Township of Gloucester
Planning Board Agenda
July 28, 2020

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 7:00 P.M.
   - ** No new applications will be heard after 10:00 P.M.
   - ** All persons testifying before the Board must be sworn in.
   - ** The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – June 9, 2020

Minutes for Memorialization – June 23, 2020

RESOLUTIONS FOR MEMORIALIZATION

The Lofts @ Gloucester #191050CPFS (Tentative)	Preliminary/Final Site /Variances Block: 13103 Lot: 2,3,3.01, 5-12 & 25

MOTIONS FOR ADJOURNMENTS

NONE

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

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

O-20-07	Amending Ordinance O-03-03 Land Development Adopting a Little Pond Overlay (LPO) Zoning District for Block 20601, Lot: 4
O-20-08	Adopting the Lakeland Area Redevelopment Plan (Phase 3) Of the Lakeland Redevelopment Area for the Entirety of Block: 12302 Lot: 1.06

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

VIRTUAL MEETING
Tuesday June 9th, 2020

Chair McPherson calls the meeting to order.
Salute to the Flag.
Chair McPherson requests a roll call.
Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Hutchinson	Absent
Mrs. Bradley	Present
Mrs. Rossi	Absent
Mr. Thomas	Absent
Mr. Hojnowski	Present
Ms. Botsford	Present
Mrs. Marks	Present
Chair McPherson	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Opening Statement is made by Mr. Lechner.
Chair McPherson announces the general rules of the meeting.
Chair McPherson requested Swearing in of Board Professionals.
Mr. Boraske swears in Mr. Lechner & Mr. Bach.
Mr. Lechner requests Ms. Botsford sit in for Mr. Kricun who agrees.

Minutes for Memorialization

Minutes from February 25, 2020.
Chair McPherson requested a motion to approve the minutes.
Mr. Guevara made a motion seconded by Ms. Botsford.
Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The February 25th, 2020 Minutes were Memorialized.

Resolutions for Memorialization

Ordinance O-20-03

Amending Ordinance O-03-03 Regarding Affordable Housing Procedural & Eligibility Requirements Fair Housing Act & Uniform Housing Affordability Controls.

Chair McPherson requested a motion to approve the Resolution.
Mr. Guevara made a motion seconded by Ms. Botsford.
Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-03 was Memorialized.

Ordinance O-20-04

Amending Ordinance O-12-26 Lakeland Complex Phase 1 - Block: 12301 Redevelopment Plan to allow Multi-Family housing within Block: 12301.

Chair McPherson requested a motion to approve the Resolution.
Mr. Guevara made a motion seconded by Ms. Botsford
Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-04 was Memorialized.

Ordinance O-20-05

Adopting a Redevelopment Plan for Block: 12302 Lot: 1 Lakeland Phase 2. Lakeland Complex Phase 2–B:12302 L:2 Redevelopment Plan prepared by Bach Assoc.

Chair McPherson requested a motion to approve the Resolution.
Mr. Guevara made a motion seconded by Ms. Botsford.
Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-05 was Memorialized.

Motions for Adjournments
NONE

Public Comments on Non-Agenda Items
NONE

Unfinished or Adjourned Hearings
NONE

New Applications for Review

#201003CM
Group Four Equities, LP
Commerce Plaza 1 & 2
Zone: HC

Minor Subdivision/Varience
Block: 20304 Lots: 1 &2
Location: 1279-1337 Blackwood-Clementon Rd.
Adjusting Lot Lines

NOTES:
Mr. Damien DelDuca representing the applicant Group Four Equities in reference to Commerce Plaza 1&2 which is a shopping center. It has two larger buildings to the rear of the property and several pad sites to the front. The applicant is here to separate the two tax lots of about 18.66 acres into 3 lots. Giant Fitness is looking to purchase Lot 2, consequently needing the subdivision. The lots would be designated as Lot 1 (@9acres), Lot 2 & 2.1(4.3acres ea.)
Mr. DelDuca continues to state three (3) variances are required.

1) Lot 2: No lot frontage, landlocked but is required by ordinance; however it will have a shared access to parking. The property line will just be moved to create Lot 2.1
2) Lot 2: Giant Fitness parking lot will have 151spaces but ordinance requires 173, however extra spaces not needed since will share parking spaces with other lots which would be more than adequate.
3) Parking Lot setback along a property line requiring ten feet but with the subdivision it would be reduced to a seven foot setback.

Mr. DelDuca classified this as a Financial Sub-Division created as transfer of ownership or financing the property. We are not looking to make unnecessary variances but these are considered a C-2 Variances in which the Variances out weight the detriments. The Sub-division is to re-vitalize the shopping center where Giant Fitness will occupy the empty building. He recognizes that there are No detriments with these Variances
Mr. DelDuca stated that they reviewed the comment letters from the Board and is willing to comply with all suggestions within.
Mr. DelDuca introduced Andy Simpkins: engineer and planner who was sworn in and recognized as a professional to present a brief testimony.
Mr. DelDuca asked verifying questions of the above information. He also testified that there is NO detriment or impairment upon the granting of the Variances. There are NO wetlands within the property lines. He verified that sidewalks would also be installed.

Chair McPherson asked if there were any questions/comments from the Board.
Mr. Bach discussed cross parking between lot lines and property maintenance.

Chair McPherson asked if there were any questions/comments from the Public.
None

Mr. Boraske clarified the conditions of the motion.
Chair McPherson asked for a motion to approve the application.
Mr. Hojnowski made a motion seconded by Ms. Botsford.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 201003CM was approved.

#201007MSP
Franklin Square Preservation
Zoned: Apt./R4

Minor Site Plan
Block: 1501 Lot: 6
Location: 301 South Hildebrand Ave.
Enhancing physical Features fencing, lighting, re-grading, replacing curbs, sidewalk repair & replacement

NOTE:
Mr. Brian Lozuke Esq. representing Fairstead Housing introduced his accompanying team: Michael Citerone, Bobby Byrd, Elizabeth Thorn, Brian King, Estelle Chan & Joaquin Moses.
Mr. Lozuke continued to state that his client acquired the property August 2019. The property has 19 buildings housing 224 apartment units in which they are looking for site upgrades and improvements plus regarding/repairing the parking lot.
Mr. Lozuke further stated the upgrades would be discussed by Mr. Citerone but in summary they would include:
lighting fixtures, trash enclosures, fencing, selective regarding under 3,500 sq. feet (correcting flooding), asphalt repairs to parking areas, curbing /depressed ramps/sidewalks with all in kind just exact replacement.
Mr. Lozuke stated he would like Mr. Citerone to respond to the point by point comments in the Board Letters.
Mr. Borasky sworn in all those testifying (Citerone, Byrd, King)
Mr. Bach stated that he did not receive the responses but Mr. Lechner responded stating he had those responses in front of him received June 8th, 2020. However the separate review responses from Mr. Lechner & Mr. Bach were received at different times it was decided to proceed from Mr. Bachs comments dated April 15th.
Mr. Citerone responded that there were no questions about the comments and agreeing to all just to make slight changes to drainage.
Mr. Lechner had no real comments just asking if variances were needed.
Mr. Citerone stated that all improvements would be in kind.
Mr. Lechner inquired about trash enclosures requesting that there should be gated.
Mr. King stated their discussion concluded using bollards. Mr. Lechner suggested gates with pedestrian access because of unsightliness. Mr. Bach suggests that if applicant can prove the proposed solution would cause a problem for the residents there it would be considered.

Chair McPherson asked if there were any questions /comments from the Board Professionals. None Replied.

Chair McPherson asked if there were any questions/comments from the Public.
Mr. Michael Bitterman asked if there is a new trash enclosure or retaining wall being installed against his property that borders the site?
Mr. Lozurke responded that there would be No new trash receptacles and No changes to retaining walls against his property line.

Mr. Boraske summarized the application.
Chair McPherson asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.
Mr. Dintno made a motion seconded by Mrs. Bradley.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 201007MT was approved.

#191050CPFS
The Lofts @ Gloucester
Zoned: CD-RD

Minor Site Plan
Block: 1501 Lot: 6
Location: 301 South Hildebrand Ave.
Enhancing Physical Features fencing, lighting, re-grading, replacing curbs, sidewalk repair & replacement

NOTE:
Mr. Doug Wolfson, Esq. entered chat to speak who represents M & T Gloucester Partners applying for Preliminary and Final Site Plan of Block: 1501 Lot:6 301 South Hildebrand Rd. to construct 12 buildings of 360 Apartment Units & 4 story/125 hotel rooms.

Mr. Wolfson introduced his accompanying professional individuals Mr. Ron Aulenbach-Applicants Dir. of Planning, Michelle Brieholf – Traffic Engineer, Justin Auciello-Planning Consultant, Paul Latham-Civil Engineer, in which all were sworn in by Mr. Boraske.
Mr. Wolfson requested from Mr. Lechner that the Board has jurisdiction and the notices for Variances & Site Plan application were okay.
Mr. Lechner responded with an affirmative answer that they were received and checked.
Mr. Wolfson called Mr. Allenbach to testify.
Mr. Allenbach continued to describe Lot: 3.01 in the College Drive Redevelopment Area as a lot having 24.5 acres located off Love Rd. & Rt. 42. The proposal would include 360 residential units, 5000 sq.ft. Club house, 125 room Hotel. Mr. Allenbach expressed that this project had been in the planning for a long time while waiting for the redevelopment plan to be revised to include this Lot, so this project could move forward.
Mr. Wolfson requested they review the Site Plan application through the exhibits for the Board review.

