PUBLIC NOTICE
CHANGE OF MEETING LOCATION AND TIME
TO ELECTRONIC TELECONFERENCE
GLOUCESTER TOWNSHIP PLANNING BOARD
TOWNSHIP OF GLOUCESTER, NEW JERSEY

Please accept this as notification in accordance with the "Senator Byron M. Baer Open Public Meetings Act" that the meeting of the Gloucester Township Planning Board scheduled for **TUESDAY, JUNE 09, 2020 will be at 6:00 PM Eastern Time (US and Canada) and will be CONDUCTED REMOTELY AND LIVE VIA ZOOM WEBINAR.**

Pursuant to the declaration by the Governor of the State of New Jersey that the current COVID-19 (also known as Coronavirus) outbreak constitutes an emergency, and given the recent attention to the potential impacts of COVID-19, and as a general precaution to remind local governmental units of options available to ensure the regular operation of local government [Executive Order 103 (Governor Murphy 3/9/2020) and Executive Order 107 (Governor Murphy 3/20/2020)], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, pursuant to the provisions of N.J.S.A. 40:55D-11 and 12 and the most recent guidelines provided by the New Jersey Department of Community Affairs (Division of Local Government Services), the public hearing will be held by **online/virtual means and telephonically only**.

The Planning Board will conduct public hearings for the following applications/matters at the meeting:

1. **Application #201007 MSP Franklin Preservation – Minor Site Plan**
2. **Application #201003CM – Group Four Equities, LP – Minor Subdivision**
3. **Application #191050CPFS – M & T Gloucester Partners, LLC – Preliminary and Final Major Site Plan**
4. **Ordinance No. O-20-06 amending Ordinance O-15-08 commonly know as the College Drive Redevelopment Plan at allow one (1) off-premise sign.**

Topic: Gloucester Township Planning Board Meeting
Time: June 09, 2020 06:00 PM Eastern Time (US and Canada)

You are invited to a Zoom webinar.
When: Jun 9, 2020 06:00 PM Eastern Time (US and Canada)
Topic: GT Planning Board Meeting for June 9th

Please click the link below to join the webinar:
https://zoom.us/j/97979757473?pwd=NUptZjlqQUMrTGMyMW81OG82R0krUT09

Password: 121871

Or iPhone one-tap :
US: +13126266799,,97979757473#,,1#,121871# or +16465588656,,97979757473#,,1#,121871#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 979 7975 7473
Password: 121871
International numbers available: https://zoom.us/u/ac9aHPy1EI

All interested parties are invited to attend and be heard. During the public hearing, any interested party will have an opportunity to view the hearing in its entirety, be heard, and ask questions, provide comments or offer evidence. A recording of the proceeding will be retained using Zoom Webinar.

PLEASE TAKE FURTHER NOTICE that a Meeting Agenda will be available on the Department of Community Development & Planning's webpage at https://glotwp.com/department/community-development-planning/ at least two (2) days prior to the aforementioned scheduled meeting. The previously adopted Planning Board By-Laws will remain in effect, subject to modification at the discretion of the Planning Board.

PLEASE TAKE FURTHER NOTICE individuals lacking the resources or know-how for technological access should contact the Board Secretary, Kenneth D. Lechner, by email at klechner@glotwp.com or by phone at 856-374-3511, for assistance in accessing information and related submissions.

Kenneth D. Lechner, PP, AICP
Board Secretary

Township of Gloucester
Planning Board Agenda
June 09, 2020

VIRTUAL MEETING

1) Call to Order
2) Salute to the Flag
3) Roll Call
4) Opening Statement
5) Swearing of Board Professionals
6) General Rules:
   - ** Meeting will start at 6:00 P.M.
   - ** No new applications will be heard after 10:00 P.M.
   - ** All persons testifying before the Board must be sworn in.
   - ** The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – February 25, 2020

RESOLUTIONS FOR MEMORIALIZATION

Ordinance O-20-03 – Amending Ordinance O-03-03 Regarding Affordable Housing Procedural and Eligibility Requirements, Fair Housing Act, & the Uniform Housing Affordability Controls.

Ordinance O-20-04 –Amending Ordinance O-12-26 Lakeland ComplexPhase 1(Block:12301) Redevelopment Plan to allow Multi-family housing within Block: 12301.

Ordinance O-20-05 – Adopting a Redevelopment Plan for Block: 12302, Lot: 1, Lakeland Phase 2."Lakeland Complex Phase 2 (Block: 12302, Lot: 1) Redevelopment Plan,as prepared by Bach Ass.

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

#201003CM Group Four Equities, LP Commerce Plaza I & II Zone: HC	Minor Subdivision/Variance Block: 20304 Lots: 1 & 2 Location: 1279-1337 Black wood-Clementon Rd. Clementon Adjusting Lot Lines
#201007MSP Franklin Square Preservation Zoned: Apt./R4	Minor Site Plan Block: 1501 Lot: 6 Location: 301 South Hildebrand Ave., Glendora Enhancing physical features fencing, lighting,re-grading, replacing curbs; sidewalk repair, & replacement

#191050CPFS The Lofts @ Gloucester Zoned: CD-RD	Preliminary /Final Major Site Plan with Variances Block: 13103 Lot: 2,3,3.01, 5-12 & 25 Location: Vacant Land (Love Rd) Hotel & Multi Family Residential Units.

Ordinance O-20-06 - Ordinance of the Township of Gloucester, County of Camden and State of New Jersey Adopting Amendment No. 1 Amending Ordinance O-15-08 Commonly known as the College Drive Redevelopment Plan to allow one (1) Off-Premise sign on Block 13103, Lot: 2, 3 & 3.01 as a permitted use pursuant to N.J.S.A. 40A: 12A-1 Et Seq.

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday Febuary 25, 2020

Chair McPherson calls meeting to order
Salute to the Flag.
Chair McPherson requested an attendance Roll Call.
Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Hutchison	Present
Mrs. Bradley	Present
Mrs. Rossi	Absent
Mr. Thomas	Absent
Mr. Hojnowski	Absent
Ms. Botsford	Present
Mrs. Marks	Present
Chairperson MacPherson	Present
Mr. Boraski, Esq.	Present
Mr. DiRosa	Present
Mr. Lechner	Present

Opening Statement made by Mr. Lechner.
Chair McPherson announces the general rules of the meeting.
Chair McPherson asked that the Board Professionals be Sworn In.
Mr. Boraske swears in Mr. DiRosa & Mr. Lechner

Minutes for Memorialization

Minutes from January 28, 2020.
Chair McPherson requests a motion to adopt the minutes.
Mr. Hutchison made the motion seconded by Ms. Botsford.
Chair McPherson requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The January 28, 2020 Minutes were Memorialized.

Resolutions for Memorialization

#191060SPW
KMG New Jersey, LLC

Site Plan Waiver
Block: 12302 Lot: 1.07

Chair McPherson requests a motion to Memorialize the Resolution.
Mr. Guevra made the motion seconded by Ms. Botsford.
Chair McPherson requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Resolution #191060SPW was Memorialized.

Motions for Adjournments

NONE

Public Comments on Non-Agenda Items

Seeing No one present for comments
Chair MacPherson moved to next section.

Unfinished or Adjourned Hearings

NONE

New Applications for Review

#201005CR
Camden County Capitol
To Timber Creek Park
Remembrance & Hope Memorial

Courtesy Review
Block: 8401 Lot: 8
Location: Timber Creek along
Chew-Landing Rd.
Memorial for those Battle Addiction
(Capitol Improvement Project)

NOTES:
Chair McPherson introduced the Application.
Mr. Jim Wiackowski - Engineer, approached the podium stating from C.M.U. Associates representing Camden County Parks Department. He is presenting the Board with plans to improve Timber Creek Park with a Hope Memorial Remembrance for those who lost their Battle to Addiction. Mr. Wiackowski produced a colored rendering depicting the conformities of the Memorial and explained its dimensional specifics to include landscaping, seating, up lighting, post lighting and signage. The Memorial Ribbon would be a few hundred feet off Chews Landing Rd with off street parking comprising of 7,500 sq.ft. impervious area with engraved stone blocking raising from 2 ft. seat wall to a height of 7 ft.. Contracts for construction were already awarded.

Mr. Guevara pointed out that the height of the wall would pose a vandalism problem enabling a hidden spot.
Mr. Wiackowski stated that the Memorial would be blocked from the road at a certain point but cameras would be installed but he would take that concern back to the County to figure out how to minimize.

Chair MacPherson asked if there were any more questions from the board.
Seeing None she closed the Board Section.
Mr. Lechner explained that Camden County is a Body Politic that are required before any Capital expenditures can occur to present their project to the Township Planning Board, making sure it conforms to the Gloucester Township Master Plan. This parcel of land is an approved park, which is in the park recreation zone, so this would be consistent with the Plan. Mr. Lechner stated he would send a letter confirming the County appeared before the Board and met all conditions of approval by the Board.

Chair McPherson asked for a straw vote for approval of the courtesy review.
All Board members were in favor.
Mr. Boarski clarified the conditions of the approval.

Mr. Lechner Introduced the following Ordinances briefing describing what the purpose of each. The Township Counsel introduced three Ordinances because they deal with land use matters that requires, they be presented to the planning board. Should the Planning Board agree he will prepare a resolution.
Mr. Lechner chose to briefly explain all the following Ordinances together.

#O-20-03
Ordinance repealing & replacing Article X - Affordable Housing: The Procedural & Eligibility Requirements of the Land Development Ordinance.

NOTES:
This tweaks the existing ordinance by addressing the townships constitutional obligation to provide for its fair share of the Affordable Housing in accordance with the guidelines of the administrative code. These Ordinances were prepared by Steven Bach-Township Engineer who is also the Townships Fair Share Housing Authority.

#O-02-04
Ordinance amending O-12-26 – Lakeland Complex Phase 1.

NOTES:
O-02-04 Allows Multi Family Housing in Block: 12301 behind the former Camden County Existing Buildings on Lakeland Rd. It Amends the existing Phase I Redevelopment Plan which currently allows residential housing for Veterans and Seniors. The amendment would also permit Multi-Family Housing with twenty-five dwelling units per acre with 20% set aside for moderate and low income housing.

#O-20-05
Ordinance adopting a redevelopment Plan for Block: 12303 Lot: 1 Lakeland Phase II.

NOTES:
This is a Phase II Redevelopment plan for the Lakeland Property allowing:
-Multi-Family housing maximum of 20 acres/25 dwellings with 20% set aside for Affordable Housing.
-Townhouses maximum of 48 acres with 8 dwelling units /acre with 20% set aside for affordable Housing.
-Single Family Dwellings maximum of 25 acres with 4 dwelling units /acre with housing owners paying a development fee.

There were No other questions from Board members.
Chair McPherson asked for a motion to approve the application.
Ms. Botsford made the motion seconded by Mr. Dintino.
Chair McPherson asked for a roll call.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mrs. Bradley	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Ordinances were approved.

General Correspondence – Other Business
NONE

Chair McPherson asked for a straw vote to adjourn the meeting.
All were in favor.
Chair McPherson adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER RECOMMENDING ADOPTION OF ORDINANCES O-20-03 "AN ORDINANCE REPEALING AND REPLACING ARTICLE X, AFFORDABLE HOUSING AND PROCEDURAL AND ELIGIBILITY REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE"; O-20-04 "AN ORDINANCE AMENDING O-12-26, THE LAKELAND COMPLEX PHASE 1"; AND O-20-05 "AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 12303, LOT 1, LAKELAND PHASE 2"

WHEREAS, the Township Council of the Township of Gloucester ("Township Council"), in the County of Camden, State of New Jersey, has proposed for adoption the following ordinances: Ordinance O-20-03 "An Ordinance Repealing and Replacing Article X, Affordable Housing and Procedural and Eligibility Requirements of the Land Development Ordinance"; Ordinance 0-20-04 "An Ordinance Amending O-12-26, The Lakeland Complex Phase I"; and Ordinance O-20-05 "An Ordinance Adopting a Redevelopment Plan for Block 12303, Lot 1 Lakeland Phase 2 (O-20-03, O-20-04, and O-20-05, hereinafter collectively the "Ordinances"); and

WHEREAS, the Ordinances are land development regulations in that they add to, amend, or otherwise modify the Township's Land Development Ordinance; and

WHEREAS, the Ordinances also relate to Township redevelopment efforts and propose to adopt and/or amend existing Township redevelopment plans, as applicable; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26a provides that prior to adoption of any land development regulation by the governing body, the land development regulation must be transmitted to the municipal planning board for its report and recommendations thereon; and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7e provides that prior to the adoption or amendment of any redevelopment plan by a local redevelopment entity, the governing body must transmit the redevelopment plan or amendment to the municipal planning board for its report and recommendations thereon identifying any inconsistencies between the redevelopment plan and the municipal master plan; and

WHEREAS, in accordance with N.J.S.A. 40:55D-26a, the Township Council transmitted the Ordinances to the Township Planning Board ("Board") for its report and recommendations thereon; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7e, the Township Council transmitted the Ordinances to the Board for its report and recommendations thereon identifying any inconsistencies between the Ordinances and the Township Master Plan; and

WHEREAS, at a regular meeting held on February 25, 2020, the Board reviewed and discussed the Ordinances, the Township's Master Plan, land use regulations, and the status of

the Township's redevelopment and affordable housing development efforts with its professionals, including the Board Planner, Board Engineer, and Board Attorney; and

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

WHEREAS, based on the Ordinances, testimony, and other evidence presented at the February 25, 2020 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

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

2. **Adoption of Ordinances.** The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Ordinances.

