Residential Units: none

Total New Jobs Created: approximately 40 - 45

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

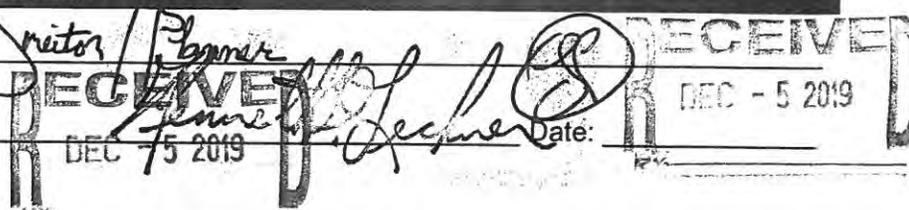
Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____



(856) 028-4000 Ext. 3511

Signatures Required:

Name of Applicant: KMG New Jersey LLC

Signature of Applicant: [Signature] Date: 12-5-19
Kirill Veselov

Agent Completing Application: Emily K. Givens, Esq.

Signature of Agent: [Signature] Date: 12-5-19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: KMG New Jersey LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? New Jersey

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
<u>Kirill Vesselov</u>	<u>c/o Maley Givens P.C.</u> <u>1150 Haddon Avenue, Suite 210</u> <u>Collingswood NJ 08108</u>	<u>President</u>

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

X 
Signature of Owner & Title

12-5-19
Date

X _____
Signature of Owner & Title

Date

CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

Applicant's Name: KMG New Jersey LLC
Project Name: Haven Detox Facility Municipality: Gloucester Township
Project Address: 410 Turnersville Road Plate: _____ Block: 12302 Lot: 107

Type of Plan

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

Subdivision Fees

- Minor Review Fee (\$200.00)..... \$ _____
 Major Review Fee (\$500.00) \$ _____

Site Plan Fees

- Design Review Fee (\$500.00)..... \$ _____
 Total Parking Spaces (\$8.00/Space) \$ _____
 Dwelling Units (\$16.00/Unit) \$ _____
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
 Inspection Fee (\$200.00) \$ _____

Additional/ Other Fees

- Preliminary / Concept Drawing Review Fee (\$200.00)..... \$ _____
 Site Plan Revision(\$200.00) \$ _____
 Request for Waiver Review or Letter of No Impact (\$200.00) \$ 200.00
 Large Size Site Plan/Subdivision Map submission and filing/storage fee (\$250.00)..... \$ _____
To be used by applicants filling site and subdivision plans larger than 24' x 36' as required by development regulations
 Signing of Filing Plats (\$150.00)..... \$ _____

x
Signature of Agent or Applicant

12-5-19
Date

SPECIAL PROVISIONS

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

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

RESOLUTION OF FINDINGS AND CONCLUSION

PLANNINGBOARD

TOWNSHIP OF GLOUCESTER

**APPLICATION # 191010CM
County of Camden
Block 12302, Lot 1**

WHEREAS, the County of Camden is the owner of the land and premises located on Woodbury-Turnersville Road in the Township of Gloucester, New Jersey having made application to the Planning Board of the Township of Gloucester, Camden County, for a Minor Subdivision and variances for 25.17' lot frontage along Woodbury –Turnersville Road and lot width of 14' and pre-existing variances for 8.6' 9.92' and 43.78' from the front property line for the property located upon Block 12302, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a IN- Zone, said application being represented by Mark P. Asselta Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 12, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, County of Camden is the owner of the land and premises located on Woodbury Turnersville Road in Gloucester Township, New Jersey, as shown on Block 12302, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R3- Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, Mike Haggerty, Director of Property Improvement for the County, testified the County no longer needs the 3 existing buildings and the subdivision will allow the County to sell them. The County intends to retain the larger piece that has the three existing buildings. The smaller piece is the piece that will be sold. It has one building.

Anthony DiRosa, a Professional Engineer, explained the site, ingress and egress and stated the new lot is 8.526 acres and the remainder lot is 180.4 acres. He testified the small lot has lot depth of 400 to 500', however the small lot has an irregular shape because it follows the edge of the water this is the reason for the variances. He also testified the other variances are pre-existing. Introduced into evidence A-1 Minor Subdivision Plan.