Mr. Wolfson requested they review the Site Plan application through the exhibits for the Board review.
Mr. Lechner displayed the plan while Mr. Allenbach continued by describing its features. There is access off Love Dr. & Davistown Rd. where there will be 12 buildings of 30 Apt. units each comprising 360 units in total. The split of units will be 216 two bedroom units and 144 two bedroom units. He expressed this is a difficult site to develop due to 40 ft. grading difference from North to South so retraining walls needed will be requesting variances. He also mentioned an easement on the NW corner as access to Davistown Rd.
In conclusion he stated the Hotel is on hold till they contract a hotel operator and they submit a build plan.
Mr. Allenbach concluded his summary Mr. Allenbach request a review of the Boards Letters. Mr. Allenbach continued to review the pages of the Boards Letters. In his review he request waivers on certain pages/item numbers but the overall concerns they would comply. All lots will be owned and maintained by the applicant.
Mr. Bach questioned item #14 to determine what was appropriate to be determined by Board Professionals: separation of seasonal runoff and the ground water.
He stated throughout their properties they found that location of one central location for trash disposal is preferable for refuse disposal and pickup. Dumpster location would be coordinated with the Township MUA.
He continued to discuss certain items: storm water runoff, fencing, recreation area, club house, lighting and referred other points to the other professionals for later testimony.
Mr. Allenbach designated Mr. Auciello to discuss the variances needed for retaining walls as it relates to the Board comments.
Mr. Wolfson referred to Ms. Briehoff for a traffic report who testified on adequate parking with appropriate handicap availability according to ADA requirements.
Mr. Lechner stated there were 4 instead of 5 handicap spaces on the plan for the hotel.
Ms. Briehoff stated she would check and make a revision if needed.
Mr. Bach questioned the street spaces were 8.5 ft wide and would like to see the spaces 9 ft. wide if that could be accommodated in which she would comply with that request.
The impact study was collected in 2018 and posed No impact to the adjacent area.
Mr. Lechner stated that our ordinance usually provides more parking than is needed.
Mr. Wolfson introduced Mr. Auciello who explained why the Variances' are justified pertaining predominately to the retaining walls and fencing.
Mr. Auciello continued to justify the Variances' through a site plan display for all to view. During his verification he stated the Variance approval was a C1 Hardship due to the property grade and topography of the site leading to non-compliance.
Variances are for safety and protection of the residence and maximize the layout.
Other Variances are minor but needed because of the properties C1 hardship.
The substantial benefit out way any detriments of the property.
Mr. Wolfson asked if additional testimony from Mr. Latham was needed.
Mr. Bach replied None needed.

Chair McPherson asked if there were any questions /comments from the Board Professionals.
No further questions.
Chair McPherson asked if there were any questions/comments from the Board.
No Questions.
Chair McPherson asked if there were any questions/comments from the Public.
-Toni DeVarenne was recognized to speak and sworn in.
She asked: explain variance the applicant was requesting see if it impacted their property that was directly adjacent especially concerning Evergreen Avenue.

Inquired about placing a Stop sign on Davistown which they will place a full control intersection.
-Dan Kelly was recognized to speak and sworn in.
Inquired about buffer zone behind his house: fencing, mounding and distance from property line?
Mr. Aulenbach stated @30 feet of distance between property and the curb line shrouded by 6foot board on board fence with bushes and trees but no burming..
Inquired @ Lots: 5,6, &7 if they were sold or given away. Mr. Lechner stated there is agreement of sale with a cap with town to clean up the site.
-Frank Dobbs was recognized to speak and sworn in.
Questioned drainage basin directly across from his property which usually has pools of water as it is now and how is the proposed basin going to be concealed?
Mr. Lechner answered that a sidewalk will be in place with total landscaping.
Mr. Aulenbach stated the basin is setback 75' with 650' off property line and dewatering within 72 hrs. Access to roadway would be totally separate to commercial property with Stop signs.
Mr. Bach stated basins must dewater within 72 hrs. so compliance is needed.
-Denise Coyne was recognized to speak and sworn in.
Mr. Aulenbach replied to the following questions.
Inquired what is being put on lots 3, 3.01 & 5-12?
Basically comprises of the entire development with variety of things on each lot with Lots 5,7 & 8 containing the retention basin.
Inquired about purchase price of Lot 25: lot purchased from County with figures unavailable.
Closing sale dates would be dependent on approvals from County.
Inquired about occupancy spread: 144-1bdrm and 216- 2bdrm apartments.
Inquired about rebate: No agreement on rebate as of this time.
Inquired about long term hotel occupancy: Not set up in original plan waiting for national chain.
Inquired on Hotel build on hold: Waiting for hotel chain to come on board and there will be no more apts. built if Hotel does not come to fruition without returning to Board for approval if allowed by zoning.
Inquired about Apartments build on demand: will be built to suit the need.

Mr. Boraske summarized and clarified the application approval requirements.
Chair McPherson asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.
Mr. Dintino made a motion seconded by Mrs. Bradley.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 191050CPFS was approved.

Chair McPherson requested that the Board take a 10 min break.
After the break Chair McPherson requested a Roll Call for attendance purposes.
Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mrs. Bradley	Present
Mr. Hojnowski	Present
Ms. Botsford	Present
Mrs. Marks	Present
Chair McPherson	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Chair McPherson proceeded with opening the meeting again and introducing the following.

Ordinance O-20-06 - Ordinance of the Township of Gloucester County of Camden & State of New Jersey Adopting Amendment #1 Amending Ordinance O-15-08 Commonly known as the College Drive Redevelopment Plan to allow one (1) Off-Premise sign on B:13103 L:2/3/3.01 as a permitted use to N.J.S.A. 40A: 12A-1Et Seq.

NOTE:
Mr. Lechner stated that this Ordinance would allow Billboard to be built on one lot this being a land use matter before 2nd reading review vote goes to council.

Chair McPherson asked if there were any questions /comments from the Board Professionals.
None Replied.
Chair McPherson asked if there were any questions/comments from the Board.
None replied.
Chair McPherson asked if there were any questions/comments from the Public.
None replied

Chair McPherson asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.
Ms. Botsford made a motion seconded by Mr. Dintino.
Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Ordinance O-20-06 was approved.

General Correspondence – Other Business

NONE

Chair McPherson requested a motion to adjourn.
Motion to adjourn was made by Mr. Dintino seconded by Ms. Botsford.

Meeting adjourned.

Recording Secretary,

Christopher Nowak

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

VIRTUAL MEETING
Tuesday June 23rd, 2020

Chair McPherson calls the meeting to order.
Salute to the Flag.
Chair McPherson requests a roll call.
Roll Call:

Mr. Dintino	Absent
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Hutchinson	Absent
Mrs. Bradley	Present
Mrs. Rossi	Absent
Mr. Thomas	Absent
Mr. Hojnowski	Present
Ms. Botsford	Absent
Mrs. Marks	Present
Chair McPherson	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Opening Statement is made by Mr. Lechner.
Chair McPherson announces the general rules of the meeting.
Chair McPherson requested Swearing in of Board Professionals.
Mr. Boraske swears in Mr. Lechner & Mr. Bach.

Minutes for Memorialization

Minutes from June 9th, 2020.
Chair McPherson requested a motion to approve the minutes.
Mr. Guevara made a motion seconded by Mrs. Bradley
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The June 9th, 2020 Minutes were Memorialized.

Resolutions for Memorialization

201003CM
Group Four Equities, LP

Minor Subdivision/Variance
Block: 20304 Lots: 1/2

Chair McPherson requested a motion to approve the Resolution.
Mrs. Marks made a motion seconded by Mrs. Bradley.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution 201003CM was Memorialized.

201007MSP
Franklin Square

Minor Site Plan
Block: 1501 Lot: 6

Chair McPherson requested a motion to approve the Resolution.
Mrs. Bradley made a motion seconded by Mr. Guevara.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for 201007MSP was Memorialized.

Ordinance O-20-06

Adopting Amendment No. 1
Amending Ordinance O-15-08
College Drive Redevelopment Plan

Chair McPherson requested a motion to approve the Resolution.
Mrs. Marks made a motion seconded by Mr. Hojnowski.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-06 was Memorialized.

Motions for Adjournments
NONE

Public Comments on Non-Agenda Items
NONE

Unfinished or Adjourned Hearings
NONE

New Applications for Review

201012M
James A. Fini

Minor Subdivision
Readjusting Lot Lines
Block: 5601 Lot: 10/11
Location: 1520 & 1528
Old Black Horse Pike Blackwood

NOTES:
Mr. James Fini and his brother Steven joined the meeting and were sworn in.
Mr. J. Fini explained what he would like to do with the property and how the sub-division would affect the property line. The change would be minor with No Variances needed.
Mr. Bach asked if the comments in the Board letters would be agreeable and he answered yes to all comments.

Mr. Boraske summarized the application and conditions for approval.
Chair McPherson requested a motion to approve the Application.
Mr. Guevara made a motion seconded by Mr. Hojnowski.
Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 201012M was Approved.

Mr. Boraske had the Resolution ready for approval so it was decided to Memorialize.

Resolution for Memorialization

201012M
James A. Fini

Minor Subdivision
Readjusting Lot Lines
Block: 5601 Lot: 10/11
Location: 1520 & 1528
Old Black Horse Pike Blackwood

Chair McPherson requested a motion to approve the Resolution.
Mr. Hojnowski made a motion seconded by Mr. Guevara.

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution 201003CM was Memorialized.

General Correspondence – Other Business
NONE

Chair McPherson requested a motion to adjourn.
Motion to adjourn was made by Mrs. Bradley seconded by Mr. Hojnowski.
All Favored.

Meeting adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCES AND WAIVERS FOR M & T GLOUCESTER PARTNERS, LLC APPLICATION NO.: 191050CPFS

WHEREAS, on June 9, 2020, the Gloucester Township Planning Board ("Board") gave consideration to the application of M & T Gloucester Partners, LLC (the "Applicant") for the property identified on the Tax Map for the Township of Gloucester as Block 13103, Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25 (the "Property") located within the CD-RD College Drive Redevelopment District ("CD-RD District") for preliminary and final major site plan approval with variances and waivers to construct a four (4)-story 100 room hotel & three hundred sixty (360) multi-family residential units with associated site improvements at the Property (hereinafter, the "Application") in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester ("LDO") and the Township's College Drive Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, prior to the Applicant's public hearing, the Applicant submitted to the Board various plans and documents related to the Application, including, but not limited to, those certain site plans, architectural plans, and signage plans, a traffic impact study, an environmental impact study, and stormwater management maintenance documents, among others, principally prepared by EP Design Services, dated various dates in September and October 2019, and most recently revised April 2020 (collectively, the "Applicant's Plans"); and

WHEREAS, at the Applicant's public hearing, Mr. Doug Wolfson, Esq., appeared on behalf of the Applicant, introduced and summarized the Application, explaining the Applicant has been designated a Redeveloper for the CD-RD District pursuant to Township Council Resolution R-20-02-061 and has recently entered into a Redevelopment Agreement with the Township, dated May 1, 2020, to effectuate the Applicant's redevelopment of the CD-RD District in accordance with the Redevelopment Plan; and

WHEREAS, Mr. Wolfson further explained that, in accordance with the Redevelopment Plan and Redevelopment Agreement, the Applicant now seeks preliminary and final major site plan approval with variances and waivers to construct a four (4)-story 100 room hotel & three hundred sixty (360) multi-family residential units with associated site improvements; Mr. Wolfson further introduced and presented the following witnesses who were sworn in, qualified, and provided testimony and evidence in support of the Application: Paul Latham, PE, the Applicant's Engineer; Justin Auciello, PP, the Applicant's Professional Planner; Ron Aulenbach, the Applicant's Director of Engineering & Planning; and Michele Briehof, PE, the Applicant's Traffic Engineer; and