3. **Participation of Public.** No members of the public appeared during the Board's February 25, 2020 public hearing to object or otherwise comment on the Ordinances.

4. **Conclusion as to Ordinances.** The Board hereby finds and concludes that the Ordinances are substantially consistent with, adhere to, and advance the purposes of the Township's Master Plan, N.J.S.A. 40:55D-26a; that there are no inconsistencies between the Ordinances and the Township's Master Plan; N.J.S.A. 40A:12A-7e, and therefore recommends the Ordinances be adopted by Township Council for the purposes of benefitting the general health and welfare of the Township's citizens and furthering the Township's redevelopment efforts.

WHEREAS, upon motion duly made and seconded, the Board voted unanimously to find the Ordinances substantially consistent with and designed to effectuate the Township's Master Plan and redevelopment efforts, and to recommend to Township Council that the Ordinances be adopted as presented and in accordance with law.

NOW, THEREFORE, IT IS HEREBY RECOMMENDED by the Planning Board of the Township of Gloucester that the Ordinances as defined and identified herein be adopted by Township Council as presented and in accordance with law.

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREA MACPHERSON, CHAIRPERSON

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this _____ day of _____ 2020 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 25th day of February 2020.

_____
KENNETH LECHNER, SECRETARY

LAND DEVELOPMENT APPLICATION CHECKLIST

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

X Taxes Paid Certification.

X Land Development Application Form – completed, signed, and notarized.

X Filing Fees.

- **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)

X Escrow Fees.

- **ESCROW FEE = Engineer + Planner + Legal**

X Signed Escrow Agreement.

X Signed W-9 Form.

X Disclosure Statement (Corporations, LLC, and Partnerships).

- Corporations, LLC, and Partnerships must be represented by an attorney.

X Twelve (12) copies of the development plan (signed and sealed).

X Seven (7) copies of the Ordinance Checklist (§817).

N/A Other reports (4 copies) – if applicable.

- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

Camden County Planning Board

Charles J. DePalma Public Works Complex

2311 Egg Harbor Road

Lindenwold, NJ 08021

Phone 856.566.2978 Fax 856.566.2988

planningdivision@camdencounty.com

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

RECEIVED JAN 23 2020

For Office Use Only

Submission Date[1]: _____ Application No.: #20100SCM

☑ Planning Board ☐ Zoning Board of Adjustment ☐ Redevelopment Entity

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

Taxes paid YES / NO (Initial)
Fees $500.00 Project # 13713
Escrow $1700. Escr.# 13713
Fire District # 2

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Group Four Equities LP
Address: 14000 Horizon Way
Suite 100
City: Mount Laurel
State, Zip: NJ, 08054
Phone: (856) 439-9200 Fax: (856) 439-0404
Email: lowther@ic-re.com

2. Owner(s) (List all Owners)

Name(s): Same as applicant
Address:
City:
State, Zip:
Phone: ( ) - Fax: ( ) -

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

- ☐ Informal Review [2]
- ☒ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Appeal of Administrative Officer's Decision – "A" Variance
- ☐ Interpretation – "B" Variance[2]
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ Other

[2] Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	R-3	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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: Damien O. Del Duca, Esq.
Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Ave., Ste 100
City: Haddonfield
State, Zip: New Jersey, 08033
Phone: (856) 427-4200 Fax: (856) 427-4241
Email: dod@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: Adam R. Grant, PLS	Name:
Address: 645 Berlin-Cross Keys Rd., Ste 1	Address:
Profession: Professional Land Surveyor	Profession:
City: Sicklerville	City:
State, Zip: New Jersey 08081	State, Zip:
Phone: (856) 228-2200 Fax:(__)___-____	Phone: (__)___-____ Fax:(__)___-____
Email: agrant@ces-1.com	Email:

7. Location of Property:

Street Address: 1279-1337 Blackwood Clementon Road

Block(s): 20304, Lot(s): 1 and 2

8. Land Use:

Existing Land Use (Describe the Application): Commercial Use; Existing Commerce Plaza

Proposed Land Use (Describe the Application): Commercial Use; Minor Subdivision to subdivide the existing two lots into three lots. See application summary.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 3

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there any 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.

OWNERSHIP DISCLOSURE STATEMENT

GROUP FOUR EQUITIES, LP
14000 Horizon Way, Suite 100
Mount Laurel, New Jersey 08054

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	John P. Silvestri	14000 Horizon Way, Suite 100 Mount Laurel, NJ 0854
2	Vernon W. Hill, II	14000 Horizon Way, Suite 100 Mount Laurel, NJ 0854
3	Kenneth E. Lowther	14000 Horizon Way, Suite 100 Mount Laurel, NJ 0854
5	Site Development Inc. *owned 100% by Vernon W. Hill, II	14000 Horizon Way, Suite 100 Mount Laurel, NJ 0854

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
17 day of January 2020.

Notary Public

Name: John P. Silvestri
Title: Partner

Carol Ann Iosca
Notary Public of New Jersey
My Commission Expires Sept. 1, 2021

13. Zoning

All Applications (property dimensions)

Lot frontage 1 _____

Lot frontage 2 (corner lots) _____

Lot depth _____

Lot area _____

Abbreviations/Footnotes

[1] = E.O.P = Edge of pavement

[2] = Applies to corner lots.

Fence Application N/A

Setback from roadway E.O.P.[1] 1 _____

Setback from roadway E.O.P. [2] (corner lots) _____

Fence type (i.e. wood, vinyl, etc.) _____

Fence height _____

Shed Application N/A

Shed area (length x width) _____

Shed height _____

Shed wall height _____

Setback from front property line 1 _____

Setback from front property line 2[2] _____

Setback from side property line _____

Setback from rear property line _____

Number of sheds _____

Distance from other building(s) _____

Garage Application N/A

Garage Area (length x width) _____

Garage height _____

Garage wall height _____

Number of stories _____

Number of garages _____

(Includes attached garages if applicable) _____

Distance from other building(s) _____

Swimming Pool Application N/A

Swimming pool area or diameter _____

Setback* from front property line 1 _____

Setback* from front property line 2[2] _____

Setback* from side property line _____

Setback* from rear property line _____

Distance** from dwelling _____

* Setback = Distance from pool apron.

**Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

☒ Check here if zoning variances are required.

☐ Check here if a conditional use is required.

☐ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.

☐ 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant

_____ 1/21/20

Signature of Applicant — Date

Damien O. Del Duca, Esq. authorized agent of Applicant

_____ _____

Signature of Co-applicant — Date

16. 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 documentation authorizing application and officer signature).**

1/21/20
Date

Signature

Damien O. Del Duca, Esq.
Print Name
Authorized Agent of Owner / Applicant

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections (attached names and addresses, if applicable):

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 its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☐ No ☒ Yes

IF YES:

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

Signature of Applicant

Damien O. Del Duca, Esq. Authorized Agent of Applicant
Print Name

See attached Disclosure

1/21/20
Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 12/19/19, shows and discloses the premises in its entirety, described as Block 20304 Lot 142; 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 / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:
Damien O. Del Duca of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Authorized Agent of Group Four Equities, LP
Name of property owner or applicant

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

Notary public

#2010034

Summary of Application
Gloucester Township Planning Board
Group Four Equities, LP
Block 20304, Lots 1 and 2
Blackwood-Clementon Road

The applicant, Group Four Equities, LP ("Applicant") is the owner of real property located on the northern side of Blackwood-Clementon Road between Millbridge Road and Kelly Driver Road, designated as block 20304, lots 1 and 2 on the municipal tax map. The property contains approximately 18.68 acres and is commonly known as the Commerce Plaza and Commerce Plaza II shopping centers.

The Applicant seeks minor subdivision approval to subdivide the existing two lot into three lots, lot 1, proposed lot 2 and proposed lot 2.01. Proposed lot 2 will be an interior lot located in the rear of the property and will be 4.797 acres. Minor subdivision approval is sought to facilitate the separate ownership and financing of proposed lot 2. Proposed lot 1 will be 9.035 acres and proposed lot 2.01 will be 4.87 acres. Proposed lot 2 will have a reciprocal access easement with lot 2.01 and lot 1.

The applicant seeks approval of the following variance:

1. Section 416(F) - Minimum lot frontage; 80 feet required; 0 feet proposed for lot 2 (interior lot);

The applicant also seeks any other variances, waivers or approvals that may be required. The bulk variance can be granted under N.J.S.A. 40:55D-70(c)(2) (where the benefits substantially outweigh the detriments). The variance for lot frontage is related to the internal subdivision of the property for ownership and financing purposes. The variance is technical since the overall property will continue to function as one shopping center with reciprocal access between the lots. The proposed subdivision complies with all other ordinance requirements.

In addition, the deviation from the ordinance requirements will advance purposes of zoning such as the promotion of a desirable visual environment through creative development techniques, good civic design and arrangement. The benefits of granting the variance substantially outweighs any detriments. Granting the proposed variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #201005CM** **Escrow #13713**
Group Four properties, LP
BLOCK 20304, LOTS 1 and 2

DATE: March 04, 2020

The Applicant requests minor subdivision approval to create one (1) new lot from two (2) lots within the HC – Highway Commercial District. The project is located on the north side of Blackwood-Clementon Road between Millbridge and Kelly Driver Roads.

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/Owner: Group Four Properties, LP, 14000 Horizon way, Suite 100, Mount Laurel, NJ 08054 (telephone #856-439-9200).
- Surveyor: Adam R. Grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Damien O. DelDuca, Esq., DelDuca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 (telephone #856-427-4200).

I. INFORMATION SUBMITTED

1. DelDuca Lewis, LLC Check Letter dated 01/22/20.
2. DelDuca Lewis, LLC Transmittal Letter dated 01/21/20.
3. Land Development Application Form, checklist, and Summary of Application dated 01/23/2.
4. Minor Subdivision, as prepared by Consulting Engineer Services comprising one (1) sheet dated 12/19/19.

II. ZONING REVIEW

1. Retail sales and services (Tilted Kilt) is a listed permitted use [§416.B(1)].

§416.F –HC – Highway Commercial District.

Description	Required	Proposed (Lot 1)	Proposed (Lot 2)	Proposed (Lot 2.01)	Conforms
Lot size (min.)	20,000 sf	9.035ac.	4.797 ac.	4.847	yes/yes/yes
Lot frontage (min.)					
Blackwood-Clementon Road	80 ft.	685.585ft.	n/a	641.425 ft.	yes
Kelly Drive Road	80 ft.	621.865 ft.	n/a	n/a	n/a
Millbridge Road	80 ft.	n/a	n/a	629.625 ft.	yes
Lot frontage (min.)	**80 ft.**		**0 ft.**		**no***
Lot depth (min.)	200 ft.	627.76 ft.	260.64 ft.	361.89 ft.	yes/yes/yes

Description	Required	Proposed (Lot 1)	Proposed (Lot 2)	Proposed (Lot 2.01)	Conforms
Principal Building Minimum Yard Depths and Height Limitations					
Front yard (min.) Blackwood-Clementon Road Kelly Drive Road Millbridge Road	 75 ft. 75 ft. 75 ft.	 102 ft. ±156 ft. n/a	 141.8 ft. n/a n/a	 102.9 ft. n/a 95.6 ft.	 yes/yes/yes yes/n/a/n/a n/a/n/a/yes
Side yard (min.)	10 ft.	63.4 ft.	48.4 ft. / 52 ft.	113.6 ft.	yes/yes/yes
Rear yard (min.)	30 ft.	261.4 ft.	130 ft.	57.7 ft.	yes/yes/yes
Building Coverage (max.)	25%	8.9%	18.4%	4.7%	yes/yes/yes
Lot coverage (max.)[1]	75%	64.4%	74.9%	62.5%	yes/yes/yes
Building Height (max.)	40 ft.	n/a	n/a	n/a	n/a
Floor Area Ratio (max.)	0.25	0.089	0.184	0.047	yes/yes/yes
Buffers (min.)	25 ft.	±18 ft.	±75 ft.	n/a	enc/yes/n/a
Parking (spaces)	158	> 158			yes
Parking (spaces)	**173**		**151**		**no***
Parking (spaces)	50			229	yes
Parking Area Setback[1]					
From any right-of-way Blackwood-Clementon Road Kelly Drive Road Millbridge Road	 25 ft. 25 ft. 25 ft.	 ±15 ft. ±18 ft. n/a	 n/a n/a n/a	 ±25 ft. n/a ±23 ft.	 enc/n/a/yes enc/n/a/n/a n/a/n/a/enc
From side property line[1]	10 ft.	±2 ft.		±39 ft.	yes/yes
From side property line	**10 ft.**		**±7 ft.**		**no***
From rear property line	10 ft.	±49 ft.	±75 ft.	n/a	yes/yes/ n/a

[1] = Except where parking lots area shared.

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for variance requirements. The Applicant provided the requisite checklist items.

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. The Applicant must provide professional testimony on the presence /absence of freshwater wetlands and the plans revised, if applicable.
2. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
3. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].

4. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
5. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].
8. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
9. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

IV. VARIANCE REVIEW COMMENTS

The application as submitted requires the following variances.