The Board Reviewed the letters of Mr. Lechner and Remington and Vernick and the applicant agreed with all the conditions therein except the applicant requested a waiver of the Bonding and the Board granted this request conditioned upon the applicant submitting a plan showing the location of the monument.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the Minor Subdivision and the requested variances and waiver, the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Township of Gloucester on this 12th day of March, 2019, the applicant County of Camden is hereby granted the aforesaid Minor Subdivision, variances and waiver of the Bond for the property located upon Block 12302, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

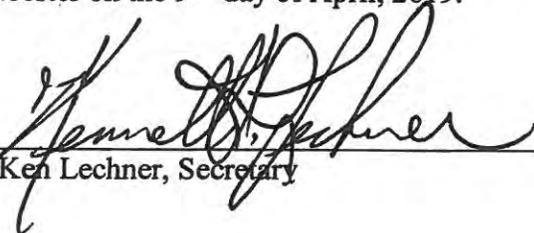
Hutchison	Yes
Thomas	Yes
Bradley	Yes
Hojnowski	Yes
Dintino	Yes

**PLANNING BOARD
TOWNSHIP OF GLOUCESTER**



Frank Dintino Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Planning Board of the Township of Gloucester on the 9th day of April, 2019.



Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday March 12, 2019

Chairman Dintino calls the meeting to order.

Salute to the Flag.

Opening Statement made by Mr. Lechner.

Chairman Dintino announces general rules of the meeting.

Chairman Dintino requests a Roll Call.

Roll Call:

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

Chairman Dintino asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in.

Minutes for Memorialization

Minutes from February 26, 2019.

Chairman Dintino requested a motion to adopt the minutes.

Mrs. Bradley made a motion seconded by Mr. Hojnowski.

Roll Call:

Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Chairman Dintino	Yes

Resolutions for Memorialization

**Block: 18301
Lot: 13.01**

**Adopting Amendment #7
Amending Ordinance 0-02-30
Known as NVSFR – New Vision
Single-Family Residential Overlay**

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

Roll Call:

Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Chairman Dintino	Yes

Application for Review

**#191010CM
Camden County
Health Services**

**Minor Subdivision/Bulk
Block: 12302 Lot: 1
Location: 420 Turnersville Rd.
Create (1) New Lot within the
IN District**

NOTES:

After Mr. Dintino announced the application, Mr. Bach recused himself due to Conflict of Interest. Mr. Anthony DiRosa from Remington and Vernick was sworn in and replaced Mr. Bach.

Mr. Mark Asselta Esq. from Brown & Connery approached the podium representing the County of Camden. Mr. Asselta introduced Mike Haggerty, a County Official and Anthony DiRosa, Engineer and Surveyor who would be testifying. Both were sworn in.

Mr. Asselta announced that the County was seeking to sub-divide and sell an eight (8) acre tract of land within the Lakeland Complex Acreage.

Mr. Asselta introduced Mr. DiRosa to give an overview of the section to be sold. Mr. DiRosa provided an aerial overview, exhibit SB-1b, to help explain the exact track of land to be divided and sold within the Lakeland Complex acreage.

In his description he stated that there would be no variance needed and that the track of land was existing non-conformance with no anticipated problems from the paved collier drive.

Mr. Haggerty briefly spoke as a fact witness. He stated as the County Project Manager the existing building on the property was only for record storage in the last three years since it was uninhabitable. The property had access easement that was not dedicated. The only other structures on the property was the old fire house, used for storage and a small house, used as an office.

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

Mr. Dintino asked if there were any questions from the Public?
None

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

Roll Call:

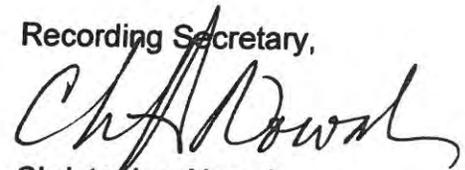
Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Chairman Dintino	Yes

General Correspondence

NONE

Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,



Christopher Nowak

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date¹: _____ Application No.: _____ Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees _____ Project # _____

¹ Upon receipt of all fees, documents, plans, etc. Escr. _____ Escr.# _____

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>County of Camden</u> Address: <u>520 Market Street</u> City: <u>Camden</u> State, Zip: <u>08102</u> Phone: <u>(856) 225 - 5354</u> Fax: <u>()</u> Email: <u>admin@camdencounty.com</u>	2. Owner(s) (List all Owners) Name(s): <u>County of Camden</u> Address: <u>520 Market Street</u> City: <u>Camden</u> State, Zip: <u>08102</u> Phone: <u>(856) 225 - 5354</u> Fax: <u>()</u>
--	--

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

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____

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: <u>Mark P. Asselta, Esquire</u>	Firm: <u>Brown & Connery, LLP</u>
Address: <u>6 N. Broad Street</u>	State, Zip: <u>New Jersey 08096</u>
City: <u>Woodbury</u>	Phone: <u>(856) 812-8900</u> Fax: <u>(856) 812-2201</u>
	Email: <u>masselta@brownconnery.com</u>