WHEREAS, referencing the Applicant's Plans, Mr. Aulenbach and Mr. Latham testified and provided an overview of the Application, explaining the Applicant seeks Board approval to permit a residential development to be known as the "Lofts at Gloucester", consisting of twelve (12) 3-story residential apartment buildings (360 units), one (1) 4-story hotel (125 rooms), a 5,000 sf clubhouse, and associated parking & site improvements on an existing 24.467 acre parcel within the CD-RD District and subject to the requirements of the Redevelopment Plan;

that the Property is owned by various entities, including a lot owned by the Township, and is located between Davistown Road and Love Road east of NJ Route 42; that the Property presented certain unique engineering and design challenges due to extreme differences in grading throughout the Property, a unique condition that necessitated certain variances and waivers requested by the Applicant; and that in addition to the apartment buildings, hotel, and clubhouse, additional ancillary site improvements include parking and curbing improvements, stormwater management basins and systems, the installation of lighting fixtures, new signage, extensive landscaping and buffering throughout the Property, and other improvements; and

WHEREAS, referencing the Applicant's Plans, the Applicant's Professional Planner, Mr. Auciello, testified that the Applicant requires variances to permit the following deviations from the LDO's requirements: (1) permitting retaining wall heights greater than 6 ft; (2) permitting front yard fence heights of 4 ft that are greater than the permitted 3 ft; and (3) permitting a driveway to be located 8.5 ft from a property line whereas 10 ft is required, along with various submission waivers and design waivers; Mr. Auciello further testified that the variances may be justified and granted as either N.J.S.A. 40:55D-70c(1) or -c(2) variances because the unique grading challenges and other existing features and topographic conditions of the Property preclude the Applicant's proposed development in accordance with all LDO requirements, such that the strict application of the LDO's requirements for retaining wall height, driveway location, and front yard fence height would impose an undue hardship on the Applicant and may result in a planned unit development configuration that is inconsistent with the Redevelopment Plan requirements, such that the variances are justified as N.J.SA. 40:55D-70c(1) variances; and also, that granting the variances would permit the proposed development and further various purposes of the Municipal Land Use Law ("MLUL"), including: promotion of the general welfare, making adequate use of light, air, and open space, promoting the establishment of appropriate population densities, and encouraging a planned unit development incorporating the best features of design and relating a primarily residential use to the Property, all of which are purposes of the MLUL set forth at N.J.S.A. 40:55D-2; that the Application also furthers the purposes and goals of the Redevelopment Plan for the CD-RD District; and that there is no negative impact to the public good or substantial impairment of the Township LDO, Master Plan, or Redevelopment Plan because the higher retaining walls and fences will benefit nearby properties, the driveway location permits safer site circulation, and the overall development is consistent with and effectuates the goals, objectives, and purposes of the Township's Master Plan and Redevelopment Plan; and

WHEREAS, referencing the Applicant's Plans, the Applicant's Traffic Engineer, Ms. Briehof, testified and summarized the Applicant's Traffic Study, and generally explained there will be no detrimental traffic issues resulting from the development, and that any recent changes to the configuration of the development and number of units contained therein will not change or worsen the traffic impact of the Application; and

WHEREAS, the Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, presented and discussed his May 28, 2020 Review Letter ("Engineering Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant's attorney and the Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all

comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, presented and discussed his May 26, 2020 Review Letter ("Planning Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant and Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board Professionals discussed with the Applicant's attorney and witnesses the required submission and design waivers, including all those set forth in the Engineering Review Letter and Planning Review Letter; in response, the Applicant's witnesses testified that they have or will address certain submission requirements as indicated on the record; and otherwise testified in support of the necessary completeness and design waivers, explaining why they are required, reasonable, and justified for the proposed development and the instant Application; and how the granting of the requested waivers would permit the proposed development and furtherance of the goals and objectives of the Redevelopment Plan; and the Board Professionals thereafter did not object to the requested submission waivers, such that the Application was deemed COMPLETE and ripe for a decision from the Board; and

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

WHEREAS, the Board Solicitor, Stephen J. Boraske, Esq., summarized and reviewed the Application for the Board, and explained the applicable legal standards and requirements the Board must consider when voting to approve or deny the Application; and

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

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

2. **Applicant and Property.** The Applicant is M & T Gloucester Partners, LLC. The Property is identified on the Tax Map for the Township of Gloucester as Block 13103, Lots 2, 3, 3.01, 5, 6, 7, 8, 9, 10, 11, 12 & 25 located within the CD-RD District. The Property is owned by various entities, including the Township of Gloucester. The Property consists of 24.467 acres and is located between Davistown Road and Love Road east of NJ Route 42

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

4. **Requested Relief.** The Applicant seeks preliminary and final major site plan approval to construct a four (4)-story hotel with 125 rooms, twelve (12) three (3)-story residential apartment buildings consisting of 360 total units, a 5,000 sf clubhouse, and associated site and parking improvements, in accordance with the terms and requirements of the Redevelopment Plan and LDO. The Applicant also seeks various submission waivers, design waivers, and variances as further set forth herein.

5. **Proposed Use.** The proposed use of the Property for a multi-family residential development with a hotel, clubhouse, apartment towers, and associated site improvements is a permitted use of the Property. (Redevelopment Plan § 3.1).

6. **Submission Waivers.** The Application requires the following completeness or design waivers from the requirements of the LDO applicable to preliminary and final major site plan submissions:

   a. *Submission Waivers* – checklist item nos. 53, 44, 61, 75, 77, 106, 108.

   b. *Design Waivers* –

      i. §510-A(1) – proposing a sidewalk grade less than 2%;

      ii. §507-B(1) – providing dedicated buffer easements for 25' wide landscaped perimeter area along easterly property line;

      iii. §507-B(3) – width of required landscape buffer;

      iv. §507-B(4) – locating stormwater management structures in a buffer area;

      v. §510-F(5) – providing twenty-five (25) ft parking area setback from a residential parcel/use;

      vi. §510-F(6) – permitting parking in a buffer area;

      vii. §510-L(1) – constructing a 9 ft refuse container;

      viii. §517-C(1) – proposing HDPE piping where Class III reinforced concrete pipe is required;

      ix. §517-C(3) – proposing the use of corrugated polyethylene pipe;

x. §517-C(4) – locating storm pipes closer than 10 feet to proposed trees;

xi. §517-D(1) – storm grates to not be set two (2) inches below grade;

xii. §517-D(6) – not proposing storm inlets at all intersections;

xiii. §517-H(2) – proposing multiple basins;

xiv. §517-I(3) – proposing a two (2) ft separation between the bottom of basin and seasonable high groundwater table;

xv. §506-A(1) – pavement grades of less than 1%'

xvi. §506-A(7) – proposing to grade within five (5) ft of property line.

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

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

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

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

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

a. LDO §425.C(1) – permitting a 6.25 ft to 10.25 ft retaining wall between Lot 3 and right-of-way along NJ Route 42 whereas 6 ft is the maximum height permitted;

b. LDO §425.C(1) – permitting a 7.75 ft to 10.25 ft retaining wall between Lot 3.01 and right-of-way along NJ Route 42 whereas 6 ft is the maximum height permitted;

c. LDO §425.C(1) – permitting a 9 ft trash enclosure wall whereas 6 ft is the maximum trash enclosure wall height permitted;

d. LDO § 425.B(2) – permitting front yard fence heights of 48'' whereas 36'' is the maximum front yard fence height permitted;

e. LDO §510-K(3) – permitting a driveway 8.5 ft from a property line whereas 10 ft is the minimum distance driveways must be located from property lines.

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

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

10. **Public Testimony**. The following members of the public appeared to testify during the Applicant's June 9, 2020 public hearing:

    a. Toni (*last name inaudible*), Dan Kelley, Frank Dobbs, Denise Coyne –

        i. members of the public collectively raised various concerns and asked questions about the Application, including but not limited to the following subjects: the nature of and extent of the Applicant's requested variance relief; the buffer area between the development and nearby residential properties; the location of various site improvements, including the trash compactor, detention and drainage basins, trees, and access roads; traffic resulting from the development; the lots included in the development; the number and type of residential units; the tax status of the Property; environmental issues at the Property; and the total costs of the project and costs of the various lots and transactions between the Township and the Applicant.

11. **Decision on Waivers.** With regard to the completeness and design waivers set forth in Paragraph 6 herein, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board Professionals, and members of the public, if any, the Board finds and concludes that the waivers are justified and reasonable under the circumstances, because the Applicant has or will address any outstanding completeness items as requested by the Board Professionals; the proposed design waivers are minor deviations from Township requirements; the

Application proposes a use permitted by the LDO and the Redevelopment Plan, and will further the objectives and purposes of the Redevelopment Plan and the Township's redevelopment efforts; the Property is suitable for the use given the large size of the Property and location in the redevelopment district; and the Board Professionals expressed no objection to the Board's granting of the waivers; thus, the Applicant is entitled to the completeness and design waiver relief as set forth herein. Garofalo v. Burlington Twp., 212 N.J. Super. 458 (Law Div. 1985).

12. **Decision on Variances.** With regard to the variances set forth in Paragraph 7 herein, through the evidence submitted and testimony presented by the Applicant's witnesses, particularly the Applicant's expert professional planner, the Board Professionals, and members of the public, if any, the Board finds and concludes that the Applicant has sustained the burden of proof to support the variances detailed herein in accordance with the statutory requirements set forth in the MLUL at both N.J.S.A. 40:55D-70c(1) and N.J.S.A. 40:55D-70c(2); as -c(1) hardship variances, the Board finds and concludes as a matter of law that due to the unique grading of the Property, the strict application of the LDO requirements for the retaining wall heights and driveways would result in peculiar and exceptional practical difficulties to, and exceptional and undue hardship upon, the Applicant, because the Applicant may not be able to develop the planned unit development in accordance with Redevelopment Plan and LDO requirements while meeting the retaining wall height requirement and driveway location requirements, and would otherwise have to substantially revise the development plan so as to impact the number and configuration of residential units proposed, resulting in inconsistencies with the goals and objectives of the Township's Redevelopment Plan; thus, bulk variance relief permitting the proposed major site plan with the variances requested by the Applicant for retaining wall height and driveway location is warranted so as to relieve such difficulties and hardships. As –c(2) substantial benefit variances, the Board finds and concludes as a matter of law that the Applicant has established the requested deviations from the LDO requirements advance multiple purposes of the MLUL set forth at N.J.S.A. 40:55D-2, specifically: there is a need for a permitted residential development at the Property to be developed in accordance with the Township's Redevelopment Plan, which the Applicant proposes through the Application, thereby promoting the general welfare of the Township and its residents; N.J.S.A. 40:55D-2a; N.J.S.A. 40:55D-2b; permitting the proposed deviations from the LDO's requirements for the retaining wall height, fence heights, and driveway location will permit the appropriate and efficient use of open space in the Township and upon the Property, promoting a variety of encouraged uses in the CD-RD District and safer and more efficient site circulation; N.J.S.A. 40:55D-2c; and permitting the variances will allow the development of the number and configuration of residential units proposed by the Applicant, thereby promoting the establishment of appropriate population densities and encouraging a planned unit development incorporating the best features of design relating to a use of the Property encouraged in the CD-RD District and in accordance with the Township's Redevelopment Plan. N.J.S.A. 40:55D-2k. The Board further finds and concludes as a matter of law that the variances do not create a substantial detriment to the

public good nor do the variances substantially impair the Township Master Plan, LDO, or Redevelopment Plan, given the relatively minor deviations from the LDO requirements sought by the Applicant, some of which will lessen any potential impact on nearby properties, and because the overall development and Application is consistent with the Township's Redevelopment Plan goals and objectives, as well as the goals, objectives, and purposes of the Township's Master Plan and the CD-RD District as established by the LDO and Redevelopment Plan, such that the benefits of granting the variances and permitting the Application significantly outweigh any detriment to the public good or adverse impact to the Township.