§403.F, Area, Yard, Height and Building Coverage

LOT 2

1. Lot frontage: (0 ft. provided v. 80 ft. minimum required).
2. Parking spaces: (151spaces provided v. 173 spaces minimum required).
3. Parking setback (side yard): (±7 ft. provided v. 25 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variances:

1. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

   Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

Balancing Test *(basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992))*.

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

V. SUBDIVISION REVIEW COMMENTS

1. The Applicant must address parking and cross access easements, if any, as per §503D(1), Easements/Restricted Covenants.
2. The plan should be revised to provide concrete sidewalks and along the remainder of Millbridge Road ±255 feet and handicapped access ramp with truncated domes as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways.

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.*

VII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above.

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

cc: Group Four Properties, LP
Damien O. DelDuca, Esq.
Adam R. Grant, PLS
Stephen Boraske, Esq.
Stephen M. Bach, PE

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BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

March 5, 2020

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

RECEIVED
MAR 05 2020

Attn: Ken Lechner, Community Development Director

Re: Commerce Plaza - Minor Subdivision Review
Group Four Equities, LP
1279-1337 Blackwood Clementon Road
Block 20304, Lots 1 & 2
Review No. 1
Bach Project No. GTPB-2020-1

Dear Mr. Lechner:

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

- Cover letter from Damien O. DelDuca, Esquire of DelDuca Lewis Law Firm to Kenneth D. Lechner, and dated January 21, 2020.
- Summary of Application to Gloucester Township Planning Board, Group Four Equities, LP, Block 20304, Lots 1 and 2, Blackwood-Clementon Road, not dated.
- Township of Gloucester Land Development Application, dated 1-21-20.
- Township of Gloucester Land Development Submission Checklist, not dated.
- Plan entitled "Plan of Survey and Minor Subdivision Plan, Lot Line Adjustment, Commerce Plaza, Block 20304, Lots 1 and 2, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, Inc., dated 12-19-19, no revision.

SITE INFORMATION:

Applicant/Owner: Group Four Equities, LP
14000 Horizon Way
Suite 100
Mount Laurel, NJ 08054
856-439-9200
lowther@ic-re.com

PROJECT SUMMARY:

This application is to subdivide two (2) existing commercial properties into three (3) commercial properties at the existing Commerce Plaza and Commerce Plaza II Shopping Center located on the northerly side of Blackwood Clementon Road between Millbridge Road and Kelly Driver Road. The existing parcel is a 18.68 parcel of land being Block 203.4, Lots 1 & 2 and being known as 1279-1337 Blackwood Clementon Road and located within the HC Highway Commercial Zoning District. The parcel currently contains two (2) large retail buildings and five (5) smaller retail buildings and associated parking and site improvements. The applicant proposes to subdivide the existing two (2) lots into three (3) lots and create a new land locked lot which will contain one (1) of the larger retail buildings and parking and site improvements associated with the building. The applicant is seeking Minor Subdivision approval with bulk variances.

COMPLETENESS:

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #9 – If applicable, the applicant's professional shall calculate, delineate, and note on the plan the area of wetlands based upon the methodology established by the NJDEP regulations. If no wetlands exist, the applicant's professional shall note and certify on the plan that no wetlands exist on the property. Waiver recommended for completeness only. ***Waiver recommended for completeness only.***

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

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

4. Checklist Item #50 – Each *block and lot within each block shall be numbered as approved by the Tax Assessor.* ***Waiver recommended for completeness only.***

5. Checklist Item #57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. *The applicant has requested a waiver. Waiver recommended.*

6. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme. *The applicant has requested a waiver. Waiver recommended.*

7. Checklist Item #74 – Within 200' of the site show the names, locations and dimensions of all existing streets and driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Waiver recommended.*

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

VARIANCES/WAIVERS:

The application will require the following Variances:

1. Per §416(F) Lot Frontage – To permit a lot frontage of 0 feet (land locked lot) where 80 feet minimum is required.

2. Per §416(F) Parking Area Setback from Side Property Line – To permit a side parking area setback of 0 feet where 10 feet is required.

REVIEW COMMENTS:

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

1. Cross access and cross parking easements shall be provided for review to the Board Engineer, Planner and Solicitor. In addition, all easements and covenants regarding maintenance, utilities, etc. shall also be provided for review.

2. Per §202 (Definitions), A corner lot is described as "A lot at the junction to two or more intersecting streets where the interior angle of the intersection does not exceed 120 degrees. Each corner lot shall have two front yards, one side yard, and one rear yard". As Lots 1 and 2.01 have frontage on Milbridge Road, Kelly Driver Road, and Blackwood-Clementon Road, the plan shall be revised to provide appropriate front yard setbacks on all roads.

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Lydia Pendino, Planning Board Secretary
Steven Boraske, Esq. PB Solicitor
Group Four Equities, LP, Applicant/Owner
Damien O. DelDuca, Esq., Applicant's Attorney
Adam R. Grant, PLS, Applicant's Surveyor

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TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

January 23 , 2020

Applicant: Group Four Equities, LP

Commerce Plaza
& Commerce Plaza II

Application: # 201003CM
Block: 20304 Lot: 1 & 2
Zoned: HC
Escrow: # 13713

LOCATION: 1279-1337 Blackwood Clementon Road, Clementon

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Subdivide existing two lots into three lots. - Lot 1, proposed lot 2 and proposed lot 2.01. Lot 2 is an interior lot located in the rear of the property & will be 4.979 acres. Minor subdivision is sought to facilitate the separate Ownership and Financing of proposed Lot: 2. Proposed Lot: 1 will be 9.035 acres and proposed lot 2.01 will be 4.87 acres. Lot: 2 will have a reciprocal ACCESS EASEMENT with Lot: 2.01 and Lot: 1

- ☑ 1 Copy Lot Adjustment line - subdivision
- ☑ 1 Copy - Checklist/Application
- ☑ 1 Copy - Tax Map
- ☐ 1 Copy – Environmental Impact Report
- ☐ 1 Copy Stormwater Management Report & Maintenance Plans
- ☐ 1 Copy - Traffic Impact Report
- ☐ 1 Copy - Environmental Impact Statement

SIGNATURE----------

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

January 30, 2020

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

Re: Application #201003CM
Group Four Equities, LP
Commerce Plaza & Commerce Plaza III
1279 – 1337 Blackwood-Clementon Road, Clementon, NJ 08021
Block 20304, Lots 1 & 2

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

LAND DEVELOPMENT APPLICATION CHECKLIST

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

X * Taxes Paid Certification. Pending Verification From Tax Collector.

X Land Development Application Form – completed, signed, and notarized.

X Filing Fees.

- **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)

X Escrow Fees.

- **ESCROW FEE = Engineer + Planner + Legal**

X Signed Escrow Agreement.

X Signed W-9 Form.

X Disclosure Statement (Corporations, LLC, and Partnerships).

- Corporations, LLC, and Partnerships must be represented by an attorney.

X Twelve (12) copies of the development plan (signed and sealed).

X Seven (7) copies of the Ordinance Checklist (§817).

X Other reports (4 copies) – if applicable.

- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

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TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

RECEIVED
MAR 2 - 2020

For Office Use Only

Submission Date[1] _____ Application No.: 201007 MSP

☑ Planning Board ☐ Zoning Board of Adjustment ☐ Redevelopment Entity

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

Taxes paid YES NO ___ (Initial) SR
Fees 360.00 Project # 13778
Escrow 1600. Escr.# 13778
Fire District # 1

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Franklin Square Preservation
Address: Urban Renewal, LP
250 W. 55th St., Floor 35
City: New York, NY
State, Zip: New York, 10019
Phone: (856) 298-4267 Fax: (___) ___-___
Email: blozuke@mwm-law.com

2. Owner(s) (List all Owners)

Name(s): Franklin Square Preservation Urban Renewal, LP
Address: 250 W. 55th St., Floor 35
City: New York, NY
State, Zip: New York, 10019
Phone: (856) 298-4267 Fax: (___) ___-___

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

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

[2] Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	R-3	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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: Brian D. Lozuke, Esq.
Firm: Mattleman, Weinroth & Miller, P.C.
Address: 401 Route 70E, Suite 100
City: Cherry Hill
State, Zip: New Jersey 08034
Phone: (856) 298-4267 Fax: (___) ___-___
Email: blozuke@mwm-law.com

6. Name of Persons Preparing Plans and Reports:

Name: Taylor Wiseman + Taylor	Name: Consulting Engineer Services
Address: 124 Gaither Drive	Address: 645 Berlin-Cross Keys Rd Ste. 1
Profession: Engineer	Profession: Surveyor
City: Mount Laurel	City: Sicklerville
State, Zip: NJ 08054	State, Zip: NJ 08081
Phone: (856) 235-7200 Fax:( ) -	Phone: (856) 228-2200 Fax:( ) -
Email: citerone@taylorwiseman.com	Email: design@ces-1.com

7. Location of Property:

Street Address: 301 South Hildebrand Ave.

Block(s): 1501, Lot(s): 6

8. Land Use:

Existing Land Use (Describe the Application): Pre-existing apartment complex

Proposed Land Use (Describe the Application): Same- Apartment Complex

*See attached Rider

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ■ Rental

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

Are there any proposed deed restrictions? ■ No ☐ Yes See Plans

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. Attached on Rider

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning APT / R4

All Applications (property dimensions)		Abbreviations/Footnotes
Lot frontage 1	See attached	[1] = E.O.P = Edge of pavement
Lot frontage 2 (corner lots)	Survey	[2] = Applies to corner lots.
Lot depth		
Lot area		

Fence Application		Shed Application	
Setback from roadway E.O.P.[1] 1	See attached	Shed area (length x width)	NA
Setback from roadway E.O.P. [2] (corner lots)	Plan.	Shed height	
Fence type (i.e. wood, vinyl, etc.)		Shed wall height	
Fence height		Setback from front property line 1	
		Setback from front property line 2[2]	
		Setback from side property line	
		Setback from rear property line	
		Number of sheds	
		Distance from other building(s)	

Garage Application		Swimming Pool Application	
Garage Area (length x width)	NA	Swimming pool area or diameter	NA
Garage height		Setback* from front property line 1	
Garage wall height		Setback* from front property line 2[2]	
Number of stories		Setback* from side property line	
Number of garages		Setback* from rear property line	
(Includes attached garages if applicable)		Distance** from dwelling	
Distance from other building(s)		* Setback = Distance from pool apron.	
		**Distance = Distance from edge of water.	

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

☐ Check here if zoning variances are required.

☐ Check here if a conditional use is required.

☑ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.

☐ 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant

Signature of Applicant — Date: 2-7-20

MATTLEMAN, WEINROTH & MILLER, P.C.
BRIAN D. LOZUKE, ESQ.
Attorney at Law of the
State of New Jersey

Signature of Co-Applicant — Date

16. 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 documentation authorizing application and officer signature).**

1/13/2020
Date

Signature

Franklin Square Preservation Urban Renewal LP
Print Name John Tatum, Authorized Signatory

Signature

Grace An
Print Name

Sworn and Subscribed to before me this

13th day of January
2020 (Year)

Notary Public - State of New York
No. 01AN6367113
Qualified in Suffolk County
My Comm. Expires Nov. 13, 2021

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

Complete each of the following sections (attached names and addresses, if applicable):

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 its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☐ No ☑ Yes

IF YES:

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

Signature of Applicant

Franklin Square Preservation Urban Renewal LP
Print Name John Tatum
Authorized Signatory

1/13/2020
Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 07/29/2019, shows and discloses the premises in its entirety, described as Block 1501 Lot 6; 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 / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Franklin Square Preservation Urban Renewal LP
Name of property owner or applicant

Sworn and subscribed to Grace An
On this 13th day of January, 20 20 before the following authority.

Notary public

GRACE AN
Notary Public - State of New York
No. 01AN6367113
Qualified in Suffolk County
Comm. Expires Nov. 13, 2021

RIDER TO APPLICATION

Applicant: Franklin Square Preservation Urban Renewal, LP
Property: 301 South Hildebrand Ave., Gloucester Township, NJ,
a/k/a Block 1501, Lot 6

Applicant, Franklin Square Preservation Urban Renewal, L P, is the current owner of the apartment complex located at 301 South Hildebrand Avenue, a/k/a Block 1501, Lot 6 that is primarily located within the APT-Apartment Zoning District, as well as the R-4 District. In order to enhance the existing physical features of the subject property, applicant proposes site upgrades to the apartment complex addressing the following matters: trash enclosure fencing; enhanced lighting and new fixtures; selected re-grading (<3,500 s.f.); asphalt repairs; replacement curbing and depressed ramps; and sidewalk repair and replacement. The specific details of the improvements and site upgrades are noted on the following plans:

1. Architectural Plans;
2. Lighting Plans; and
3. Remedial Grading Plan

CONSENT OF PROPERTY OWNER

The undersigned is the owner of that land and premises known as **Block 1501, Lots 6** on the Township of Gloucester Tax Maps, which is also known as 301 Hildebrand Avenue. Please be advised that approval and consent is hereby given for any and all land use approvals before the Gloucester Township Planning Board related to the proposed development of the subject property located in the Township of Gloucester, Camden County, New Jersey. This Consent extends to all applications for the proposed site improvements upon the subject property files with the Township of Gloucester Planning Board and such other governmental entities having jurisdiction thereof, including the Camden County Planning Board.