6. Name of Persons Preparing Plans and Reports:

Name: <u>Anthony DiRosa, Bach Associates, PC</u>	Name: _____
Address: <u>304 White Horse Pike</u>	Address: _____
Profession: <u>PE, PLS</u>	Profession: _____
City: <u>Haddon Heights</u>	City: _____
State, Zip: <u>NJ 08035</u>	State, Zip: _____
Phone: <u>(856) 546-8611</u> Fax: <u>(856) 546-8612</u>	Phone: () - - Fax: () - -
Email: <u>adlrosa@bachdesigngroup.com</u>	Email: _____

7. Location of Property:

Street Address: 420 Turnersville Road Block(s): 12302
Tract Area: 180.4 acres Lot(s): 1

8. Land Use:

Existing Land Use: See attached Rider.
Proposed Land Use (Describe Application): See attached Rider.

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See cover letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. To be provided.

13. Zoning

All Applications

Proposed Lot 1.07

Fence Application

Proposed

Front setback 1	170.38
Front setback 2	
Rear setback	164.94
Side setback 1	81.51
Side setback 2	
Lot frontage	1217.78
Lot depth	13.32
Lot area	8.526 acres
Building height	< 35 ft.

Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement

Pool Requirements

Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	
Distance = measured from edge of water.	
R.O.W. = Right-of-way.	
Setback = Measured from edge of pool apron	

See Rider for remainder lot dimensions.

Garage Application

Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements

Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements: For lot 1.07

Number of parking spaces required: N/A	Number of parking spaces provided: 40
Number of loading spaces required: N/A	Number of loading spaces provided:

15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51)
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant


Signature of Applicant

2-14-19
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).

2-14-19

Date

Signature

Ross Angilella
Print Name

Sworn and Subscribed to before me this

14th day of February

2019 (Year)

Signature

Print Name

EILEEN M. CALOGERO
NOTARY PUBLIC
My Commission Expires 6-16-2020
NEW JERSEY

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Ross Angilella

Signature of Applicant

Ross Angilella

Print Name

2-14-19

Date

19. Survey waiver certification.

As of the date of this application, I hereby certify that the subdivision plan survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 12302 Lot 1; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

subdivision plan

County of Camden:

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

Sworn and subscribed to

On this 14th day of February 2019 before the following authority

Eileen M. Calogero
Notary public

Name of property owner or applicant

EILEEN M. CALOGERO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6-16-2020

**RIDER #1
GLOUCESTER TOWNSHIP PLANNING BOARD
APPLICATION OF THE COUNTY OF CAMDEN**

This application is a request for minor subdivision approval for property identified as Block 12302, Lot 1 on the Gloucester Township Tax Map ("Property"). The Property, which is owned by the County of Camden ("County"), will be subdivided into two lots. One lot will measure 8.526 acres ("Small Lot") and the other will measure 180.4 acres ("Remainder Lot"). No new construction is proposed. The Small Lot contains a one story masonry building that is currently vacant. The Remainder Lot contains five existing structures. There are three existing buildings along Woodbury-Turnersville Road. Two are used as office buildings. The other is used for storage. The other two structures are pavilions located in the heavily wooded section of the Remainder Lot. One was used as a judge's booth for 4H. The other was used for flying model airplanes.

The Property is located in the Institutional District. The bulk standards for the Institutional District are set forth under Section 414-419D of the Gloucester Township Land Development Ordinance ("Ordinance"). The Small Lot meets all Ordinance requirements, except lot depth. The required lot depth is 400 feet. Much of the Small Lot has a depth greater than 400 feet. In particular, the area where the building is located has a depth of more than 500 feet. However, the Small Lot has an irregular shape because it follows the edge of the water. The Small Lot comes to a point where the depth is 13.32 feet.

The Remainder Lot meets all requirements* except that three existing buildings do not meet the front yard setback or the tract perimeter setback. The required front yard setback and tract perimeter setback are both 75 feet. The existing buildings are 8.6 feet, 9.92 feet and 43.78 feet from the front property line.

The variance for lot depth may be granted as a C(2) variance. The property line follows the edge of the water. To meet the 400 feet depth requirement the property line would need to be located in the middle of the water. It makes better planning sense to have the water body located on one lot rather than parts of the water body divided among properties.

* The Remainder Lot area is 171.87 acres. The lot frontage is greater than 400 feet. The lot depth is greater than 400 feet. The building coverage is less than 20%. The lot coverage is less than 55%. The side yard setback is 39.71 feet. The rear yard setback is greater than 10 feet. The building heights are less than 35 feet. The parking area setbacks are also met.

The variance for lot depth will not create a substantial detriment. As stated above, most of the lot meets the requirement.