13. **Decision on Preliminary and Final Major Site Plan.** With regard to the requested preliminary and final major site plan, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's Professionals, and members of the public, if any, the Board finds and concludes that the proposed major site plan complies with all major site plan requirements and other standards, specifications, and requirements established by the LDO and Redevelopment Plan not addressed by waivers or variances as detailed herein, that the Property is suitable for the proposed planned unit development, particularly given the large size of the Property, permitted uses in the CD-RD District, as well as the Applicant's demonstrated willingness to work with members of the public to address their concerns and the Application's overall consistency with the goals, objectives, and purposes of the Redevelopment Plan. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

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

WHEREAS, a motion was duly made and seconded to **APPROVE** the Application for preliminary and final major site plan approval with the submission waivers, design waivers, and variances as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Chairperson MacPhearson	X	
Ms. Bradley	X	
Ms. Botsford	X	
Mr. Guevera	X	
Mr. Hojnowski	X	
Ms. Marks	X	
Mr. Dintino	X	

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

1. The Applicant shall comply with the various conditions, comments, and requests set forth in the Planning Review Letter and Engineering Review Letter and/or otherwise made by the Board Professionals during the Applicant's public hearing, as agreed upon by the Applicant on the record upon which the Board acts in connection with the Application. The Applicant shall specifically work with the Board Professional to resolve the following items in the Board Professionals' Review Letters, among others: (i) finalizing project lighting and consistency; and (ii) finalizing the location of the trash enclosure(s).

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

3. The Applicant shall provide evidence to the satisfaction of the Board Professionals that the Applicant has worked with the Township to establish an appropriate location for trash removal and with the Gloucester Township MUA for recycling.

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

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

6. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners

and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.

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

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

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

10. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.
11. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.

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

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

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

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

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREA MACPERSON, CHAIRPERSON

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 14th day of July 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 9th day of June 2020.

KENNETH LECHNER, SECRETARY

O-20-07

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT ADOPTING A LITTLE POND OVERLAY (LPO) ZONING DISTRICT FOR BLOCK 20601, LOT 4 GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY.

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 Little Pond Village 1110 Chews Landing-Clementon Road, Block 20601, Lot 4; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this Overlay District.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that the Overlay District be adopted, as follows:

SECTION 1. Add the following overlay zoning requirements apply to the development for townhouses and commercial located on the Property known as Plate 206, Block 20601, Lot 4:

Section 408.1, Little Pond Overlay (LP) District

A. Specific Intent: The Little Pond Overlay District is to provide Mixed use development at 1110 Chews Land-Clem Road, Block 20601, Lot 4 consisting of commercial fronting along Chews Landing Road (County Route 683) of a minimum of 23,000 SF single story commercial as indicated on the attached concept plan dated March 5, 2020, last revised July 1, 2020. Only commercial is permitted to front on Chews Landing Road (County Route 683). Commercial uses must comply with permitted use prescribed in the Townships' HC – Highway Commercial District

B. Permitted Uses:

1. Residential: Townhouse.

2. Commercial permitted uses as permitted in HC – Highway Commercial District.

C. Accessory Uses and Structures Permitted. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422:

1. Minor home occupation, subject to the standards of §422.G.
2. Community center for the common use of residents.
3. Community swimming pool for the common use of residents.
4. Outdoor recreational facilities, including tennis or other court sports.
5. Off-street parking and private garages, including parking sheds and detached private garages provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
6. Laundry rooms for the common use of residents.
7. Fences, walls, gazebos, mail kiosks and other street furniture.
8. Guardhouses.
9. Signs in accordance with §426, Signs.
10. Common satellite dish and television antennae.
11. Maintenance building.
12. Accessory uses customarily incidental to a principal use.

D. Maximum residential density: 8.4 DU/Acre, no more than 89 townhouse units shall be permitted.

E. Commercial must be constructed at the time of 50% of the townhomes have been constructed and received certificates of occupancy.

F. An affordable housing development fee will be required for the commercial and residential portions of this development. In accordance with Article IX. 1.2 Section 902, the Township's affordable housing development fee is 2.5% of equalized assessed value for commercial and 1.5% of equalized assessed value for residential.

G. Commercial Parking setbacks and other attributes shall be as required under the Performance Standards of the Township's Ordinance

H. Residential parking provisions must be developed in accordance with New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1 et. seq.)

I. Open space shall not include stormwater basins and shall be consistent with Township standards for open space. Perimeter buffers shall be included in the minimum open space.

J. General Tract Requirement. All development shall be served by public water and public sanitary sewer.

K. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all buildings in the overlay district:

Use	Commercial
Minimum lot area	2.5 acres
Minimum lot frontage	150 ft.
Minimum lot depth	200 ft.
Maximum building coverage	25%
Maximum impervious coverage	75%
Minimum Front yard	50 ft.
Minimum Side yard	25 ft.
Minimum Rear yard	30 ft.
Maximum building height	1 story or 30 feet, whichever is less
Minimum commercial building square footage	20,000 SF as indicated in Exhibit A
Off-Street Parking	4 spaces/1000 sf of commercial
Minimum tract perimeter buffer	25 feet
Minimum parking setback from ROW	25 feet
Minimum parking setback from internal lot lines	10 feet

Use	Residential
Maximum gross density	8.4 Units/gross acre
Minimum tract perimeter buffer	25 feet
Minimum tract perimeter building setback	35 feet
Minimum tract perimeter parking setback	25 feet
Minimum lot size	1,700 SF per Townhouse Lot
Minimum lot width	20 ft.
Minimum lot depth	85 ft.
Minimum Front yard	20 ft.
Minimum Side yard (End Wall)	10 ft.
Minimum Rear yard	22 ft.
Maximum building height	3 stories or 35 feet, whichever is less
Maximum number of dwellings per structure	6 units
Minimum common open space	25%
Minimum distance from the front of any building to any other building	70 ft.
Minimum distance from the side of any building to any other building	30 ft.
Minimum distance from the rear of any building to any other building	60 ft
Accessory building setback, side or rear yard	5 ft.

L. A Home Owners Association (HOA) will be required as part of the townhouse/residential portion of the development. The HOA shall own and be responsible for all maintenance of streets, parking areas, and common open space. Snow removal and stormwater maintenance shall also be the responsibility of the HOA.

M. Trash and recycling: provisions must be agreed upon by the Township. Location of all trash receptacles must be indicated on the plans and be specifically approved by Township Public Works for trash and Gloucester Township Municipal Utilities Authority.

N. Architectural Standards:

1. Decorative street lights required throughout the development (both commercial and residential portions).

2. Cobblestone curbing required in residential portion of development.

3. The following standards shall be used in the design of townhouse buildings:

   i. The front facades of at least 40% of the number of units in a structure shall be set back not less than 3 feet behind the facades of the remaining units in such structure.

   ii. The roof lines of at least 30% of the number of units, which are attached in a structure, shall be staggered in height by not less than 5% of the height of the roof lines of the remaining units in such structure. Chimneys, skylights, dormers, and other roof structures are encouraged to vary the elevation and provide additional light into upper story units.

   iii. Where an outdoor living space is included for a unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with plant materials, masonry structures or wood fencing a minimum of 4 feet in height. Architectural elements, such as

masonry walls and fences, shall be compatible in both style and materials with the dwelling unit.

iv. Architectural exterior shall be generally consistent with attached "Beethoven" model exhibit prepared by Ryan Homes.

O. Buffering:

1. In order to promote a desirable visual environment and maintain the development character, and quality of the Township, a natural or planted buffer shall be provided along the entire perimeter of the residential portion of the development. Also, for the commercial portion, a buffer shall be provided along the portions of commercial development area that is contiguous to, or across the street from, land that is either zoned for residential use or upon which is located a residential use.

2. Buffer areas shall be planted and maintained with grass or other suitable ground cover together with evergreen and deciduous trees, shrubbery, berms, natural features, and/or fencing, and be so designed so as to be more effective the closer an activity is located to a property line or the more intense the use.

3. The buffer area easement shall be a minimum of twenty-five (25) feet in width.

4. No structure, storm water management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.

P. Off-street loading areas: At least one off street loading area shall be provided for the commercial development. The loading area shall be screened sufficiently to obscure the view of the loading vehicles and platforms from any public street, adjacent uses, or on-site parking areas throughout the year. Such screening shall be by extension of the building, a fence, berm, wall, evergreen planting, or combination thereof.

Q. For the commercial and residential portions of the development, all streets and drive aisles shall be designed to allow for sufficient two way traffic circulation of delivery vehicles, buses, a ladder truck and other emergency vehicles.

R. Other Design requirements for the entire site. The following standards shall be used in the design of residential and commercial buildings:

1. All utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be located on the roof or at the side or rear of buildings and shall be screened by architectural elements or landscape plantings.

2. Landscaping shall be provided in accordance with Section 507, Landscaping of the Gloucester Township Land Development Ordinance. In addition, the following applies to this overlay:

i. Stormwater Management Areas shall be a landscape feature and surrounded in the entirety with split rail fencing or the functional equivalent prohibiting chain link fencing and planted with a landscaping mix of ornamental grasses, evergreen and deciduous shrubs and trees.

ii. Off-Street Parking Areas shall be landscaped and buffered in accordance to Gloucester Township Land Development Ordinance Section 510, Off-Street Parking.