IN WITNESS WHEREOF, I have set my hand and seal on the date below written.

FRANKLIN SQUARE PRESERVATION URBAN RENEWAL LP

By: _____

John Tatum, Authorized Signatory

Dated: 1/13/2020

CORPORATE DISCLOSURE STATEMENT
FRANKLIN SQUARE PRESERVATION URBAN RENEWAL LP

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

Name BFIM 481 Housing Fund II Limited Partnership **Interest (%)** 99.99%

Address 101 Arch Street, Boston, MA 02110

Name _____ **Interest (%)** _____

Address _____

Name _____ **Interest (%)** _____

Address _____

Name _____ **Interest (%)** _____

Address _____

Name _____ **Interest (%)** _____

Address _____

Name _____ **Interest (%)** _____

Address _____

Name _____ **Interest (%)** _____

Address _____

MATTLEMAN, WEINROTH & MILLER, P.C.

_____

Brian D. Lozuke, Esquire
Attorney for Applicant

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

April 15, 2020

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

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

Re: Minor Site Plan Application
Franklin Square Village Apartments
Franklin Square Preservation Urban Renewal, LP
301 South Hildebrand Avenue
Block 1501; Lot 6
Review No. 1
Bach Project No. GTPB-2020-2
Application No. 201007MSP

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated March 2, 2020.
- Township of Gloucester Land Development Checklist, dated March 2, 2020.
- Property Survey entitled "ALTA/NSPS Land Title Survey, Franklin Square Village, 301 South Hildebrand Avenue, Plate 15, Block 1501, Lot 6, Township of Gloucester, Camden County, New Jersey", dated 7-2-19, no revision.
- Detail Sheets (2-11" x 17") PSE & G Guardco Ecoform LED light fixture and Beacon Light Fixture catalog sheets.
- Plans entitled "Franklin Square Village, 301 S. Hildebrand Avenue, Township of Gloucester, Camden County, New Jersey, prepared by Inglese Architecture & Engineering:

Sheet	Title	Date/Last Revision
C-1.00	Existing Site Plan	5-13-19 / 1-6-20
C-1.01	Proposed Site Plan	5-13-19 / 1-6-20
C-1.02	Existing Lighting Site Plan	5-13-19 / 1-6-20
C-1.03	Proposed Lighting Site Plan	5-13-19 / 1-6-20

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

C-1.04	Existing and Proposed Accessibility Plan	5-13-19 / 1-6-20
C-2.00	Site Details I	5-13-19 / 1-6-20
C2.01	Site Details II	5-13-19 / 1-6-20

- Plans entitled "Franklin Square Village, Block 15.01, Lot 6, 301 S. Hildebrand Avenue, Township of Gloucester, Camden County, New Jersey", prepared by Taylor, Wiseman & Taylor:

Sheet	Title	Date/Last Revision
1 of 2	Remedial Grading Plan	8-21-19 / 1-13-20
2 of 2	Remedial Grading Plan	8-21-19 / 1-13-20

OWNER / APPLICANT:

Franklin Square Preservation Urban Renewal, LP
250 W. 55th Street, Floor 35
New York, NY 10019
856-298-4267
blozuke@mwm-law.com

PROJECT SUMMARY:

This application is for minor site improvements to an existing 19 building apartment complex located on the northwesterly side of Hildebrand Avenue, southwest of Station Avenue.

The site is an 11.9 acre parcel of land located in the Township's Apartments (APT) Zoning District. The parcel is surrounded on all sides by the R-4 Single Family Detached Zoning District. The applicant is requesting Minor Site Plan approval.

VARIANCES / WAIVERS:

The applicant is not requesting any variances as part of the application.

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

1. No. 34 – Locations of all existing structures and their uses within 200 feet of the tract. ***Waiver recommended.***

2. No. 8 – Four (4) copies of the Recycling Impact Report. ***Waiver recommended.***

3. No. 44 – Proposed signs including the location, size height and scaled elevations of the front side and rear of any side directed or modified including sign light details. ***Waiver recommended.***

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

1. No. 26 - Space for application number. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain the required space for the application number.***

2. No. 27 – North Arrow. ***Waiver recommended for completeness only.***

3. No. 29 – Graphic Scale. ***Waiver recommended for completeness only.***

4. No. 32 - Key Map with north arrow showing the entire development and its relation to surround areas. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain the required map.***

5. No. 33 – The names, addresses, block and lot numbers of all property owners within 200 feet of the development. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain the required list.***

6 No. 35 – Zones in which the property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain the required zoning map.***

7. No. 36 – Existing and proposed building coverage in square feet and as a percentage of lot area. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain a zoning schedule containing the required building coverage.***

8. No. 37 – Existing and proposed lot coverage in square feet and as a percentage of lot area. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain a zoning schedule containing the required lot coverage.***

9. No. 38 – Area of original tract to the nearest one hundredth of an acre. ***Waiver recommended for completeness only.***

10. No. 55 – Appropriate place for the signature of Chairperson and Secretary of the approving authority, the dates of the official approving authority actions and dates of signatures. ***Waiver recommended for completeness only. Our office recommends that a Cover Sheet be provided and contain the required signature blocks.***

11. No. 56 – Two (2) permanent bench marks based upon U.S.G.S. datum. ***Waiver recommended for completeness only.***

REVIEW COMMENTS:

1. The Plan set shall consist of a Cover Sheet that contains any maps, construction notes, certified list of property owners, signature blocks, plan index, etc. that may be required.

2. The Grading Plans shall be incorporated into a full set of design plans and be listed on the plan index on the Cover Sheet.

3. The Site Plan shall show the outline of the proposed areas of grading and reference the grading plans.

4. The plan shall show proposed gates on the trash enclosure and a detail of the gate shall be provided.

5. All proposed traffic markings and striping shall be thermoplastic or long life epoxy paint. A note shall be added to the plans.

6. The proposed light schedule shall be revised to include the proposed height of each light fixture.

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

8. The Site Plan shall more clearly differentiate the concrete replacement and the newly proposed concrete.

9. Standard demolition notes indicating the methods of demolition shall be provided on the plans.

10. The existing adjacent lot numbers and street names shall be shown on the plans.

11. Our office recommends that the proposed ductile iron pipe that is proposed under the sidewalk in Grading Area 1 be replaced with a concrete weir. The detail shall be revised.

12. Grading Area 1 shall more clearly delineate the existing sanitary sewer main running beneath the proposed swale.

13. The size and type of existing sanitary sewer main in Grading Area 1 shall be shown on the plans.

14. There shall be a maximum grade of 3:1 from the edge of the proposed concrete swale to the existing edge of any paving. The plans shall be revised.

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

16. The plans shall note the estimated lengths of concrete curb and square footage of concrete sidewalk and bituminous paving to be removed and replaced as well as square footage of proposed new concrete walk. These numbers are necessary for construction as well as determining inspection escrows.

OUTSIDE AGENCY APPROVALS:

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

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

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
Franklin Square Preservation Urban Renewal, LP, Applicant / Owner
Brian D. Lozuke, Esq., Applicant's Professional
Michael J. Citerone, PE, Applicant's Professional
John Inglese. Applicant's Professional
Anthony F. DiRosa, PE, PLS, Bach Associates

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TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #201007MSP** **Escrow #13778**
Franklin Square Preservation
BLOCK 1501, Lot 6
301 South Hildebrand Avenue

DATE: April 11, 2020

The Applicant requests minor site plan approval to provide upgrades to trash enclosures, lighting, asphalt repairs, sidewalks, etc. within the R-4, Residential and Apt – Apartment Districts. The project is located on the south side of Station Road and northwest side of South Hildebrand Road.

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

- Applicant/Owner: Franklin Square Preservation, Urban renewal, LP, 250 W. 55th St., Floor 35, New York, NY 10019 (telephone #856-298-4267).
- Architect: Inglese Architecture + Engineering, 632 Pompton Avenue, Cedar Grove, NJ 07009 (telephone #201-438-0081).
- Engineer: Michael J. Citerone, PE, Taylor, Wiseman & Taylor, 124 Gaither Drive, Suite 150, Mt. Laurel, NJ 08054 (telephone #235-7200).
- Surveyor: Adam R. Grant, PLS, Consulting Engineers Services, comprising one (1) sheet dated 7/29/19.
- Attorney: Brian D. Lozuke, Esq. Mattleman, Weinroth & Miller, P.C., 401 Route 70 East, Suite 100, Cherry Hill, NJ 08034 (telephone #856-429-5507).

I. INFORMATION SUBMITTED

1. Mattleman, Weinroth & Miller, P.C. Transmittal Letter.
2. Land Development Application Form and checklist dated 3/02/2020.
3. ALTA/NSPS Land Title Survey, as prepared by Consulting Engineers Services, comprising one (1) sheet dated 7/29/19.
4. Remedial Grading Plan, as prepared by Taylor, Wiseman & Taylor comprising two (2) sheets datred 8/21/19.
5. Architectural plans, as prepared by Inglese Architecture + Engineering consisting of the following:

Sheet	Plan Description	Date / Latest Revision
C-1.00	Existing Site Plan	5-13-19 / 01-06-20
C-1.01	Proposed Site Plan	5-13-19 / 01-06-20
C-1.02	Existing Lighting Site Plan	5-13-19 / 01-06-20
C-1.03	Proposed Lighting Site Plan	5-13-19 / 01-06-20
C-1.04	Existing and Proposed Accessibility Plan	5-13-19 / 01-06-20
C-2.00	Site Details I	5-13-19 / 01-06-20
C-2.01	Site Details II	5-13-19 / 01-06-20

II. ZONING REVIEW

1. Apartment dwellings is a permitted use [§416.B(1)].

Description	Required (Apartments)	Proposed	Conforms
Lot size (min.)	2 ac.	11.913 ac.	yes
Lot frontage (min.) Chews Landing-Woodbury Road South Hildebrand Avenue	 150 ft. 150 ft.	 120.92 ft. 530.61 ft.	 enc yes
Lot depth (min.)	300 ft.	±916 ft.[1]	yes

[1] = Scaled data.
enc = Existing nonconformance.

III. APPLICATION SUBMISSION CHECKLIST

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

Waiving underlined comments is not recommended

1. The plan must be revised to indicate "Minor Site Plan for (Name of Development)" [Checklist #13(a)].
2. The plan must be revised to provide the name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
4. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
   a. The plans may be revised to provide a key map of the zoning map to address this requirement.
5. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
   a. The plan should be revised to provide a zoning schedule to address this requirement.
6. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
   a. The plan should be revised to provide a zoning schedule to address this requirement.
7. Area of original tract to the nearest one hundredth of an acre [Checklist #38].
   a. The plan should be revised to provide a zoning schedule to address this requirement.
8. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
   a. The plan should be revised to provide a zoning schedule to address this requirement.
9. All side, rear, and front setback lines with dimensions. [Checklist #53].

10. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
    a. The plans should be revised to provide signature blocks to an outside fold.
11. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
    a. Defer to Board Engineer.
12. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
    a. Defer to Board Engineer.
13. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58]. Defer to Board Engineer.
    a. Defer to Board Engineer.
14. Location of each inlet, manhole or other appurtenance [Checklist #67].
    a. Defer to Board Engineer.
15. Slope of line [Checklist #68].
    a. Defer to Board Engineer.
16. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

IV. WAVIER COMMENTS

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

1. Four (4) copies of the Recycling Report. [Checklist #8].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
3. Pipe material type [Checklist #69].
4. Strength, class or thickness [Checklist #70].
5. Erosion control and soil stabilization method [Checklist #71].
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
8. Location of each inlet, manhole or other appurtenance [Checklist #67].
9. Slope of line [Checklist #68].
10. Pipe material type [Checklist #69].
11. Strength, class or thickness [Checklist #70].
12. Erosion control and soil stabilization method [Checklist #71].
13. Traffic channelization [Checklist #76].
14. Fire lanes [Checklist #77].
15. Driveway aisles with dimensions [Checklist #78].
16. Parking spaces with size, number, location and handicapped spaces [Checklist #79].

17. Loading areas and number thereof [Checklist #80].
18. Curbs [Checklist #81].
19. Ramps for the handicapped [Checklist #82].
20. Sidewalks and bike routes [Checklist #83].
21. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
22. Directional signs with scaled drawings [Checklist #85].
23. Sight triangle easements at intersections. [Checklist #86].
24. Radii at curbline [Checklist #87].
25. Location of street names and signs. [Checklist #88].
26. Traffic control devices [Checklist #89].
27. Streetlights. [Checklist#90].
28. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
29. Size and types of pipes and mains [Checklist #98].
30. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
31. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].

V. VARIANCE COMMENTS

1. The applicant shall provide the existing and proposed building coverage and lot coverage in areas of square feet and as a percentage of the lot area to determine if any variances are required

VI. MINOR SITE PLAN REVIEW COMMENTS

1. The plans should be revised to provide a masonry trash enclosure with the following detail notations as per §510, L, Refuse/Recyclable Storage Area.
   a. "Exterior covering shall be compatible with that of the principal structure."
   b. A solid gate that can be opened and fastened closed shall be provided.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104.*

VIII. RECOMMENDATIONS

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

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

cc: Brian D. Lozuke, Esq.
Inglese Architecture + Engineering
Michael J. Citerone, PE
Stephen Boraske, Esq.
Steven M. Bach, PE

Bm# 25

B

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

February 3, 2020

Applicant: Franklin Square Preservation

Application: #201007MSP
Block: 1501 Lot: 6
Zoned: APT/R4
Escrow: # 13778

LOCATION: 301 South Hildebrand Avenue, Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Pre-Existing Apartment Complex
Enhancing physical features – upgrades to trash enclosure fencing, enhanced lighting 7 new fixtures, re-grading, asphalt repairs replacing curging & depressed ramps; sidewalk repair & replacements.