The front yard setbacks and tract perimeter setback on the Remainder Lot should be recognized as pre-existing, non-conforming conditions. However, if variances are required, they may be granted as C(1) variances. The lawfully existing buildings on the lot violate the setbacks. It would be a hardship to move or demolish the buildings.

The variance for the front yard setback and tract perimeter setback will not create a substantial detriment. The buildings have existed in the same location for many years without any detrimental effect.



GLOUCESTER TOWNSHIP
JOIN THE EXCITEMENT

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

NANCY J. POWER
Township Clerk

April 10, 2019

Mr. Mark P. Asselta, Esq.
Brown & Connery, LLP
6 N. Broad Street
Woodbury, NJ 08096

APR 29 2019

Application# 191010CM
County of Camden
Zoned: IN/Minor Subdivision/Bulk
Block: 12302, Lot: 1
Location: 420 Turnersville Road
Blackwood, NJ 08012

Dear Mr Asselta:

Enclosed you will find a copy of your resolution, which was adopted by the Gloucester Township Planning Board on April 9, 2019. Also is a copy of Minutes from March 12, 2019.

Enclosed please find a list of procedures/requirements that must be completed by the applicant as soon as possible.

If you should have any questions, you may contact this office.

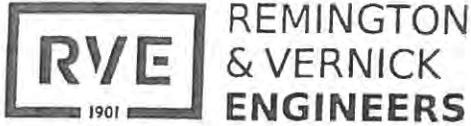
Very truly yours,

Kenneth D. Lechner
Director of Community Development

KDL/lrp
cc: County of Camden
Anthony DiRosa, Bach Associates



Printed r



RVE HQ:
232 Kings Highway East
Haddonfield, NJ 08033
O: (856) 795-9595
F: (856) 795-1882

March 6, 2019

Ken Lechner, Township Planner
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
P.O. Box 8
Blackwood, NJ 08012-0008

**Re: Minor Subdivision
County of Camden
420 Turnersville Road, Blackwood
Block 12302, Lot 1
Twp. #191010CM
Escrow #12909
Our file #04-15-P-1170**

Dear Mr. Lechner:

We have reviewed a Minor Subdivision plan submission, received February 26, 2019, consisting of the following:

Sheet	Title	Date
SB-1A	Minor Subdivision Plat	1-24-19
SB-1B	Minor Subdivision Plat	1-24-19

The plans were prepared, signed, and sealed by Anthony F. DiRosa, P.E., P.L.S., Bach Associates, PC, 304 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 546-8611.

I. GENERAL INFORMATION

Applicant/Owner: County of Camden
520 Market Street
Camden, NJ 08102
(856) 225-5543

Proposal: Camden County proposes to subdivide an existing 180.4 acre parcel in Lakeland into a 171.87 acre and a 8.526 acre parcel. The smaller parcel (Lot 1.07) is currently developed with asphalt parking areas, an existing structure and has 25.17 feet of frontage on Woodbury-Turnersville Road. The large parcel (Lot 1) is mostly wooded.

II. PERFORMANCE STANDARDS

1. We defer to the Office of Community Development in regards to the review for completeness for zoning requirements.
2. Per note 7 on sheet SB-1A, this subdivision is to be filed by deed. The applicant should confirm.
3. The applicant should confirm whether Collier Drive is a dedicated right-of-way or an access easement. If Collier Drive is not a dedicated right-of-way, then it appears that a variance will be necessary for the minimum site frontage as the proposed Lot 1.07 will only have a 25.17' frontage on Woodbury-Turnersville Road, when 400' is required.
4. The plans indicate that a 13.32 lot depth is proposed when 400' is required. A variance will be necessary.
5. The following items of the Title Recordation Law need to be addressed:
 - a. 46:23-9.11(3)j - "A minimum of three corners distributed around the tract shall indicate coordinate values".
 - b. 46:23-9.11(3)r(13) - "On minor subdivisions, a monument shall be set at each intersection of an outside boundary of the newly created lot(s) with the right-of-way line of an existing street". A bond will be required for this monument unless installed before the plan or deeds are filed.
6. Note 9 indicates a new street address has been assigned. If this is the case, please note the address on the plans.
7. Since no construction is proposed as part of this application, the Township requirement for grading, utilities, stormwater, and compensatory plantings do not apply.
8. Legal descriptions have not been submitted to our office. Copies of the descriptions should be submitted for review.

III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board.
2. Any others as may be necessary.