3. Site Plan shall be generally consistent with attached exhibit entitled Conceptual Site Plan Little Pond Village Block 20601 Lot 4 Plate 206 Gloucester

Township, Camden County, New Jersey; prepared by Terrence H. Combs, PP, RLA, The Pettit Group, LLC; dated March 5, 2020.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

Mayor
David Mayer

Township Clerk, RMC
Nancy Power

President of Council
Orlando Mercado

O-20-08

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING THE LAKELAND AREA REDEVELOPMENT PLAN (PHASE 3) OF THE LAKELAND REDEVELOPMENT AREA FOR THE ENTIRETY OF BLOCK 12302, LOT 1.06.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, T and M Associates, the Township's Redevelopment Planning Consultant prepared a redevelopment plan, titled "Lakeland Area Redevelopment Plan (Phase 3)" (the "Redevelopment Plan") for the entity of Block 12302, Lot 1.06; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Redevelopment Plan was referred to the Gloucester Township Planning Board ("Planning Board") for consistency review with the master plan and to provide an opportunity for the Planning Board to make recommendations concerning inconsistency with the master plan and concerning any other matters the Planning Board deems appropriate; and

WHEREAS, the Township Council has reviewed and considered the recommendations of the Planning Board regarding the proposed Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED, BY THE GLOUCESTER TOWNSHIP COUNCIL, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. The Redevelopment Plan for the entity of Block 12302, Lot 1.06 is hereby adopted.

SECTION 2. The Redevelopment Plan meets the criteria, guidelines, and conditions set forth at N.J.S.A. 40A:12A-7 and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.

SECTION 3. The Redevelopment Plan is consistent with the Township of Gloucester's Master Plan or is designed to effectuate the Master Plan.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:
Adopted:

Mayor
David Mayer

Township Clerk, RMC
Nancy Power

President of Council
Orlando Mercado

Lakeland Area Redevelopment Plan
(PHASE 3)

for

Block 12302, Lot 1.06

First Reading / Introduction: _____
Endorsed by Planning Board: _____
Second Reading / Adoption: _____

Prepared for:

Gloucester Township
Camden County, New Jersey

Prepared by:

T&M Associates
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The original of this document has been signed and sealed in accordance with New Jersey Law.

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1. Introduction

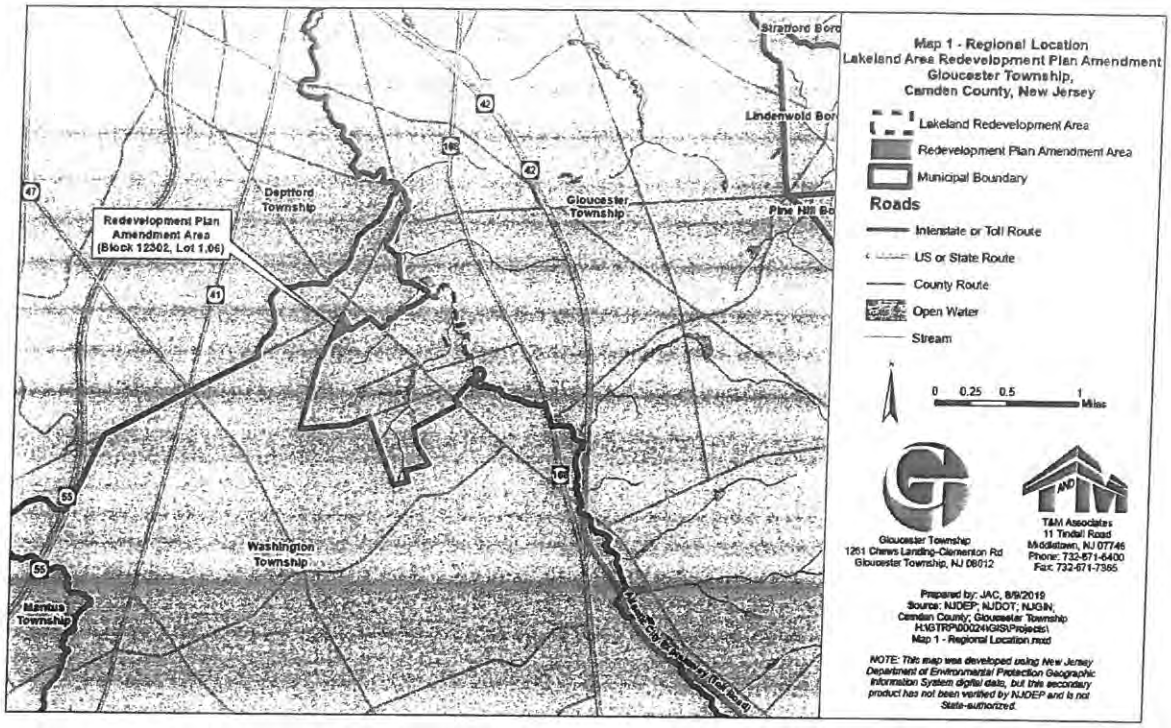
The Lakeland Area Redevelopment Plan for Block 12302, Lot 1.06 (the "Redevelopment Plan") is a result of the designation of a portion of the Lakeland Area of Gloucester Township as an "Area in Need of Redevelopment" as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"). This designation was adopted by the Gloucester Township Council via Resolution No. R-04:03-090 on March 22, 2004, which is attached to this report as Appendix A.

The Redevelopment Plan Area is comprised of one (1) tax parcel, as listed on the tax maps of Gloucester Township. The property subject to this Redevelopment Plan is located on Blackwoodtown-Mt. Pleasant Road and on the municipal boundary shared with Washington Township in Gloucester County (as seen in Map 1). The Redevelopment Plan Area is bound by Blackwoodtown-Mt. Pleasant Road to the north and west (across which lies auto recycling yard uses in Washington Township), vacant/wooded land to the east, and open space/recreation uses to the east and south (including the Marge Martin Sports Complex, Midget Football Sports Complex, and the GTHA Deck Hockey Rinks).

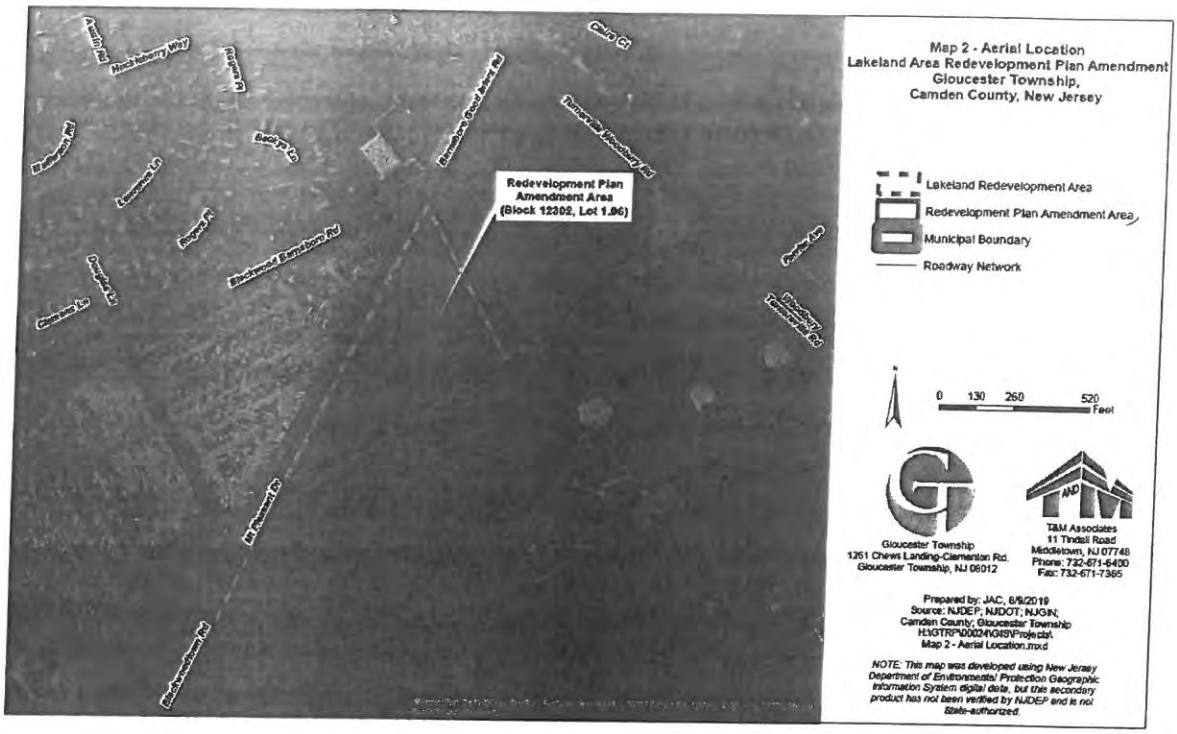
While the entire Lakeland Redevelopment Area comprises approximately 577 acres of land within Gloucester Township, the portion of the Redevelopment Area subject to this Redevelopment Plan is confined to Block 12302, Lot 1.06, a 7.775-acre tract of land, as shown in Map 2.

This Redevelopment Plan establishes a new redevelopment area district as outlined in the following sub-sections.

Map 1: Municipal Location Map



Map 2: Aerial Location Map



2. Statutory Requirements

This Redevelopment Plan is written pursuant to Section 7 of the Local Redevelopment and Housing Law ("LRHL") (N.J.S.A. 40A:12A-7.a.), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinances of the municipal governing body." Pursuant to the requirements of the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
2. Proposed land uses and building requirements in the redevelopment area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the redevelopment area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area that the municipality envisions acquiring, in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to: (a) the Master Plans of contiguous municipalities; (b) the Master Plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan (SDRP), adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C.52:18A-196 et al.).

This Redevelopment Plan meets these statutory requirements as evidenced by the following sections of the plan.

3. Land Uses and Lot and Building Requirements

This Redevelopment Plan establishes the LP3 - Lakeland Phase 3 Redevelopment Plan District to implement this Redevelopment Plan consistent with the objectives stated herein, the properties subject to this Redevelopment Plan shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan, except where otherwise noted.

3.1 Specific Intent

The Lakeland Phase 3 Redevelopment Plan District is intended to:

1. Promote the overall economic and land use objectives of the Gloucester Township Master Plan.
2. Redevelop underutilized properties in order to provide tax ratables for the Township.
3. Encourage development of multi-family residential units at an appropriate density.
4. Provide a range of housing choices for residents of various income levels.
5. Reduce the impact of development on the environment through encouraging the implementation of green infrastructure techniques.