☐	1 Copy	Architectural Plans
☐	1 Copy -	Checklist/Application
☐	1 Copy -	Title Survey
☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Report & Maintenance Plans
☐	1 Copy -	Traffic Impact Report
☐	1 Copy -	Environmental Impact Statement

SIGNATURE----------

OK 3-11-20 JTG BLDG - Require Construction Permits for Site Lighting + Barrier Free Work
Jennifer Note for Ken

Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

Date: March 11, 2020

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Franklin Square Preservation

Site: 301 S Hildebrand Ave

Block: 1501 Lot: 6

Application #: 201007MSP

1. Require construction permits for site lighting & barrier free work.

Thank you,

Jim Gallagher
Building SubCode Official

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

RECEIVED
MAR 2 - 2020

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances. (Property is tax exempt.)

Name Franklin Square Preservation Urban

Address 301 Hildebrand Ave

Block 1501 Lot 6

3-2-20
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

February 3, 2020

Applicant: Franklin Square Preservation

Application: #201007MSP
Block: 1501 Lot: 6
Zoned: APT/R4

Escrow: # 13778

LOCATION: 301 South Hildebrand Avenue, Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Pre-Existing Apartment Complex
Enhancing physical features – upgrades to trash enclosure fencing, enhanced lighting 7 new fixtures, re-grading, asphalt repairs replacing curbing & depressed ramps; sidewalk repair & replacements.

- ☐ 1 Copy Architectural Plans
- ☐ 1 Copy - Checklist/Application
- ☐ 1 Copy - Title Survey
- ☐ 1 Copy – Remedial Grading Plan
- ☐ 1 Copy Stormwater Management Report & Maintenance Plans
- ☐ 1 Copy - Traffic Impact Report
- ☐ 1 Copy - Environmental Impact Statement

SIGNATURE----------

Reviewed
☑ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 3/10/2020

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

March 9, 2020

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

RECEIVED
MAR 10 2020

Re: Application #201007MSP
Franklin Square Preservation
301 South Hildebrand Avenue, Glendora, NJ 08029
Block 1501, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #201007MSP 301 S. Hildebrand Ave. **Block: 1501** **Lot: 6**

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

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

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

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

☐Other

RECEIVED
MAR 11 2020
BY:

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: #206 Date: 3/5/2020

TAX PAYMENT CERTIFICATION
TOWNSHIP OF GLOUCESTER

RECEIVED
MAR 12 2020

Pursuant to the New Jersey Law, Chapter 174 of 1987, N.J.S.A. 40:55-D-39C and N.J.S.A. 40:55D-65, an applicant for either licenses or permits must submit proof that no taxes or assessments for local improvements are due or delinquent on the property, dated below.

The applicant will complete section 1 of this form and request the tax office to complete Section 2, which verifies that no delinquent taxes or assessments are due. When completed, the applicant will submit this form. The completed copy of this form will be placed in the applicant's file as part of a completed application.

Applicants are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is **NOT** the concern of the Tax Office.

Applicant is also cautioned that additional assessments may be levied where structure is present.

****

Section I **TO BE COMPLETED BY APPLICANT**

Brian D. Lozuke, Esquire of Mattleman, Weinroth & Miller, P.C., 401 Route 70 East, Suite 100, Cherry Hill NJ 08034 is making application to the Gloucester Township Planning Board for the development of Lot 6 of Block 1501 located at 301 South Hildebrand Road.

Whose owner of record is Franklin Square Preservation Urban Renewal, LP.

I request the Tax Collector to determine whether there are any delinquent taxes and/or Assessments due.

2-26-20
(Date)

(Applicant's Signature)
Brian D. Lozuke, Esquire
Attorney for Applicant

****

Section II **TO BE COMPLETED BY TAX COLLECTOR**

I find that:
(X) All taxes due have been paid.
( ) All assessments due have been paid.
( ) The following are delinquent and past due:

2.27.2020
(Date)

CFO (~~Tax Collector~~'s Signature)

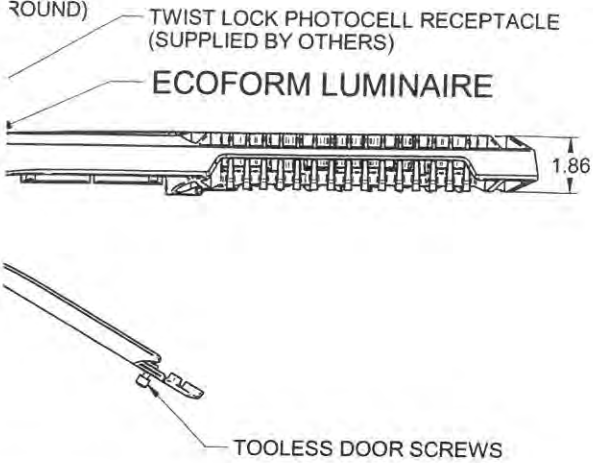
****

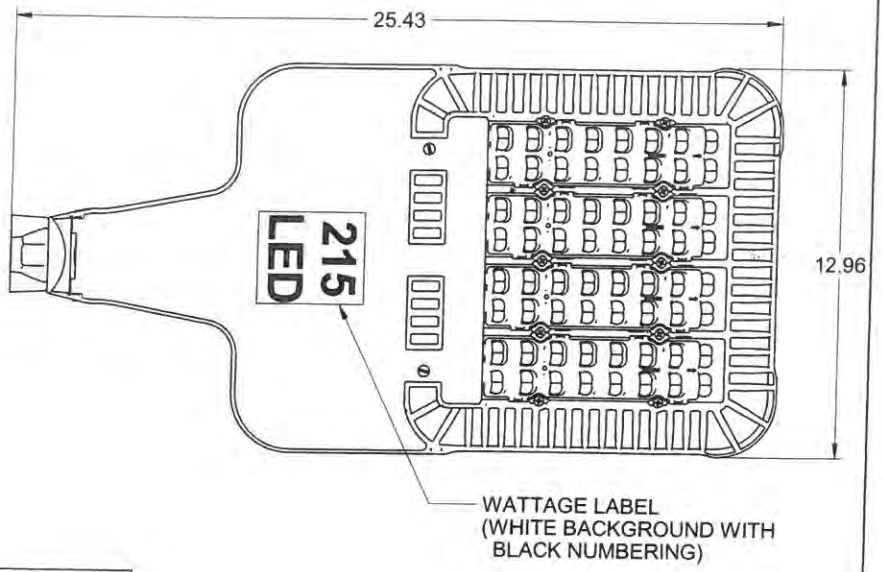
REVISION HISTORY				
REV	DESCRIPTION		DATE	PCN
A	ADDED 2ND PAGE	MC	6/17/14	
B	ADDED PCR	MC	6/19/14	
C	CHANGED TOOLESS HARDWARE & LABEL	MC	7/10/14	
D	REPLACED RAM WITH ADAPTER CASTING	MC	8/11/14	
E	UPDATED CATALOGUE LOGIC	MC	8/19/14	
F	MISC DRAWING UPDATES	MC	9/9/14	
G	ADDITIONAL DRAWING UPDATES	MC	9/9/14	
H	CLASS CODE ADDED	MC	10/21/14	

D):

PE-1

SUPPLY LEADS 12 GUAGE,
RES EXITING LUMINIARE
OR:
NE)
IETRAL)
ROUND)

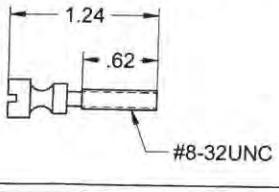




PER CASTING - REQUIRED
SSEBLED TO LUMINIARE AT FACTORY

TER PLATE (WITH FIXED THREADED
S FOR PRECISE BOLT PLACEMENT)

DOOR SCREW DETAIL



RT NUMBER	DIST.	WATT
NW-120V-BRP-PCR-PSEG-S	3	107
NW-120V-BRP-PCR-PSEG-S	5	107
NW-120V-BRP-PCR-PSEG-S	5	158
NW-120V-BRP-PCR-PSEG-S	3	158
NW-120V-BRP-PCR-PSEG-S	5	211
NW-120V-BRP-PCR-PSEG-S	3	211
NW-120V-BRP-PCR-PSEG-R	3	107
NW-120V-BRP-PCR-PSEG-R	5	107
NW-120V-BRP-PCR-PSEG-R	5	158
NW-120V-BRP-PCR-PSEG-R	3	158
NW-120V-BRP-PCR-PSEG-R	5	211
NW-120V-BRP-PCR-PSEG-R	3	211

	EPA (FT^2)	WEIGHT (LBS)
SINGLE	0.3	21
TWIN (2@180°)	0.6	42
TRIPLE	0.7	63
QUAD	0.7	84

PSEG
PUBLIC SERVICE ELECTRIC
AND GAS COMPANY
NEWARK, NJ

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES AND IN ACCORDANCE WITH ANSI Y 14.5M
TOLERANCES
DEC X
DEC .XX ±.02
DEC .XXX ±.005
FRACTIONS
ANGLES ±
DO NOT SCALE DRAWING

APPROVALS	DATE
DRAWN M CREAMER	08/03/14
CHECKED	
APPROVAL BJ WHITE, PSE&G	09/18/14
APPROVAL	

THE DRAWING ON THIS PRINT AND INFORMATION THEREWITH ARE PROPRIETARY TO PHILIPS GROUP AND MAY NOT BE USED IN WHOLE OR USED IN PART, WITHOUT EXPRESS WRITTEN CONSENT OF SAID COMPANY.

PHILIPS
GARDCO
1611 CLOVIS BARKER RD. SAN MARCOS, TX 78666

ECOFORM LED

SIZE	MODEL #	DWG NO
D	ECF	3042
SCALE 1:2	SHEET 1 OF 2	REV H

TOWNSHIP OF GLOUCESTER

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

RECEIVED
OCT 1 [illegible]

For Office Use Only

Submission Date[1] _____ Application №.: #191050CPFS

Taxes Paid Yes/No ____ (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees 1,250. Project # 13556

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

Escr. 18,400. Escr.# 13556

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: M&T Gloucester Partners, LLC.
Address: 1260 Stelton Road
City: Piscataway
State, Zip: New Jersey, 08854
Phone: (732) 985 - 1900 Fax: ( ) -
Email: raulenbach@edgewoodproperties.com

2. Owner(s) (List all Owners)

Name(s): See Rider #1
Address:
City:
State, Zip:
Phone: ( ) - Fax: ( ) -

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

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

[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
✓ CD-RD (COLLEGE DRIVE REDEVELOPMENT DISTRICT						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: Kevin Boris, Esq.
Address: 1260 Stelton Road
City: Piscataway, NJ 08854

Firm: Weingarten Law Firm
State, Zip: New Jersey, 08854
Phone: (732) 985 - 1900 Fax: ( ) -
Email: kboris@weingartenlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Bradford J. Aller, P.E.	Name:
Address: 2901 Hamilton Boulevard	Address:
Profession: Professional Engineer	Profession:
City: South Plainfield	City:
State, Zip: NJ, 07080	State, Zip:
Phone: (908) 205 - 0443 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: baller@epdesignservices.com	Email:

7. Location of Property:

Street Address: N/A

Block(s): 13103

Tract Area: 24.467 Acres

Lot(s): 2, 3, 3.01, 5-12 & 25

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): four (4) story 100 room hotel & three hundred sixty (360) multi-family residential units.

9. Property:

Number of Existing Lots: 12

Number of Proposed Lots: 12

Proposed Form of Ownership:

- ☑ Fee Simple
- ☐ Condominium
- ☐ Cooperative
- ☑ 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. Please see cover letter

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning Please see Rider #2

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

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

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

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

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

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

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

14. Parking and Loading Requirements: Please see Rider #2

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ 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
Jack Morris, Managing Member

10/11/19
Date

Signature of Co-applicant

Date

17. Consent of Owner(s): Please see attached signed and notarized Ownership Consent Forms

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).**

_____ Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____ Signature

_____ Print Name

_____ Signature

_____ Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ☑ Yes

_____ Signature of Applicant

Jack Morris, Managing Member
Print Name

10/11/19
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Jack Morris, Managing Member
Name of property owner or applicant

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

_____ Notary public

RIDER #1

OWNERSHIP INFORMATION

BLOCK 13103, LOTS 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25

OWNER LOTS 2, 3.01, 9 & 10:

500 Davistown Road, Inc.

P.O. Box 286

Blackwood, NJ 08012

OWNER LOT 3:

520 Davistown Road, Inc.

109 E Memphis Ave.

Blackwood, NJ 08012

OWNER LOTS 5, 6 & 11:

Gloucester Township

P.O. Box 8

Blackwood, NJ 08012

OWNER LOTS 7, 8 & 12:

M&T Gloucester Partners, LLC.