V. APPROVAL PROCESS

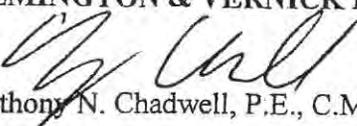
If the Planning Board should grant approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, copies of the plan should be submitted to the Township offices for review, approval, and/or signature. The number of copies and submission procedures shall be in accordance with Township requirements.
2. If required, performance bonds are to be submitted prior to the signature of any plats or deeds.
3. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits (or) signing of any deeds or plats.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.


Anthony N. Chadwell, P.E., C.M.E.

ANC/mcb

cc: County of Camden; Anthony DiRosa, P.E., P.L.S.; Mark P. Asselta, Esq.; Anthony Costa, Esq.; Andrew Leveccia; Bernie Shepherd, Construction Code Official; Charles Palumbo, Tax Assessor



CAMDEN COUNTY, NJ
 CAMDEN COUNTY CLERK'S OFFICE
 DEED-DR BOOK 11256/670
 RECORDED 11/07/2019 10:56:03
 FILE NUMBER 2019079389
 RCPT #: 2223700; RECD BY: SL02
 RECORDING FEES \$123.00
 MARGINAL NOTATION \$0.00
 TOTAL TAX \$0.00



Camden County Document Summary Sheet

CAMDEN COUNTY CLERK 520 MARKET ST CAMDEN NJ 08102	Return Name and Address Matthew V. White Assistant County Counsel Office of County Counsel 520 Market Street - 14th Floor Camden, NJ 08102
---	--

Official Use Only

Submitting Company		Office of County Counsel			
Document Date (mm/dd/yyyy)		10/23/2019			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		MVW 9 8			
Consideration Amount (If applicable)		1.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)		Address (Optional)	
	County of Camden		520 Market Street Camden, NJ 08102		
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)		Address (Optional)	
	Camden County Improvement Authority		Voorhees Town Center 2220 Voorhees Town Center Voorhees, NJ 08043		
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Gloucester Township	12302	1.07		
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
	Deed Book	9497	1018		11/16/2011
	Deed Book	11238	1254		10/16/2019

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:
Beth L. Marlin, Esquire
Brown & Connery, LLP
6 N. Broad Street
Woodbury, NJ 08096

DEED

This Deed is made on Oct 20, 2019 between the **County of Camden**, a public body corporate and politic of the State of New Jersey, with offices at 520 Market Street, Camden, New Jersey ("Grantor") and the **Camden County Improvement Authority**, a public body corporate and politic of the State of New Jersey, with offices at Voorhees Town Center, 2220 Voorhees Town Center, Voorhees, NJ 08043 ("Grantee").

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Gloucester, Block 12302, Lot 1.07.

Property. The property conveyed by this Deed consists of the land and all of the improvements on the land and the Grantor's rights, privileges and easements appurtenant to the land located in the Township of Gloucester, County of Camden and State of New Jersey described as follows:

See Exhibit "A" attached.

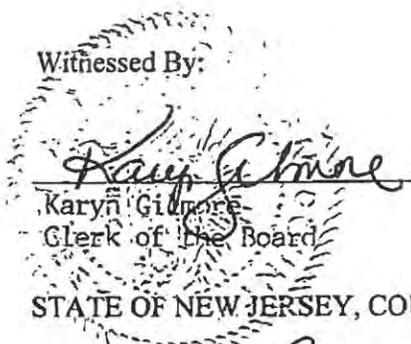
Being part of the same premises that the Grantor acquired by Deed from the Camden County College dated November 9, 2011 and recorded November 16, 2011 at Deed Book 9497, Page 1018.

Also being the same premises which vested in the County of Camden by deed from the County of Camden, dated October 11, 2019 and recorded on October 16, 2019 in Book 11238 of Deeds, Page 1254, and recorded in the Camden County Clerk's Office.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A.46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

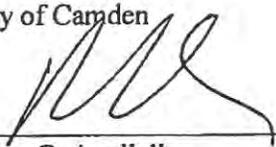
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed By:


 Karyn Gilmore
 Clerk of the Board

County of Camden

By:


 Ross G. Angilella

STATE OF NEW JERSEY, COUNTY OF CAMDEN

I CERTIFY that on October 23, 2019, Ross G. Angilella, personally came before me and acknowledged under oath to my satisfaction, that he:

- (a) is the Administrator of the County of Camden;
- (b) signed, sealed and delivered this Deed as Administrator of the County of Camden;
- (c) this Deed was signed and delivered on behalf of the County of Camden, as its voluntary act duly authority by resolution; and
- (d) the County of Camden made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


 Notary Public

EILEEN M. CALOGERO
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 6-16-2020

EXHIBIT "A"



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

Legal Description
Lot 1.07, Block 12302
Township of Gloucester
Camden County, New Jersey
Bach Project No. CCIA2018-3