3.2 Land Uses

3.2.1 Permitted Uses

The following uses shall be permitted in the Lakeland Phase 3 Redevelopment Plan District:

1. Multi-family residential dwellings

3.2.2 Accessory Uses

The following accessory uses shall be permitted:

1. Community swimming pool for the common use of residents;
2. Common open space and public gathering areas, subject to the requirements outlined in Section 5.3 of this Redevelopment Plan;
3. Tot lots;
4. Maintenance facilities, sheds, and garages to support the development;
5. Signs, subject to the requirements outlined in Section 6.4 of this Redevelopment Plan;
6. Fences, hedges, walls, and decorative landscape features;
7. Off-street parking;
8. Open space and recreation amenities;
9. Other customary accessory uses and structures that are clearly incidental to the principal structures and uses.

3.3 Lot and Building Requirements

Development in the Redevelopment Plan Area shall comply with the following standards and requirements:

1. Minimum Tract Area: Seven (7) acres
2. Minimum Lot Width: 150 feet
3. Minimum Lot Depth: 150 feet
4. Maximum Building Coverage: 25 percent
5. Maximum Impervious Surface Coverage: 70% percent
6. Minimum Building Setbacks:
    a. Minimum Setback from Blackwoodtown-Mt. Pleasant Road: 100 feet
    b. Minimum Setback from Other Property Lines: 30 feet
    c. Minimum Setback from Parking Lots: 15 feet
    d. Minimum Space Between Buildings: 30 feet
7. Maximum Permitted Gross Density: 16 dwelling units per acre for the entire development located within the Redevelopment Plan Area (Block 12302, Lot 1.06). No more than 120 units shall be permitted.
8. Maximum Number of Dwellings per Building: 30 units
9. Maximum Permitted Building Height: Three (3) stories or 45 feet, whichever is less

The lot and building layout requirements referenced above are intended to facilitate redevelopment of the properties subject to this Redevelopment Plan in a manner that generally follows the Site & Geometry Plan shown in Appendix B.

The Lakeland Phase 3 Redevelopment Plan District that is established as part of this Redevelopment Plan supersedes the underlying use and bulk requirements of the Township's Land Development Ordinance. Article V, Performance and Design Standards of the Ordinance O-03-03, Land Development shall apply to the Lakeland Area Redevelopment Plan unless specifically amended herein.

4. Affordable Housing Requirements

1. 15 percent of all dwelling units constructed in the Redevelopment Plan Area shall be affordable units.
2. All affordable units shall meet all of the following applicable requirements:
    a. The regulations of the New Jersey Council on Affordable Housing set forth in N.J.A.C. 5:93-1, et seq. or any successor statutes or regulations.
    b. The Uniform Housing Affordability Controls ("UHAC") set forth in N.J.A.C. 5:80-26.1, et seq., as may be amended from time to time, pertaining to:
        i. Phasing of the construction of the affordable units in relation to the construction of market rate units.
        ii. Design and integration with market rate units.
        iii. Access to community amenities and use of the same heating source as the market rate units.
        iv. Barrier-free accessibility and/or adaptability for first floor units.
        v. Affordability controls.
        vi. Affirmative marketing.
3. All affordable units shall be fully integrated with the market units within the development.
4. Any redevelopment incorporating multi-family residential development shall also be in accordance with the Gloucester Township Housing Element and Fair Share Plan and Article 10 (Affordable Housing Procedural and Eligibility Requirements) of the Gloucester Township Land Development Ordinance.
5. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and Gloucester Township.

5. Design Standards

Any proposed redevelopment of the Redevelopment Area shall comply with Article V, Performance and Design Standards of Ordinance O-03-03, Land Development unless specifically amended by this Redevelopment Plan. All redevelopment activities are also subject to applicable state and federal requirements, and the redeveloper shall be responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits prior to the issuance of any construction permits.

The standards presented here are meant to provide some degree of flexibility to account for market and regulatory fluctuations, while ensuring that the specific intent of the Redevelopment Plan is achieved.

5.1 Building Design Standards

As previously mentioned, this Redevelopment Plan envisions the building form for any proposed multi-family residential building will be substantially consistent with and generally follow The Lofts at Blackwood concept plans diagrammed in Appendix C which is proposed as a uniform redevelopment project extending into Washington Township, Gloucester County. To that extent, the following design standards as they relate to building form and façades shall apply and supersede §512.A, Apartments of the Land Development Ordinance:

1. Apartment buildings shall not exceed 240 lineal feet through the long axis of the building. Longer buildings shall introduce at least a 135 angle at the intersection of the axes between different segments of the building.
2. The minimum size for each apartment shall be 500 square feet.
3. Storage shall be provided for each unit, including interior and exterior storage for garbage and recyclables in the front of the unit, and bicycles, garden equipment, and other common household items in an appropriate location, excluding bedroom closet space.
4. Access to units shall be designed as to provide a sense of safety and security for the residents, particularly in internal stairwells.
5. All stairs shall be within an architecturally covered enclosure or enclosed in the building.
6. The exterior of the building shall be designed to visually break up any facade in excess of 50 lineal feet. A minimum of a 4-foot-deep offset shall be provided in each 100 lineal feet of facade length. The design should distinguish between the base, middle, and top of the building.
7. Where an outdoor living space is required, adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways shall be provided. Screening may be accomplished with plant materials, masonry structures or wood fencing a minimum of 4 feet in height. Architectural elements, such as masonry walls and fences, shall be compatible in both style and materials with the dwelling unit.

8. All utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be located at the side or rear of buildings and shall be screened by architectural elements or landscape plantings.
9. Buildings, particularly those on wooded or steeply sloped (in excess of 15% slope) land, shall be carefully sited to take advantage of aesthetic features and views, refrain from infringing on critical areas, and retain woodland and specimen trees.

5.2 Screening and Landscaping Buffers

The following standards shall apply for screening and landscaping buffers within the Redevelopment Area:

1. In order to promote a desirable visual environment and maintain the development character and quality of the Township, a natural or planted buffer shall be installed:
    a. Along any property line of proposed business, commercial, or industrial development where said property line is contiguous to, or across the street from, land that is either zoned for residential use or upon which is located a residential use.
    b. Along property lines between any parking lot or driveway servicing multi-family, townhouse, or similar units and single-family, duplex, or twin units.
2. Buffer areas shall be planted and maintained with grass or other suitable ground cover together with evergreen and deciduous trees, shrubbery, berms, natural features, and/or fencing, and be so designed so as to be more effective the closer an activity is located to a property line or the more intense the use.
3. The buffer area shall be a minimum of 15 feet in width.
4. No structure, stormwater management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
5. Any stormwater management detention basin proposed shall be adequately landscaped and enclosed by fencing. Such fencing shall be three-rail vinyl with black vinyl coated wire mesh, or similar design. Split rail fencing is not recommended.

5.3 Common Open Space and Public Gathering Areas

The development shall provide at least one (1) common open space and public gathering area, subject to the following conditions and requirements:

1. Each area shall have a minimum of 2,000 square feet in area.
2. The areas shall be designed in a way that facilitates community interaction in the development.
3. The areas shall provide a mix of decorative pavement, lawn area, and landscaped spaces.
4. The areas shall provide seating (tables and benches) for a minimum of 20 people.

5. The area shall be adequately screened from rear yards and decks of adjacent residential units.

5.4 Lighting Requirements

The following standards shall apply for lighting within the Redevelopment Area:

1. The redeveloper shall provide decorative/ornamental lighting on either side of the entrance at Blackwoodtown-Mt. Pleasant Road and along the entrance at least until the first roadway/parking lot intersection.
2. The redeveloper shall provide street lighting along Blackwoodtown-Mt. Pleasant Road pursuant to the following requirements:
    a. Luminaries shall be installed on 30-foot laminated poles with said poles being installed to a depth of 5 feet below grade. Luminaire mounting height shall be 25 feet above grade.
    b. Pole mounted street luminaries shall be installed on one side of the street at 300-foot intervals unless the presence of vertical and/or horizontal curves or factors relating to specific types of development necessitate a closer interval.
    c. On minor collector and major collector streets, 100-watt high pressure sodium (HPS) luminaries shall be provided along the street with 150-watt high pressure sodium (HPS) luminaries being provided at intersections.
3. All exterior lighting shall be designed to prevent glare onto adjacent properties.
4. Pedestrian pathways shall be clearly marked and well-lit.
5. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent developments.
6. Exterior lighting, including interior lighting for exterior identification signs, shall be L.E.D. (light emitting diodes) or equivalent energy saving technology available at the time of construction, depended upon availability of suitable architectural lighting.
7. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with Township building codes.
8. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of site, as well as the light quality produced, shall be the same or compatible.
9. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or recessed behind architectural features.
10. Decorative lampposts, not greater than 13 feet in height, shall be provided at regular intervals along all surface parking areas, sidewalks, walkways, courtyards, community greens, and interior open spaces throughout the Redevelopment Area.
11. Lighting standards shall be consistent throughout the Redevelopment Area.

Any elements not covered by these standards will be subject to the Township's Zoning Ordinance at Section 508. Lighting.

5.5 Signage

The redeveloper will prepare a comprehensive sign plan as part of the Land Development Application to be named Redeveloper and Redevelopment Agreement and site plan process that will identify, locate, and illustrate the following guidelines of this redevelopment plan:

1. The requested signage is necessary for the reasonable identification of the Redevelopment Area tenants.
2. The requested signage will not contribute to visual clutter.
3. The requested signage will not present any safety hazards.
4. The requested signage will complement the architectural style of the development.
5. All signs will be professionally designed and constructed of a durable material.
6. No sign will be illuminated in a manner that permits any light to shine or cause a nuisance to an adjacent residential use.
7. Freestanding signs will be consolidated at strategic locations and will be ground-based as opposed to pole-mounted.
8. Façade signs will complement and not interfere with, be out of proportion with, or cover over a building's architectural details.
9. Reference to "Gloucester Township" in signage.

5.6 Streetscape Elements

The following standards shall apply for streetscaping within the Redevelopment Area:

1. Concrete curbing and sidewalks shall be provided along all street frontages.
2. All sidewalks shall be a minimum of five feet wide, with final determination made within the Redevelopment Agreement.
3. All sidewalks shall be designed to provide access for people with physical disabilities.
4. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the Americans with Disabilities Act.
5. The design of the sidewalk and streetscape shall be determined as part of a Redevelopment Agreement, but shall be required to incorporate attractive paving materials, street trees and planters, green infrastructure, lighting, and street furniture.
6. Consideration should be given to providing a landscaped designed streetscape along Blackwoodtown-Mt. Pleasant Road.
7. The Redevelopment Plan Area shall provide direct sidewalk access to any pool element within the Washington Township portion of the development.