1260 Stelton Road

Piscataway, NJ 08854

OWNER LOT 25:

Camden County College

311 College Drive

Blackwood, NJ 08012

RIDER #2

ZONING & PARKING

ITEM	LOT 2 EXISTING	LOT 2 PROPOSED	LOT 3 EXISTING	LOT 3 PROPOSED	LOT 3.01 EXISTING
MIN. LOT AREA	3.386 AC	3.386 AC	2.644 AC	2.644 AC	4.991 AC
MIN. TRACT AREA	24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC
MIN. LOT DEPTH	164.75 FT	164.75 FT	350.43 FT	350.43 FT	380.00 FT
MIN. LOT WIDTH	478.22 FT	478.22 FT	316.01 FT	316.01 FT	527.55 FT
MIN. LOT FRONTAGE	723.11 FT	723.11 FT	317.69 FT	317.69 FT	532.62 FT
BUILDING SETBACKS					
FRONT YARD (ROUTE 42)	N/A	104.10 FT	130.20 FT	105.47 FT	N/A
FRONT YARD (LOVE ROAD)	N/A	91.80 FT	N/A	N/A	N/A
FRONT YARD (DAVISTOWN ROAD)	N/A	N/A	N/A	N/A	N/A
FRONT YARD (PRIVATE R.O.W.)	N/A	N/A	N/A	N/A	N/A
SIDE YARD (ONE)	N/A	111.90 FT	91.96 FT	96.36 FT	N/A
REAR YARD	N/A	15.80 FT	132.05 FT	81.84 FT	N/A
MAXIMUM LOT COVERAGE	N/A	95,060 SF (2.182 AC)	14,604 SF (0.335 AC)	79,435 SF (1.824 AC)	0 SF (0.000 A
MAXIMUM BUILDING COVERAGE	N/A	64.5%	12.7%	68.0%	0.00%
	N/A	32,198 SF (0.739 AC)	7,981 SF (0.183 AC)	11,655 SF (0.268 AC)	N/A
	N/A	21.8%	6.9%	10.1%	N/A
MAXIMUM F.A.R.					
INDIVIDUAL USE	N/A	0.86	0.07	0.30	N/A
TRACT	0.02	0.51	0.02	0.51	0.02
MAXIMUM BUILDING HEIGHT	N/A	4 STORIES	1 STORY	3 STORIES	N/A
PARKING					
SIZE	N/A	9 FT x 18 FT	N/A	9 FT x 18 FT	N/A
FROM TRACT PERIMETER	N/A	25.9 FT	N/A	9.3 FT	N/A
FRONT SETBACK	N/A	25.9 FT	N/A	25.7 FT	N/A
SIDE SETBACK	N/A	1.1 FT	N/A	0 FT	N/A
REAR SETBACK	N/A	0 FT	N/A	58.9 FT	N/A

LOT 5 EXISTING	LOT 5 PROPOSED	LOT 6 EXISTING	LOT 6 PROPOSED	LOT 7 EXISTING	LOT 7 PROPOSED
1.118 AC	1.118 AC	0.172 AC	0.172 AC	0.430 AC	0.430 AC
24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC
324.22 FT	324.22 FT	150.50 FT	150.50 FT	186.70 FT	186.70 FT
150.49 FT	150.49 FT	50.00 FT	50.00 FT	100.56 FT	100.56 FT
474.70 FT	474.70 FT	50.00 FT	50.00 FT	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	0.00 FT	N/A
N/A	N/A	N/A	N/A	N/A	N/A
2,873 SF (0.066 AC)	2,873 SF (0.066 AC)	0 SF (0.000 AC)	0 SF (0.000 AC)	3,965 SF (0.091 AC)	0 SF (0.000 AC
5.9%	5.9%	0.0%	0.0%	21.2%	0.0%
N/A	N/A	N/A	N/A	521 SF (0.012 AC)	N/A
N/A	N/A	N/A	N/A	2.8%	N/A
N/A	N/A	N/A	N/A	0.03	N/A
0.02	0.51	0.02	0.51	0.02	0.51
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

LOT 8 EXISTING	LOT 8 PROPOSED	LOT 9 EXISTING	LOT 9 PROPOSED	LOT 10 EXISTING	LOT 10 PROPOSED
0.249 AC	0.249 AC	4.559 AC	4.559 AC	0.250 AC	0.250 AC
24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC
54.77 FT	54.77 FT	319.86 FT	319.86 FT	133.73 FT	133.73 FT
186.60 FT	186.60 FT	602.75 FT	602.75 FT	81.30 FT	81.30 FT
186.60 FT	186.60 FT	N/A	N/A	81.30 FT	81.30 FT
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
32.80 FT	N/A	N/A	N/A	N/A	N/A
37.90 FT	N/A	21.53 FT	36.32 FT	N/A	N/A
0.00 FT	N/A	N/A	N/A	N/A	N/A
1,828 SF (0.042 AC)	0 SF (0.000 AC)	1,013 SF (0.023 AC)	130,553 SF (2.997 AC)	0 SF (0.000 SF)	4,573 SF (0.105 AC)
16.9%	0.0%	0.5%	65.7%	0.0%	42.0%
1,018 SF (0.023 AC)	N/A	1,013 SF (0.023 AC)	46,609 SF (1.070 AC)	N/A	N/A
9.4%	N/A	0.5%	23.5%	N/A	N/A
0.25	N/A	0.01	0.70	N/A	N/A
0.02	0.51	0.02	0.51	0.02	0.51
2 STORIES	N/A	1 STORY	3 STORIES	N/A	N/A
N/A	N/A	N/A	9 FT x 18 FT	N/A	9 FT X 18 FT
N/A	N/A	N/A	27.80 FT	N/A	77.20 FT
N/A	N/A	N/A	N/A	N/A	0.00 FT
N/A	N/A	N/A	1.86 FT	N/A	0.00 FT
N/A	N/A	N/A	N/A	N/A	N/A

LOT 11 EXISTING	LOT 11 PROPOSED	LOT 12 EXISTING	LOT 12 PROPOSED	LOT 25 EXISTING	LOT 25 PROPOSED
0.707 AC	0.707 AC	0.612 AC	0.612 AC	4.951 AC	4.951 AC
24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC	24.467 AC
133.40 FT	133.40 FT	318.21 FT	318.21 FT	197.21 FT	197.21 FT
173.46 FT	173.46 FT	83.82 FT	83.82 FT	24.65 FT	24.65 FT
173.46 FT	173.46 FT	402.60 FT	402.60 FT	940.90 FT	940.90 FT
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	74.40 FT
N/A	N/A	34.51 FT	34.51 FT	N/A	N/A
20.35 FT	N/A	18.03 FT	78.35 FT	N/A	N/A
0.97 FT	N/A	18.03 FT	N/A	N/A	17.50 FT
35.61 FT	N/A	240.37 FT	N/A	N/A	36.40 FT
3,677 SF (0.084 AC)	0 SF (0.000 AC)	4,756 SF (0.109 AC)	16 SF (0.000 AC)	N/A	101,697 SF (2.341
11.9%	0.0%	17.8%	0.1%	N/A	47.3%
37 SF (0.001 AC)	N/A	1,605 SF (0.037 AC)	N/A	N/A	34,959 SF (0.803
0.1%	N/A	6.0%	N/A	N/A	16.2%
0.12	N/A	0.10	N/A	N/A	0.49
0.02	0.51	0.02	0.51	0.02	0.51
1 STORY	N/A	2 STORIES	N/A	N/A	3 STORIES
N/A	N/A	N/A	N/A	N/A	9 FT X 18 F
N/A	N/A	N/A	N/A	N/A	17.10 FT
N/A	N/A	N/A	N/A	N/A	17.10 FT
N/A	N/A	N/A	N/A	N/A	0.00 FT
N/A	N/A	N/A	N/A	N/A	0.00 FT

M&T GLOUCESTER PARTNERS, LLC.

M&T Gloucester Partners, LLC.

September 16, 2019

Block 13103, Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25

Township of Gloucester, NJ

Ownership Disclosure

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

If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class
If a partnership – names and addresses of the individual partners having at least 10 % interest in the partnership.

1. M&T Gloucester Parnters, LLC.
   a. B&A Gloucester, LLC. (50%)
      5 Daniel Road East
      Fairfield, NJ 07004
      Brian Trematore – 50%
      Andrea Trematore – 50%

   b. JSM Gloucester, LLC. (50%)
      Morris Family Spray Trust – 100%
      1260 Stelton Road
      Piscataway, NJ 08854

Ronald Aulenbach

Ronald Aulenbach-Director of Engineering
M&T Gloucester Partners, LLC.
Name of Limited Liability Company

1260 STELTON ROAD • PISCATAWAY, NJ • 08854
PHONE: 732-985-1900 • FAX: 732-985-5588

CONSENT OF OWNER(S)

I, the undersigned, being the authorized signatory of the owner of the lots known as Block 13103, Lots 2, 3.01, 9 & 10 on the official tax map of the Township of Gloucester (the "Property"), hereby consent to the making of applications seeking approvals from any and all local, county, state authorities, including but not limited to the Gloucester Township Planning or Zoning Board, the Camden County Planning Board, the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation or any other governmental authority with jurisdiction over the Property. I further consent to the inspection of the Property in connection with any applications seeking approvals.

10/7/19
Date

Signature

Jack Morris
Name

1260 Stelton Road
Address

Piscataway, NJ 08854
City, State, Zip

Sworn and Subscribed to before me this

7th day of October

2019 (Year)

Notary Signature:

Notary Stamp/Seal:

KRYSTAL L DOUGHERTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 8, 2022

M&T GLOUCESTER PARTNERS, LLC.

M&T Gloucester Partners, LLC.

September 16, 2019

Block 13103, Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25

Township of Gloucester, NJ

Ownership Disclosure

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

If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class
If a partnership – names and addresses of the individual partners having at least 10 % interest in the partnership.

1. M&T Gloucester Parnters, LLC.
   a. B&A Gloucester, LLC. (50%)
      5 Daniel Road East
      Fairfield, NJ 07004
      Brian Trematore – 50%
      Andrea Trematore – 50%

   b. JSM Gloucester, LLC. (50%)
      Morris Family Spray Trust – 100%
      1260 Stelton Road
      Piscataway, NJ 08854

Ronald Aulenbach

Ronald Aulenbach-Director of Engineering
M&T Gloucester Partners, LLC.
Name of Limited Liability Company

1260 STELTON ROAD • PISCATAWAY, NJ • 08854
PHONE: 732-985-1900 • FAX: 732-985-5588

CONSENT OF OWNER(S)

I, the undersigned, being the authorized signatory of the owner of the lots known as Block 13103, Lot 3 on the official tax map of the Township of Gloucester (the "Property"), hereby consent to the making of applications seeking approvals from any and all local, county, state authorities, including but not limited to the Gloucester Township Planning or Zoning Board, the Camden County Planning Board, the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation or any other governmental authority with jurisdiction over the Property. I further consent to the inspection of the Property in connection with any applications seeking approvals.

10/7/19
Date

Signature

Jack Morris
Name

1260 Stelton Road
Address

Piscataway, NJ 08854
City, State, Zip

Sworn and Subscribed to before me this

7th day of October

2019 (Year)

Notary Signature:

Notary Stamp/Seal:

KRYSTAL L DOUGHERTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 8, 2022

CONSENT OF OWNER(S)

I, the undersigned, being the authorized signatory of the owner of the lots known as Block 13103, Lot 3 on the official tax map of the Township of Gloucester (the "Property"), hereby consent to the making of applications seeking approvals from any and all local, county, state authorities, including but not limited to the Gloucester Township Planning or Zoning Board, the Camden County Planning Board, the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation or any other governmental authority with jurisdiction over the Property. I further consent to the inspection of the Property in connection with any applications seeking approvals.

10/7/19
Date

Signature

Jack Morris
Name

1260 Stelton Road
Address

Piscataway, NJ 08854
City, State, Zip

Sworn and Subscribed to before me this

7th day of October

2019 (Year)

Notary Signature:

Notary Stamp/Seal:

KRYSTAL L DOUGHERTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 8, 2022

CONSENT OF OWNER(S)

I, the undersigned, being the owner(s) of the lot known as Block 13103, Lot 25 on the official tax map of the Township of Gloucester (the "Property"), hereby consent to the making of applications seeking approvals from any and all local, county, state authorities, including but not limited to the Gloucester Township Planning or Zoning Board, the Camden County Planning Board, the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation or any other governmental authority with jurisdiction over the Property. I further consent to the inspection of the Property in connection with any applications seeking approvals.

10/24/18
Date

Donald A. Borden
Signature

Donald A. Borden
Name

P.O. Box 200
Address

Blackwood, NJ 08012
City, State, Zip

Sworn and Subscribed to before me this

24th day of October

2018 (Year)

Notary Signature: Cecelia Murphy

Notary Stamp/Seal:

CECELIA MURPHY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 5/18/2022
Commission #50060613

CONSENT OF OWNER(S)

I, the undersigned, being the authorized signatory of the owner of the lots known as Block 13103, Lots 5, 6 & 11 on the official tax map of the Township of Gloucester (the "Property"), hereby consent to the making of applications seeking approval the Gloucester Township Planning or Zoning Board, the Camden County Planning Board. I further consent to the inspection of the Property with the above application.