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, County of Camden, State of New Jersey, being known as Lot 1.07, Block 12302 as shown on a plan prepared by Bach Associates, PC, entitled "Minor Subdivision Plat For Camden County Health Services, Block 12302, Lot 1, Tax Map Sheet #123, Township of Gloucester, Camden County, New Jersey", dated 1-24-2018 and revised to 7-02-19; said tract being more particularly bounded and described as follows:

BEGINNING at a point along the Southwesterly right-of-way line of Woodbury-Turnersville Road, County Route 707, (49.5' wide), the point being the following two (2) courses from the point where intersected by the division line of Lot 1.04 and Lot 1, Block 12302, and running:

- (a) North 49 Degrees 20 Minutes 12 Seconds West, a distance of 87.59 feet to a point; thence
- (b) North 30 Degrees 34 Minutes 43 Seconds West, a distance of 393.62 feet to a point; thence
- (1) Along said Southwesterly right-of-way line of Woodbury-Turnersville Road, South 30 Degrees 34 Minutes 43 Seconds East, a distance of 25.17 feet to a point in same; thence the following twenty two (22) courses through Lot 1, Block 12302
- (2) South 66 Degrees 04 Minutes 03 Seconds West, a distance of 29.22 feet to a point; thence
- (3) North 89 Degrees 16 Minutes 58 Seconds West, a distance of 27.52 feet to a point; thence
- (4) South 66 Degrees 26 Minutes 07 Seconds West, a distance of 74.70 feet to a point; thence
- (5) South 46 Degrees 29 Minutes 01 Seconds West, a distance of 72.13 feet to a point; thence
- (6) South 18 Degrees 22 Minutes 51 Seconds West, a distance of 72.15 feet to a point; thence
- (7) South 31 Degrees 17 Minutes 26 Seconds West, a distance of 79.78 feet to a point; thence
- (8) South 08 Degrees 00 Minutes 36 Seconds East, a distance of 49.48 feet to a point; thence
- (9) South 10 Degrees 16 Minutes 31 Seconds East, a distance of 62.35 feet to a point; thence
- (10) South 28 Degrees 09 Minutes 52 Seconds West, a distance of 39.58 feet to a point; thence
- (11) South 15 Degrees 18 Minutes 36 Seconds East, a distance of 63.35 feet to a point; thence
- (12) South 75 Degrees 55 Minutes 55 Seconds West, a distance of 14.79 feet to a point; thence
- (13) South 57 Degrees 12 Minutes 13 Seconds West, a distance of 60.24 feet to a point; thence
- (14) South 20 Degrees 07 Minutes 51 Seconds West, a distance of 32.93 feet to a point; thence
- (15) South 07 Degrees 04 Minutes 10 Seconds East, a distance of 57.68 feet to a point; thence
- (16) South 06 Degrees 06 Minutes 03 Seconds West, a distance of 55.59 feet to a point; thence

- (17) South 29 Degrees 04 Minutes 54 Seconds West, a distance of 48.05 feet to a point; thence
- (18) South 29 Degrees 17 Minutes 57 Seconds East, a distance of 30.98 feet to a point; thence
- (19) South 66 Degrees 04 Minutes 04 Seconds West, a distance of 420.85 feet to a point; thence
- (20) North 23 Degrees 55 Minutes 56 Seconds West, a distance of 242.25 feet to a point; thence
- (21) South 66 Degrees 04 Minutes 04 Seconds West, a distance of 246.66 feet to a point; thence
- (22) North 23 Degrees 55 Minutes 56 Seconds West, a distance of 262.80 feet to a point in the Southeastery line of an existing Access Easement; thence
- (23) Along said Southeastery line of an existing Access Easement North 66 Degrees 04 Minutes 04 Seconds East, a distance of 1217.78 feet to the POINT AND PLACE OF BEGINNING

CONTAINING within said bounds: 8.526 Acres of land more or less.

Subject to all rights of way, easements and restrictions of record.


Anthony F. DiRosa, PE, PLS, CME
NJ Prof. Engineer and Land Surveyor License No. 24GB04257000

10/15/19
Date

S:\CC\A2018\3 Lakeland Minor Subdivision\Legal\N-Proposed Lot 1.06 Block 12302 070219.doc

interest in any personal property or fixtures included in this sale. There are no open mortgages affecting the Property.

8. Exceptions and Additions. The following is a complete list of exceptions and additions to the above statements: NONE

9. Reliance. The County makes this Affidavit in order to induce the Buyer to accept its Deed. It is aware that the Buyer and its title company rely on the truthfulness of the statements made in this Affidavit.