5.7 Green Infrastructure Techniques

Green infrastructure refers to a decentralized network of site-specific stormwater management techniques, implemented to reduce the volume of stormwater runoff entering the sewer system while also restoring the natural hydrologic cycle.

This Redevelopment Plan encourages the implementation of green infrastructure techniques where possible and appropriate, which may include the following:

1. **Downspout Disconnection:** Downspout disconnection refers to the rerouting of rooftop drainage pipes to permeable areas, instead of traditional stormwater drainage systems. This allows stormwater runoff from building roofs to infiltrate soil.
2. **Rainwater Harvesting:** Rainwater harvesting systems collect and store rainfall in specialized containment devices (e.g., rain barrels and cisterns) to be used for later use (e.g., watering lawns and gardens). When designed appropriately, rainwater harvesting systems can offer the following benefits to users and to the surrounding environment: they reduce floods in low-lying areas; they reduce soil erosion and contamination of surface water; they reduce demand on ground water and the water system (decreasing water bills); they are free from many chemicals found in ground water and are suitable for irrigation; and, they are easy to maintain.
3. **Rain Gardens:** Rain gardens are shallow, vegetated basins that absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens, and is then used by plants, infiltrated into the ground, and evaporated. They may be installed in a variety of locations and can be an attractive element of site design. Indeed, they may be installed in any properly graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff.
4. **Bioswales:** Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. Like rain gardens, their permeable surface also permits the natural infiltration of stormwater. As linear features, bioswales are particularly well suited to being placed along streets and parking lots. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.
5. **Permeable Pavements:** Permeable pavements help to reduce stormwater runoff, which helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.

6. Planning Relationship

The following sub-sections outline the Redevelopment Plan's relationship to the local objectives in the municipal master plan, as well as to master plans of contiguous municipalities, Camden County, and the State Development and Redevelopment Plan, which are required pursuant to the LRHL (N.J.S.A. 40A:12A-7.a.).

6.1 Gloucester Township Master Plan

This Redevelopment Plan is substantially consistent with the 1999 Gloucester Township Master Plan and the 2015 Master Plan Reexamination Report. This Redevelopment Plan serves to advance many goals and objectives outlined in the Township's Master Plan, as discussed below:

Selected Overall Goals and Objectives:

1. Guide the physical and economic development of the Township toward the goals [of the Gloucester Township Master Plan], thereby benefitting the public health, safety, and welfare.
2. Provide for the harmonious and efficient allocation and arrangement of land uses and the protection of property values in Gloucester Township and surrounding municipalities.
3. Preserve and enhance the character of the built environment through the encouragement of good design.
4. Balance the needs of pedestrian, bicycle, and vehicular circulation within and through the Township.

Selected Land Use Goals and Objectives:

1. Foster a well-balanced, diverse community with a mix of residential housing types, institutional, commercial, and industrial uses along with ample open space and public facilities.
2. Improve the quality of life for Gloucester Township residents, those persons who work in the municipality and visitors by following the principles of the Master Plan in its implementation in the zoning ordinance.

Selected Visual Character Goals:

1. Promote the development and redevelopment of commercial areas that are attractive to public view through the use of building and site design standards reflective of the established character of development in Gloucester Township.
2. Establish design standards to encourage new development in Gloucester Township to be compatible with the style and scale of existing buildings.

Selected Housing Goals:

1. Preserve the existing housing stock and provide the opportunity for the development of a variety of housing types to meet the differing needs of households of varying income levels and composition.
2. Maintain a fair share housing plan and associated development regulations that meet the municipality's fair share requirements for affordable housing.

As can be seen above, there are several goals and objectives that are relevant to and support the redevelopment of the Study Area. While these goals and objectives were originally provided in the 1999 Master Plan, they were reaffirmed with the 2005 reexamination of same.

6.2 Contiguous Municipalities' Plans

Gloucester Township is in Camden County and is bordered by the following municipalities within Camden County: The Borough of Runnemede, the Borough of Magnolia, the Borough of Somerdale, the Borough of Hi-Nella, the Borough of Stratford, the Borough of Lindenwold, the Borough of Pine Hill, and Winslow Township. The Redevelopment Area also borders Gloucester County, including Washington Township, and Deptford Township. However, the Redevelopment Area property subject to this Redevelopment Plan is only located near Washington Township in Gloucester County.

Washington Township adopted its last comprehensive master plan in 2004 and a reexamination report in 2010. This Redevelopment Plan is consistent with one of the primary Land Use Plan Element goals from the Washington Township Master Plan, which includes: "encouragement, through the implementation of design/development standards, of a variety of architectural styles to be utilized for residential development."

According to the Washington Township Zoning Map, the properties that are adjacent and to the northeast of the Redevelopment Plan area (identified as Block 5, Lots 1 and 1.01 on the Washington Township Tax Maps) are zoned TMU Transitional Mixed Use District, which aims to permit a mix of non-residential and residential uses in an integrated and well-planned setting, with an affordable housing set-aside requirement. The land across Blackwoodtown-Mt. Pleasant Road is zoned NC Neighborhood Commercial.

6.3 Camden County Land Use Master Plan

The Camden County Land Use Master Plan, last updated in 2014, identifies the Lakeland Redevelopment Area as being within the Priority Growth Investment Area (PGIA). Policy Goal 1 of the Land Use Master Plan, aims to achieve the following for the PGIA: "promote population and employment growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns." This policy goal is furthered by this Redevelopment Plan.

6.4 State Development and Redevelopment Plan

Gloucester Township is an established urbanized community located primarily in the Metropolitan Planning Area, Planning Area 1 (PA-1), as identified in the New Jersey State Development and Redevelopment Plan (SDRP). However, the Lakeland Redevelopment Area and the Redevelopment Plan Area are located entirely within the Suburban Planning Area, Planning Area 2 (PA-2).

This Redevelopment Plan is compatible with the State Plan's intention for the Suburban Planning Area to provide for much of the state's future development. Conversely, the State Plan emphasizes the importance of focusing and promoting future growth, housing, and economic development opportunities in designated Centers. It is noted that the Redevelopment Plan Area is a vacant and wooded lot outside of a Center, the redevelopment of which would require converting wooded land to a multi-family residential development. In this sense, the Redevelopment Plan is inconsistent with the State Plan. However, fulfillment of a redevelopment project under the standards provided in this Redevelopment Plan would provide housing opportunities in close proximity to the remainder of the Lakeland Area, Camden County office complex and facilities, and recreation and park land.

6.5 State Strategic Plan (Draft)

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve said vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012; however, adoption was postponed indefinitely following Hurricane Sandy.

The State Strategic Plan has ten (10) "Garden State Values." This Redevelopment Plan has the ability to advance three (3) of same:

1. Prioritize redevelopment, infill, and existing infrastructure;
2. Create high-quality, livable places; and,
3. Diversify housing opportunities.

7. Administrative and Procedural Requirements

The Township may use all redevelopment powers granted to it pursuant to the LRHL in order to effectuate this Redevelopment Plan, as described in the following sub-sections.

7.1 Acquisition

There is no property acquisition contemplated as part of this Redevelopment Plan, and the Township does not intend to use the power of eminent domain for any property within this Redevelopment Plan Area.

7.2 Relocation

The Redevelopment Plan Area is a vacant and wooded portion of the Lakeland Redevelopment Area with no current occupants. As such, this Redevelopment Plan does not envision or require displacement or relocation.

7.3 Conveyance of Land

The Township may sell, lease, or otherwise convey to a redeveloper for redevelopment, any or all of the properties owned by the Township, subject to restrictions, controls, and requirements as outlined in this Redevelopment Plan. The Township may also use its redevelopment powers pursuant to the LRHL to enter into other agreements with a designated redeveloper or redevelopers in connection with the implementation of the Redevelopment Plan.

7.4 Redeveloper Selection

The Township may enter into agreements with a designated redeveloper or redevelopers in connection with the construction of any aspect of the Redevelopment Plan, including off-site improvements. Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the Township and a designated redeveloper, which may be the property owner. The Township may undertake a developer selection process that will provide the qualified redeveloper(s) to implement the Redevelopment Plan in a manner that is in the best interest of the Township.

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of redeveloper(s) for any property or properties included in the Redevelopment Area and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

1. The redeveloper(s), its successors, or assignees, shall develop the specified improvements in accordance with the Redevelopment Plan.
2. Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed, or other instruments shall remain in full force and effect.

3. The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

7.5 Redevelopment Entity Review

The Township Council, acting as the redevelopment entity, shall review all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant redeveloper agreement(s). As part of its review, the Township Council may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the Township Council. The technical review committee may include members of the Township Council and any other members and/or professionals as determined necessary and appropriate by the Township. The technical review committee shall make its recommendations to the Township Council.

In undertaking its review, the Township Council shall determine whether the proposal is consistent with this Redevelopment Plan and any relevant redeveloper agreement(s). In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the intent of the plan.

7.6 Planning Board Review Process

Pursuant to N.J.S.A. 40A12A-13, all development applications for development of sites governed by this Redevelopment Plan shall be submitted to the Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment project(s) within the Redevelopment Area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the Redevelopment Area.
2. Regular maintenance and minor repair shall not require Planning Board review and approval.
3. The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55d-1, et seq. and the Township's Planning and Development Regulations.
4. As part of site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 and as required in the Township's Planning and Development Regulations. The performance guarantees shall be in favor of Gloucester Township, and the Township Engineer shall determine the amount of any performance guarantees.
5. Any subdivision of lots or parcels of land within the Redevelopment Area shall comply with the Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40A:55D-1 et seq.

6. Once a property has been redeveloped in accordance to the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
7. The Planning Board may grant relief from the bulk, parking, lighting, architectural, landscaping, and/or sign requirements of this Redevelopment Plan where there is a hardship or where the granting of such relief will promote the purpose of said plan consistent with the standards established at N.J.S.A. 40:55D-70(c). In no event shall relief be granted by the Planning Board to provide a use or facility or an increase in total number of residential units that is not permitted by the Redevelopment Plan.
8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions, and through agreements between the redeveloper(s) and the Township pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
9. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township's Planning and Development Regulations and State Law. Additionally, a redeveloper shall be required to pay their proportional share of the costs of any studies, plans, reports, or analysis prepared by the Township or its designated redevelopment entity as part of this Redevelopment Plan. Any such payments required to reimburse the Township shall be specified in the redevelopment agreement.

The aforementioned provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

7.7 Waivers

Variation from the requirements set forth in this Redevelopment Plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Planning Board may waive certain bulk, parking, or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the Redevelopment Plan and will not present a substantial detriment to the public health, safety, and welfare. No changes in the permitted uses, density, and intensity of use shall be permitted without an amendment to the Redevelopment Plan.