10/15/19
Date

Signature

Thomas C Cardis
Name

1261 Chews Landing Rd
Address

Laurel Springs NJ 08021
City, State, Zip

Sworn and Subscribed to before me this
15th day of October,
2019 (Year)

Notary Signature: Marianne Coyle

Notary Stamp/Seal:

MARIANNE COYLE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 31, 2020

Gloucester Township
1261 Chews Landing Road
Laurel Springs, NJ 08021

19105 PFS

CERTIFICATION OF TAXES PAID

Block: 13103 Lot: 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25

This is to certify that no taxes are due or delinquent on the above property.

DATE: 9-30-19

Maryann Bura
Tax Collector (Assistant)

Gloucester Township
1261 Chews Landing Road
Laurel Springs, NJ 08021

CERTIFICATION OF TAXES PAID

Block: 13103 Lot: 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25

This is to certify that no taxes are due or delinquent on the above property.

DATE: 5-18-20

Maryann Busa
Tax Collector (Assistant)

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

APPLICANT: MNT Gloucester Partners, LLC **Escrow:** #12433

Application # 181031RDPFS
Block: 13103 Lot: 2 & 25
Zoned: College Drive Redevelopment

LOCATION: Vacant (Love Road Development)
TRANSMITTAL TO:

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

STATUS OF APPLICATION – (4) Story 100 Room Hotel & Ninety (90) multi-family Residential Units

- ☑ 1 Copy – Check List/Application
- ☑ 1 C[illegible] – Minor Subdivision Plot PlanPreliminary & Final Site
- ☐ 1 C[illegible] Traffic Impact Study
- ☐ 1 Co[illegible] Architectural Floor Plans
- ☐ 1 Copy – Stormwater Management Maintenance Plan Report December 14, 2018
- ☐ 1 Copy - Stormwater Management Report, Dated December 14, 2019
- ☐ 1 Copy - Survey of Premises
- ☐ 1 Copy - Proposed Erosion Control Plan
- ☐ 1 Copy - Environmental Impact Statement

Signature _____

REVIEWED
DATE: 1/8/19
BY: Pete Tirso
Fire Marshal
WITH COMMENT ☑
WITHOUT COMMENT ☐
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

GLOUCESTER TOWNSHIP FIRE DISTRICT 4
BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

January 8, 2019

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: MNT Gloucester Partners, LLC
T/a The Park @ Gloucester
Application No.: 181031RDPFS

I have received your plans for the above mentioned project, upon review of the plans I have submitted the following changes, changes are based on our firefighting strategies and life safety measures:

Hydrants:

1. All hydrants shall be outfitted with one 5" Storz connection and (2) 2.5" threaded connections(NST).
2. To meet the required GPM's for fire suppression, all hydrants shall be supplied by a minimum 10" water main.

Hydrant Locations: (See attached drawing)

1. Corner of Building 13 (West side)
2. Corner of Building 13 (North side)
3. Corner of Building 13 (South side)
4. Corner of Building 9 (South East side of Building 9)
5. Across road (Across from Building 11)
6. Main entrance road (Between Hotel entrance and Main complex entrance)
7. Main entrance road (Across from hydrant mentioned above on line 6, both hydrant 6 & 7 will be dedicated to supplying the fire dept. connection)

Fire Dept. Connections: (see attached drawing)

1. For tactical purposes we request that the proposed individual connections be condensed to 2 connections.
2. Buildings 10-12 shall be connected to a single FDC connection that would be placed on the main road.
3. Building 13 shall be connected to a single FDC connection that would be placed on the main road.
4. FDC connections and hydrants must be 28'-30' apart.
5. Reference the drawing for clarification, FDC pipe and connection (Blue), Hydrants (Red).
6. FDC Connections shall be 5" Storz with double 2.5" adapter.

Standpipes: (Building 13 – Hotel)

1. Standpipes shall be installed in all stairwells from ground level to top floor.
2. All connections shall have two and half (2.5" NST) connections with inch and three quarter (1.75" NST) adapters.
3. All connections shall have pressure reducers with flow gages (discharge side of valve).
4. We request that a "wet" system be installed supplied by a fire pump, supplemented by FDC.

Apartment Numbering:

1. All units shall be numbered following the below format.

Example: Apartment 1010-1019 (Building 10, 1st floor Units)
Apartment 1020-1029 (Building 10, 2nd floor Units)
Apartment 1030-1039 (Building 10, 3rd floor Units)

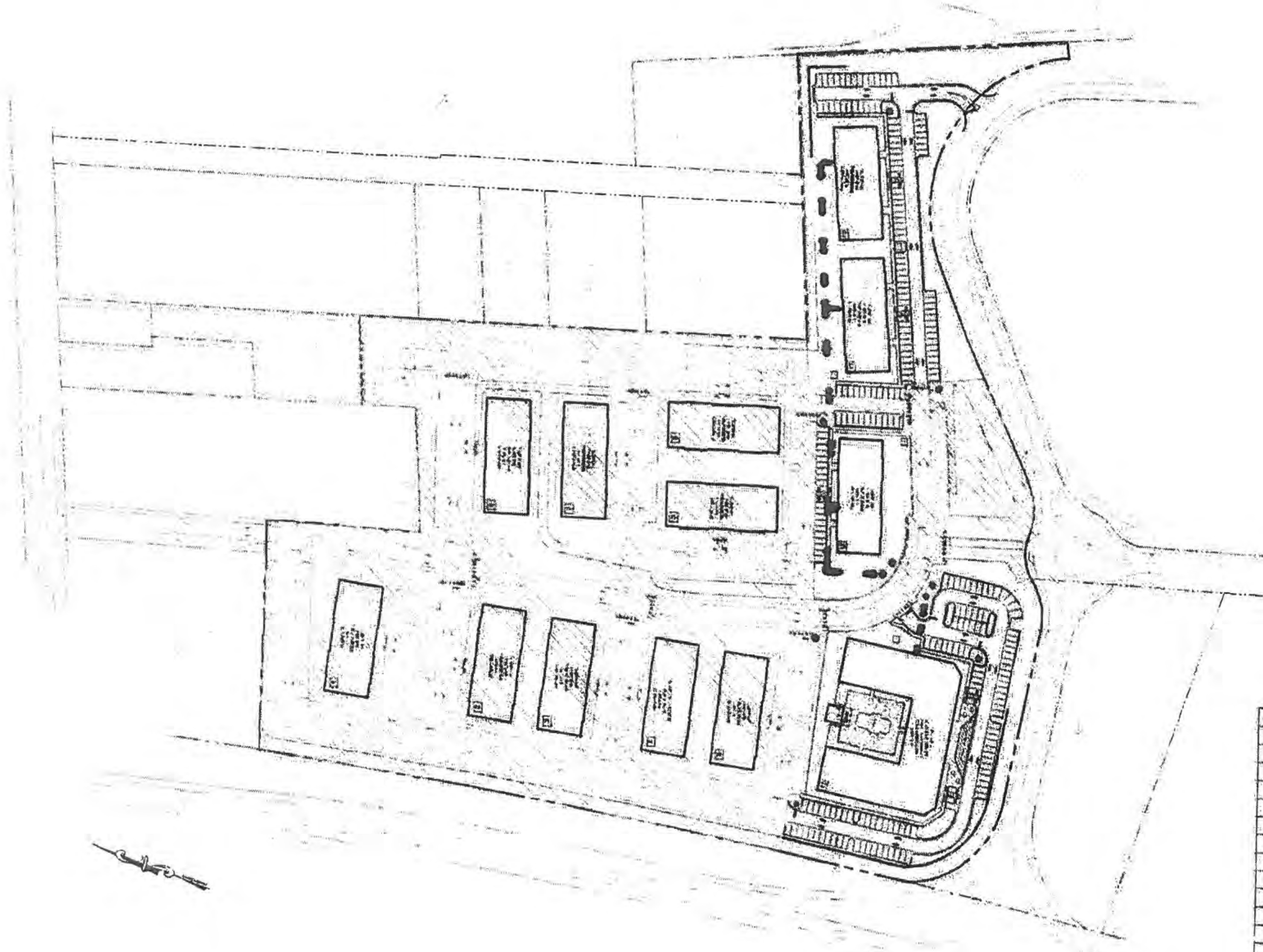
Special Considerations:

1. All road access and islands should be able to accommodate fire apparatus with a 45 degree cramp angle, 46' feet long w/ 220" wheelbase.
2. Maintain an open space at curb line and between buildings to allow for possible vehicle access.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4



DEVELOPMENT SUMMARY			
BUILDING	1 BEDROOM UNITS	2 BEDROOM UNITS	TOTAL
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]

NOTES:
1. SEE SHEET [illegible] FOR GENERAL NOTES AND LEGEND

30' 0 30' 60' 120'
SCALE: 1" = 60'

AREA SUBJECT TO ZONING BOARD APPROVAL

BRADFORD J. ALLER

OS-1

EP DESIGN SERVICES, LLC

PROPOSED OVERALL SITE PLAN
THE PARK AT GLOUCESTER
FOR
BLOCK 13103 - LOTS 2 & 25
TOWNSHIP OF GLOUCESTER

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #191050CPFS **Block: 13103** **Lot: 2, 3, 3.01, 5-12, 25**

■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
MAY 13 2020
BY:

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: #206 Date: 5/11/2020

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #191050CPFS **Block: 13103** **Lot: 2, 3, 3.01, 5-12, 25**

■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

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: 206 Date: 10/22/19

TEMPORARY ACCESS AGREEMENT
FOR ENVIRONMENTAL STUDY

FROM: Township of Gloucester
P.O. Box 8
1361 Chews Landing Road, Blackwood, New Jersey 08012

TO: M&T Gloucester Partners, LLC
1260 Stelton Road
Piscataway, New Jersey 08854

PROPERTY: Block 13103, Lots 5, 6 and 11
Tax Map, Gloucester Township, NJ

DATE: November 25, 2019

This Temporary Access Agreement is made and executed the 25th day of November, 2019 by and between Township of Gloucester, located at P.O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 and M&T Gloucester Partners, LLC, Environmental Coordinator, located at 1260 Stelton Road, Piscataway, New Jersey 08854.

WHEREAS, M&T Gloucester Partners, LLC is the proposed developer for premises located at Block 13103, Lots 5, 6 and 11, and

WHEREAS, Edgewood Properties desires to include Block 13103, Lots 5, 6 and 11 as part of their intended development, and requires Phase II environmental study assessment of the premises, and

WHEREAS, The Township has been requested to permit temporary access to the described property as for the purpose of the limited purpose of the Phase II Environmental Study Assessment, and

NOW THEREFORE, In consideration of their mutual promises and benefits received, the Township of Gloucester does hereby grant Temporary Access to M&T Gloucester Partners, LLC, Environmental Coordinator, to enter upon the premises for the limited purpose of conducting Phase II Environmental Study Assessment. This Temporary Access Agreement will allow access for an environmental study and review over Township property at no cost to the Township of Gloucester. It is understood that any disturbance of the area within the access area will be restored to its original condition.

BE IT FURTHER RESOLVED and agreed, that in addition, M&T Gloucester Partners, LLC shall provide proof of liability insurance, naming the Township of Gloucester as added insured for the period of this temporary access agreement.

This Temporary Access Agreement shall be for the limited period of 90 days from the date first above written.

Attest

Nancy Power, RMC
Township Clerk

Witness

Township of Gloucester

By

David R. Mayer
Mayor, Twp. of Gloucester

M&T Gloucester Partners, LLC

By

Jack Morris
Managing Member

R-20-02-061

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, CONFIRMING THE NAMING OF M & T GLOUCESTER PARTNERS, LLC AS REDEVELOPER FOR PREMISES KNOWN AS LOVE DRIVE AND ROUTE 42, BLOCK 13103 LOTS 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 AND 25 OF THE COLLEGE DRIVE REDEVELOPMENT AREA AND AUTHORIZING THE SIGNING OF AN AMENDED REDEVELOPMENT AGREEMENT

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

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

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

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

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

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

WHEREAS, the Redeveloper has agreed to redevelop premises Love Drive, Blackwood, New Jersey 08012 Being Block 13103 Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 and 25, within the Redevelopment Area as indicated.

NOW THEREFORE, It is herein resolved by the Township Council of the Township of Gloucester as follows,

1. M&T Gloucester Partners, LLC, owner, intended ground lessee and/or intended property owner, is hereby designated Redeveloper for the area known and described as Love Drive, Blackwood, New Jersey 08012. Being Block 13103 Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 and 25, all within the College Drive Redevelopment Area District.

2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development or the undertaking of any project within the designated redevelopment area.