CAMDEN OF COUNTY

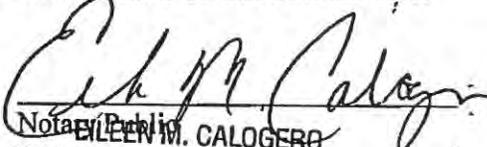
By: _____

Ross G. Angilella

STATE OF NEW JERSEY, COUNTY OF CAMDEN

I certify that on October 23, 2019, Ross G. Angilella personally came before me and acknowledged under oath to my satisfaction, that he:

- (a) is the Administrator of the County of Camden;
- (b) signed, sealed and delivered this Affidavit as the Administrator of the County of Camden;
- (c) this Affidavit was signed and delivered on behalf of the County of Camden, as its voluntary act, duly authorized by a resolution of its board of freeholders.


Notary Public
EILEEN M. CALOGERO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6-16-2020

This is just a recently approved subdivision from the County which is exempt.

The property will not be exempt in 2020 since no application for exemption has been received as of this date.

Chuck Palumbo

On Nov 19, 2019, at 9:49 AM, Emily Givens <egivens@maleygivens.com> wrote:

Good morning, Mr. Palumbo,
Our office represents KMG New Jersey LLC, contract purchaser of Block 12302, Lot 1.07. I have attached the Deed recently filed transferring the new lot from the County of Camden to the CCIA. Could you please provide us with a Certification from your office that the current taxes, if any, are paid. It is our understanding that both the County of Camden and the Camden County Improvement Authority are exempt from taxation, however this Certification is a requirement for submission of a land use application. I thank you in advance for your anticipated cooperation, and prompt attention to, this request.
Regards,
Emily Givens

Emily K. Givens, Esq.
Maley Givens, P.C.
Suite 210
1150 Haddon Avenue
Collingswood, NJ 08108
P: 856-854-1515
F: 856-858-2944
www.maleygivens.com

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From: Sandra Ferguson <sferguson@glotwp.com>
Sent: Monday, November 18, 2019 4:04 PM
To: Emily Givens <egivens@maleygivens.com>
Subject: RE: Certification of Taxes Paid

I do not have a Block 12302, Lot 1.07 and therefore can not provide a certificate. You must contact Chuck Palumbo, our Tax Assessor.

Sandra

From: Emily Givens [<mailto:egivens@maleygivens.com>]
Sent: Monday, November 18, 2019 2:19 PM
To: Sandra Ferguson <sferguson@glotwp.com>
Subject: Certification of Taxes Paid

Good afternoon,

Our office represents KMG New Jersey LLC, contract purchaser of Block 12302, Lot 1.07. Could you please provide us with a Certification from your office that the current taxes, if any, are paid. It is our understanding that both the County of Camden and the Camden County Improvement Authority are exempt from taxation, however this Certification is a requirement for submission of a land use application. I thank you in advance for your anticipated cooperation, and prompt attention to, this request.

Regards,

Emily Givens

Emily K. Givens, Esq.
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<Recorded Deed County to CCIA (10.23.19).pdf>



Gloucester Township Municipal Utilities Authority
Landing Road, Chews Landing P. O. Box 216
Glendora, New Jersey 08029
856-227-8666

FORM A: APPLICATION FOR REPORT ON FEASIBILITY OF PUBLIC SEWER

Purpose: To determine the economic and technical feasibility of extending Public sewer service to the Municipal System.

This Is Not A Commitment For Sewage Availability.

FEE: \$1,000.00 (Check should be made payable to GTMUA)

1. Applicant: Name KMG New Jersey LLC
Address c/o Maley Givens P.C.
1150 Haddon Ave, Suite 210, Collingwood NJ 08108
Phone (856) 854-1515

2. Project to be services:

Name Heaven Residential Detoxification Facility
Location 402 Turnersville Road, Blackwood, NJ.
Area Entire Tract 8.526 acres Portion to be serviced existing structure
No. of Lots 1 Tax Map Plate _____ Block 12302 Lot 1.07
Type: (Check One) Single Family _____ Townhouses _____ Other _____
Commercial Apartments _____

3. Professional Engineer Designing Sewer System

Name n/a
Address _____
Telephone _____

4. Description of Proposed System

existing system - no proposed changes



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #191060SPW

Block: 12302

Lot: 1.07

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four hour contact should be provided to Police prior to start of construction.
- Other

RECEIVED
JAN 02 2020
BY: _____

Reviewed By: Lt. Timothy Kohlmyer #206 Signature: _____

Date: 12/16/19



**TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL**

December 11, 2019

Applicant: KMG New Jersey, LLC

Application: # 191060SPW

Block: 12302 Lot: 1.07

Zoned: IN

Escrow: 13672

LOCATION: 410 Woodbury-Turnersville Road, Blackwood

TRANSMITTAL TO:

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

note - District #5

STATUS OF APPLICATION – Site Plan Waiver – existing structure

**A Proposed Detoxification Residential Treatment Facility with 54 beds (see explanation)
(Camden County Improvement Authority) - Owner**

- 1 Copy Floor Plan
- 1 Copy - Checklist/Application
- 1 Copy - Soil Erosion & Sediment Control Plans
- 1 Copy - Environmental Impact Report
- 1 Copy Stormwater Management Report & Maintenance Plans
- 1 Copy - Traffic Impact Report
- 1 Copy - Environmental Impact Statement

SIGNATURE _____

[Handwritten signature]

APPROVED

DATE: *12-18-19*

BY: *[Signature]*

Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

*note: Gloucester Twp Fire District #5
- Zip code 08012? 08021?*

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

December 11, 2019

Applicant: KMG New Jersey, LLC

Application: # 191060SPW

Block: 12302 Lot: 1.07

Zoned: IN

Escrow: 13672

LOCATION: 410 Woodbury-Turnersville Road, Blackwood

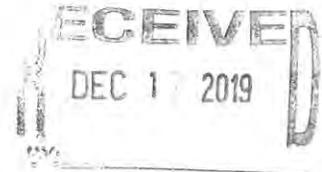
TRANSMITTAL TO:

- | | | |
|---|--|---|
| <input type="checkbox"/> Camden County Planning | <input checked="" type="checkbox"/> Tax Assessor | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Steven Boraske , Esq. | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Steven Bach, Bach,Engineer | <input type="checkbox"/> New Jersey America | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Kenneth Lechner, Planner | <input type="checkbox"/> Fire District 1 2 3 4 5 6 | |

STATUS OF APPLICATION – Site Plan Waiver – existing structure

A Proposed Detoxification Residential Treatment Facility with 54 beds (see explanation)
(Camden County Improvement Authority) - Owner

- | | | |
|-------------------------------------|----------|--|
| <input checked="" type="checkbox"/> | 1 Copy | Floor Plan |
| <input type="checkbox"/> | 1 Copy - | Checklist/Application |
| <input type="checkbox"/> | 1 Copy - | Soil Erosion & Sediment Control Plans |
| <input type="checkbox"/> | 1 Copy - | Environmental Impact Report |
| <input type="checkbox"/> | 1 Copy | Stormwater Management Report & Maintenance Plans |
| <input type="checkbox"/> | 1 Copy - | Traffic Impact Report |
| <input type="checkbox"/> | 1 Copy - | Environmental Impact Statement |



PROPERTY NOT EXEMPT FOR 2020

NOTE ADDRESS PREV ISSUED FOR THIS LOT 1.07

SIGNATURE

[Handwritten Signature]
Assessor
12/12/19

IS #
402 TURNERSVILLE RD

Bnt# 63

B

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

December 11, 2019

Applicant: KMG New Jersey, LLC **Application:** # 191060SPW
Block: 12302 **Lot:** 1.07
Zoned: IN
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LOCATION: 410 Woodbury-Turnersville Road, Blackwood

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STATUS OF APPLICATION – Site Plan Waiver – existing structure

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- 1 Copy - Environmental Impact Report
- 1 Copy - Stormwater Management Report & Maintenance Plans
- 1 Copy - Traffic Impact Report
- 1 Copy - Environmental Impact Statement

OK - 121619 JLB Bldg

SIGNATURE-----

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**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

December 16, 2019

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



Re: Application #191060SPW
KMG New Jersey, LLC
410 Woodbury-Turnersville Road, Blackwood, NJ 08012
Block 12302, Lot 1.07

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "RJC".

Raymond J. Carr
Executive Director

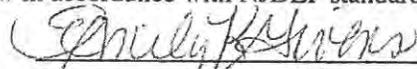
RJC:mh



Gloucester Township Municipal Utilities Authority
Landing Road, Chews Landing P. O. Box 216
Glendora, New Jersey 08029
856-227-8666

5. Supporting Data:

- A. General Location plan showing streams, streets, Blocks, Lots & Tax Map Numbers.
(Two Copies)
- B. Proposed system outlines and route of construction
- C. Proposed volume of flow in accordance with NJDEP standards and current revisions


Signature of Applicant *EMILY K GIVENS, Attorney for Applicant*
Date 1-13-2020

DO NOT WRITE BELOW THIS LINE: GTMUA USE ONLY

Date Application Received _____ Amt. Of Check _____

Signature of GTMUA

Action by Authority

Feasibility: Feasible _____
Not Feasible _____
Letter Issued - Date _____