Adopted: February 24, 2020

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Commissioner

JAN 17 2020

M&T Gloucester Partners, LLC
c/o Ronald Aulenbach
1260 Stelton Rd.
Piscataway, NJ 08854

RE: Letter of Interpretation: Presence/Absence Determination
File No.: 0415-19-0001.1
Activity Number: FWW190001
Applicant: M&T GLOUCESTER PARTNERS, LLC
Block(s) and Lot(s): [13103, 11] [13103, 12] [13103, 5] [13103, 6] [13103, 7] [13103, 8]
Gloucester Twp., Camden County

Dear Mr. Aulenbach:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Use Regulation indicating the presence or absence of freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Division of Land Use Regulation is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by the staff of the Department on , the Division of Land Use Regulation has determined that **freshwater wetlands and waters are not present** on the referenced property. In addition, the Department has determined **that no part of the above referenced property occurs within a transition area or buffer** as designated in N.J.A.C. 7:7A-3.3(d)1 and 2.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter. This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have been conducted on this site. This determination does not affect your responsibility to obtain any State, Federal, county or municipal permits which may be required.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact April Grabowski of our staff by e-mail at April.Grabowski@dep.nj.gov or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Bob Kozachek, Environmental Specialist 3
Division of Land Use Regulation

c: Township Clerk
Township Construction Official
Agent

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

October 22, 2019

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

RECEIVED
OCT 2 2019
BY:

Re: Application #191050CPFS
The Lofts @ Gloucester
Love Road, Blackwood, NJ 08012
Block 13103, Lots 2, 3, 3.01, 5-12 & 25

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

Raymond J. Carr
Executive Director

RJC:mh

Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

Date: October 22, 2019

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: M&T Gloucester Partners, LLC

Site: The Lofts at Gloucester

Block: 13103 Lot: 2, 3, 3.01

Application #: 191050CPFS

1. *Hotel parking R-1 appears to be between 101 & 150 parking spaces – requires (5) barrier free parking spaces per IBC section 1106.2 - The plan indicates (4) spaces. Otherwise OK.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin# 1A

(B)

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

October 17, 2019

Applicant: M&T Gloucester Partners, LLC
THE LOFTS @ GLOUCESTER

Application: #191050CPFS
Block: 13103 Lot: 2,3,3.01, 5-12 & 25
Zoned: CD-RD
Escrow: #13556

LOCATION: LOVE Road

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Preliminary & Final Major Site With Bulk C's (4) Story 100 Room Hotel & (360) Multi-Family Residential Units. 24.467 Acres Land: Vacant

- ☑ 1 Copy Preliminary & Final Major Site Plan Dated: 9/5/19
- ☐ 1 Copy - Checklist/Application
- ☐ 1 Copy - Soil Erosion & Sediment Control Plans dated 9/5/19
- ☐ 1 Copy – Environmental Impact Report
- ☐ 1 Copy - Recycling Report & Solid Waste Dated 9/12/19
- ☐ 1 Copy Stormwater Management Report & Maintenance Plans dated 10/14/19
- ☐ 1 Copy - Traffic Impact Report
- ☐ 1 Copy - Environmental Impact Statement 7/26/18 – last revised 10/07/19
- ☐ 1 Copy of Architectural Floor Plans and Elevations / NJDEP Letter of Interpretation

JLG 10.22.19 Bldg – Hotel Parking R-1 appears to be between (5) & 150 parking spaces requiring 5 Barrier Free parking spaces per IBC Section 1106.2. The plan indicates 4 spaces.
Otherwise OK

Jeanne Please type Note for Ken
Thanks JLG

SIGNATURE

RECEIVED
APR 17 2020

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

~~October 17, 2019~~

Applicant: M&T Gloucester Partners, LLC
THE LOFTS @ GLOUCESTER

Application: #191050CPFS
Block: 13103 Lot: 2,3,3.01, 5-12 & 25
Zoned: CD-RD
Escrow: #13556

LOCATION: LOVE Road

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

STATUS OF APPLICATION – Preliminary & Final Major Site With Bulk C's (4) Story 100 Room Hotel & (360) Multi-Family Residential Units. 24.467 Acres Land: Vacant

- ☐ 1 Copy Preliminary & Final Major Site Plan Dated: 9/5/19
- ☐ 1 Copy - Checklist/Application
- ☐ 1 Copy - Soil Erosion & Sediment Control Plans dated 9/5/19
- ☐ 1 Copy – Environmental Impact Report
- ☐ 1 Copy - Recycling Report & Solid Waste Dated 9/12/19
- ☐ 1 Copy Stormwater Management Report & Maintenance Plans dated 10/14/19
- ☐ 1 Copy - Traffic Impact Report
- ☐ 1 Copy - Environmental Impact Statement 7/26/18 – last revised 10/07/19
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SIGNATURE #206

RECEIVED
MAY 11 2020
Traffic Services Bureau Commander
Gloucester Twp. Police

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

October 17, 2019

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THE LOFTS @ GLOUCESTER

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Block: 13103 Lot: 2,3,3.01, 5-12 & 25
Zoned: CD-RD
Escrow: #13556

URGENT ISSUES ON S/D PLAN

LOCATION: LOVE Road

TRANSMITTAL TO:

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- O Steven Boraske , Esq.
- O Steven Bach, Bach,Engineer
- O Kenneth Lechner, Planner
- ☑ Tax Assessor
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MAJOR ISSUES

(1) Multi-Family Res: APTS or CONDOS Need to be known NOW – plan would need to be changed.

(2) Lot Designations will Need to be changed.
(A) One lot for MOTEL
(B) One lot for APTS.
Deed of Consolidation needed

10/21/19

SIGNATURE

THIS SHOULD BE DONE BY DEC 1

State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Commissioner

JAN 17 2020

M&T Gloucester Partners, LLC
c/o Ronald Aulenbach
1260 Stelton Rd.
Piscataway, NJ 08854

RE: Letter of Interpretation: Presence/Absence Determination
File No.: 0415-19-0001.1
Activity Number: FWW190001
Applicant: M&T GLOUCESTER PARTNERS, LLC
Block(s) and Lot(s): [13103, 11] [13103, 12] [13103, 5] [13103, 6] [13103, 7] [13103, 8]
Gloucester Twp., Camden County

Dear Mr. Aulenbach:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Use Regulation indicating the presence or absence of freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Division of Land Use Regulation is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by the staff of the Department on , the Division of Land Use Regulation has determined that **freshwater wetlands and waters are not present** on the referenced property. In addition, the Department has determined **that no part of the above referenced property occurs within a transition area or buffer** as designated in N.J.A.C. 7:7A-3.3(d)1 and 2.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter. This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have been conducted on this site. This determination does not affect your responsibility to obtain any State, Federal, county or municipal permits which may be required.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact April Grabowski of our staff by e-mail at April.Grabowski@dep.nj.gov or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Bob Kozachek, Environmental Specialist 3
Division of Land Use Regulation

c: Township Clerk
Township Construction Official
Agent

TEMPORARY ACCESS AGREEMENT FOR ENVIRONMENTAL STUDY

FROM: Township of Gloucester
P.O. Box 8
1361 Chews Landing Road, Blackwood, New Jersey 08012

TO: M&T Gloucester Partners, LLC
1260 Stelton Road
Piscataway, New Jersey 08854

PROPERTY: Block 13103, Lots 5, 6 and 11
Tax Map, Gloucester Township, NJ

DATE: November 25, 2019

This Temporary Access Agreement is made and executed the 25th day of November, 2019 by and between Township of Gloucester, located at P.O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 and M&T Gloucester Partners, LLC, Environmental Coordinator, located at 1260 Stelton Road, Piscataway, New Jersey 08854.

WHEREAS, M&T Gloucester Partners, LLC is the proposed developer for premises located at Block 13103, Lots 5, 6 and 11, and

WHEREAS, Edgewood Properties desires to include Block 13103, Lots 5, 6 and 11 as part of their intended development, and requires Phase II environmental study assessment of the premises, and

WHEREAS, The Township has been requested to permit temporary access to the described property as for the purpose of the limited purpose of the Phase II Environmental Study Assessment, and

NOW THEREFORE, In consideration of their mutual promises and benefits received, the Township of Gloucester does hereby grant Temporary Access to M&T Gloucester Partners, LLC, Environmental Coordinator, to enter upon the premises for the limited purpose of conducting Phase II Environmental Study Assessment. This Temporary Access Agreement will allow access for an environmental study and review over Township property at no cost to the Township of Gloucester. It is understood that any disturbance of the area within the access area will be restored to its original condition.

BE IT FURTHER RESOLVED and agreed, that in addition, M&T Gloucester Partners, LLC shall provide proof of liability insurance, naming the Township of Gloucester as added insured for the period of this temporary access agreement.

This Temporary Access Agreement shall be for the limited period of 90 days from the date first above written.

Attest

Nancy Power, RMC
Township Clerk

Witness

Township of Gloucester

By

David R. Mayer
Mayor, Twp. of Gloucester

M&T Gloucester Partners, LLC

By

Jack Morris
Managing Member

R-20-02-061

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, CONFIRMING THE NAMING OF M & T GLOUCESTER PARTNERS, LLC AS REDEVELOPER FOR PREMISES KNOWN AS LOVE DRIVE AND ROUTE 42, BLOCK 13103 LOTS 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 AND 25 OF THE COLLEGE DRIVE REDEVELOPMENT AREA AND AUTHORIZING THE SIGNING OF AN AMENDED REDEVELOPMENT AGREEMENT

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

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

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

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

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

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

WHEREAS, the Redeveloper has agreed to redevelop premises Love Drive, Blackwood, New Jersey 08012 Being Block 13103 Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 and 25, within the Redevelopment Area as indicated.

NOW THEREFORE, It is herein resolved by the Township Council of the Township of Gloucester as follows,

1. M&T Gloucester Partners, LLC, owner, intended ground lessee and/or intended property owner, is hereby designated Redeveloper for the area known and described as Love Drive, Blackwood, New Jersey 08012. Being Block 13103 Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 and 25, all within the College Drive Redevelopment Area District.
2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development or the undertaking of any project within the designated redevelopment area.

Adopted: February 24, 2020

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

O-20-06

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 1 AMENDING ORDINANCE O-15-08 COMMONLY KNOWN AS THE COLLEGE DRIVE REDEVELOPMENT PLAN TO ALLOW ONE (1) OFF-PREMISE SIGN ON BLOCK 13103, LOT 2, 3 AND 3.01 AS A PERMITTED USE PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Township, known as the College Drive Redevelopment Area, as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

WHEREAS, in order to stimulate redevelopment the Township has adopted by Ordinance O-15-08 the College Drive Redevelopment Plan; and

WHEREAS, the College Drive Redevelopment Plan, as amended by Ordinances O-15-08 and O-19-12, encompasses an area known as the College Drive Redevelopment Area; and

WHEREAS, the College Drive Redevelopment Plan provides a broad overview for the planning, development, and redevelopment of vacant and underutilized land; and

WHEREAS, the Township Council has determined that more specific plans are necessary in order to effectuate the redevelopment of certain areas within the College Drive Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

WHEREAS, the Township Council has determined to further amend the College Drive Redevelopment Plan as it pertains to the permitted uses and bulk and area standards for Block 13103, Lot 2, 3 and 3.01 within the Township of Gloucester; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the changes set forth in this Ordinance pursuant to approved Planning Board Resolution; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined to adopt this amendment to the College Drive Redevelopment Plan for Block 13103, Lot(s) 2, 3 and 3.01; and

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester Township as follows:

SECTION 1. The Township Council does hereby determine that Section 3.1 of the College Drive Redevelopment Plan titled "College Drive Redevelopment District (CD-RD)" is amended to add the following new subsection:

L. REQUIREMENTS FOR SIGNS FOR OFF-PREMISE ADVERTISING. Signs for Off-Premise Advertising shall comply with the following requirements, unless relief is granted by the appropriate land use board pursuant to Section 3.2 of the College Drive Redevelopment Plan.

1. One (1) multiple message sign as defined by N.J.A.C 16:41C-2.1, Definitions for off-premise advertising shall be a permitted use on Block 13103, Lot(s) 2, 3 and 3.01 in the College Drive Redevelopment District subject to the following requirements:

    a. The off-premise sign shall only be allowed along the frontage of NJ State Route 42.

b. The front setback of the off-premise sign along the right-of-way of NJ State Route 42 shall not exceed ten (10) feet.
c. Not more than one sign face or display shall be visible to traffic traveling in the same direction.
d. The maximum width of the advertising surface area of the sign shall be forty eight (48) feet. The maximum height of the advertising surface area of the sign shall be fourteen (14) feet, and the maximum advertising surface area of the sign shall be six hundred seventy two (672) square feet.
e. The maximum height of the sign as measure from grade to the top of the advertising surface shall be seventy five (75) feet.
f. The sign shall not advertise tobacco or any tobacco products or their use and consumption.
g. The sign shall not be attached to any building.
h. The Sign shall be constructed of permanent materials and shall be permanently attached to the ground by direct attachment to a rigid wall, frame, or structure.
i. The sign shall provide a limited access to its structure to avoid climbing upon or unauthorized access to the structure.
j. The sign shall not present a blank or unused advertising display for more than a sixty (60) day period. If a commercial or charitable message is not present, then a public service message must be presented.
k. In all other respects the sign shall comply with the N.J.A.C. Chapter 41C, Roadside Control and Outdoor Advertising and as may be amended.

2. Prevalent Land Use
   a. The College Drive Redevelopment Plan provides a large variety of office and commercial land uses and for the purpose of the State's Roadside Control and Outdoor Advertising regulations, the prevalent land use in the College Drive Redevelopment Area shall be considered commercial unless or until a sufficient number of residential units are constructed and received certificate of occupancies within 660 feet of the highway right-of-way such that the prevalent land use could no longer be considered commercial under the provisions of the States' Roadside Control and Outdoor Advertising regulations.

SECTION 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. This Ordinance shall take effect after final adoption and publication according to law.

Introduced: May 11, 2020

Adopted: June 22, 2020

Mayor
David Mayer

ATTEST:

Township Clerk, RMC
Nancy Power

President of Council
Orlando Mercado