7.8 Duration of the Plan

The Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the Township Council and shall be in effect until the redevelopment of the Redevelopment Area is completed, which shall be evidenced by the issuance by the Township of a certificate of project completion in accordance with the Redevelopment Plan.

7.9 Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Council may amend, revise, or modify the Redevelopment Plan in general or for specific properties within the Redevelopment Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. However, any proposed changes in permitted uses, the land use plan, residential density, building height, or the core design concepts in this plan shall require notice and public hearings in the same manner required of the adoption of the original Redevelopment Plan.

Appendix A:

Township Council Resolution R-04:03-090 adopted March 22, 2004

R-04:03-090

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY, APPROVING AN AREA IN NEED OF REDEVELOPMENT AND REHABILITATION COMMONLY KNOWN AS LAKELAND PURSUANT TO N.J.S.A. 40A-1 ET SEQ.

WHEREAS, The Township Council of the Township of Gloucester, Camden County, New Jersey by Resolution R-03:12-374 adopted December 15, 2003 authorized the Planning Board to undertake an investigation to determine whether an area identified as the Lakeland Complex Redevelopment Study Area is a redevelopment area pursuant to N.J.S.A. 40A12A-1 et seq.

WHEREAS, on February 10, 2004 upon due notice according to law, the Planning Board conducted a public hearing and approved a resolution attached hereto as Exhibit "A" recommending the governing body adopt a resolution designating certain areas as being in need of redevelopment or rehabilitation as identified in a study, as prepared by The Gloucester township Department of Community Development and the Camden County Improvement Authority dated January 15, 2000.

NOW, THEREFORE, IT IS HEREIN RESOLVED by the Township Council of the Township of Gloucester, Camden County, New Jersey, as follows:

WITNESS

1. The Township Council is of the opinion and in agreement with the Planning Board that certain areas are in need of redevelopment or rehabilitation as identified in a final study attached hereto as Exhibit "B", entitled "Lakeland Complex Redevelopment Study"as prepared by the Gloucester Township Department of Community Development and the Camden County Improvement Authority dated January 15, 2004.

Adopted: March 22, 2004

Glen V Bianchini

President of Council

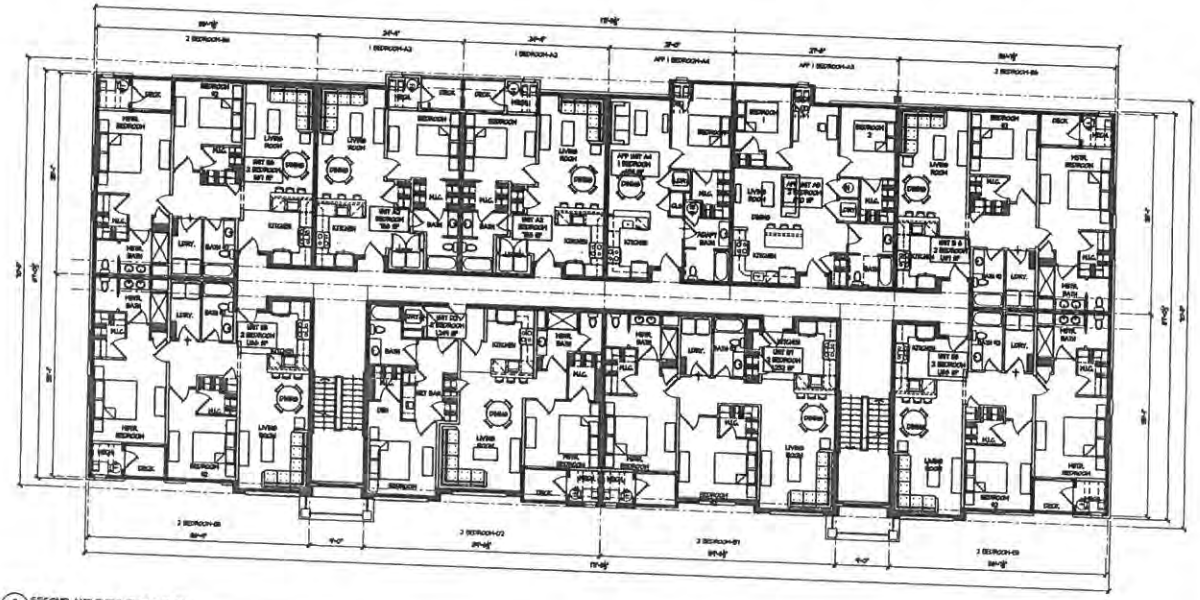
ATTEST:

Rosemary D. Josie

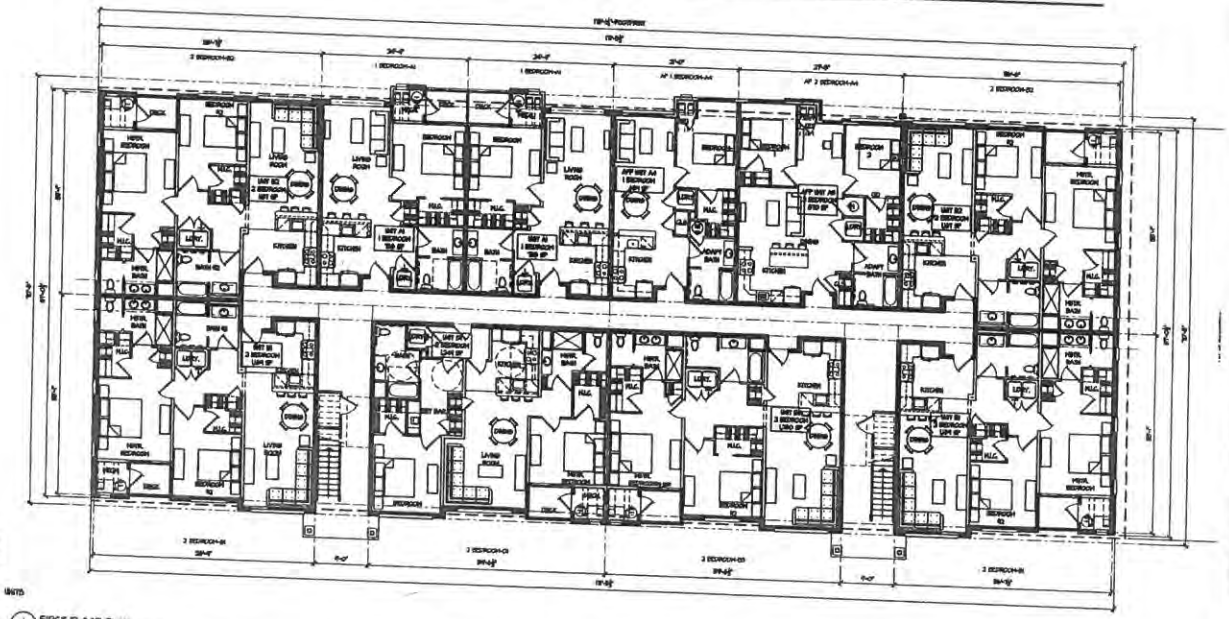
Township Clerk, RMC

Appendix C:

The Lofts at Blackwood



3 SECOND AND THIRD FLOOR PLAN
A1 Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A1 Scale: 1/8" = 1'-0"

UNIT COUNT SUMMARY:

BUILDING 50 UNITS

Plan Level	L1	L2	L3	Total	%
1 BR UNIT	2	2	2	6	20 %
1 BR AFFORDABLE UNIT	1	1	1	3	10 %
2 BR UNIT	6	6	6	18	60 %
2 BR AFFORDABLE UNIT	1	1	1	3	10 %
Total	10	10	10	50	

TOTAL UNIT COUNT SUMMARY:

Total Unit Count:	
1 BR UNIT	6
1 AFFORDABLE BR UNIT	3
2 BR UNIT	18
2 AFFORDABLE BR UNIT	3
TOTAL UNIT COUNT	50 UNITS

EP Design Services, LLC

Rafael Da Silva, AIA

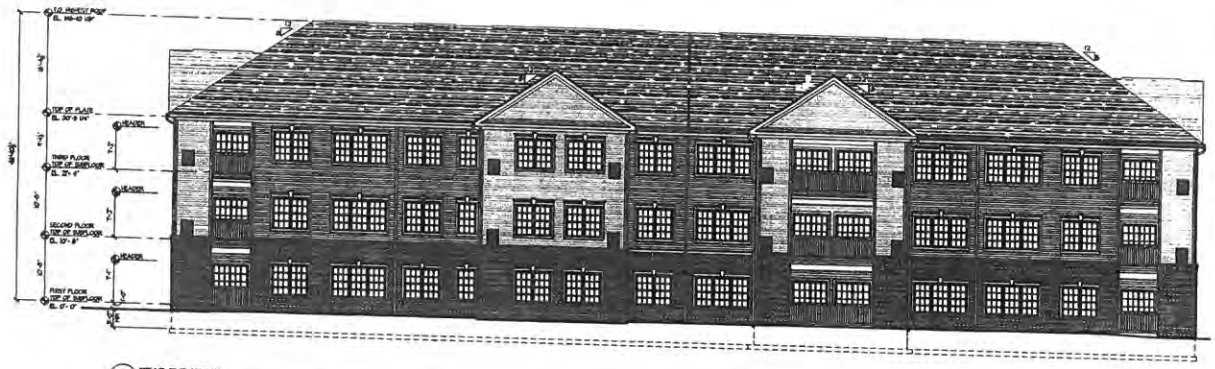
OWNER:
M & T at BACKWOOD LLC
1260 STELTON ROAD
PISCATAWAY, NJ 08854

THE LOFTS AT BLACKWOOD
PROPOSED 30 UNIT CONDOMINIUMS
TURNERVILLE ROAD & BARNSBORO ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NEW JERSEY 08080

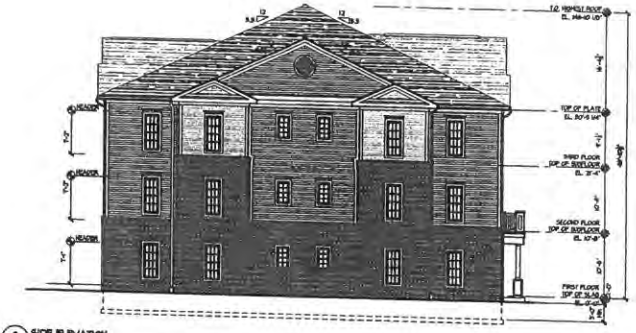
DESCRIPTION	DATE
SCHEMATIC PHASE	4/22/20

FIRST AND SECOND FLOOR PLAN

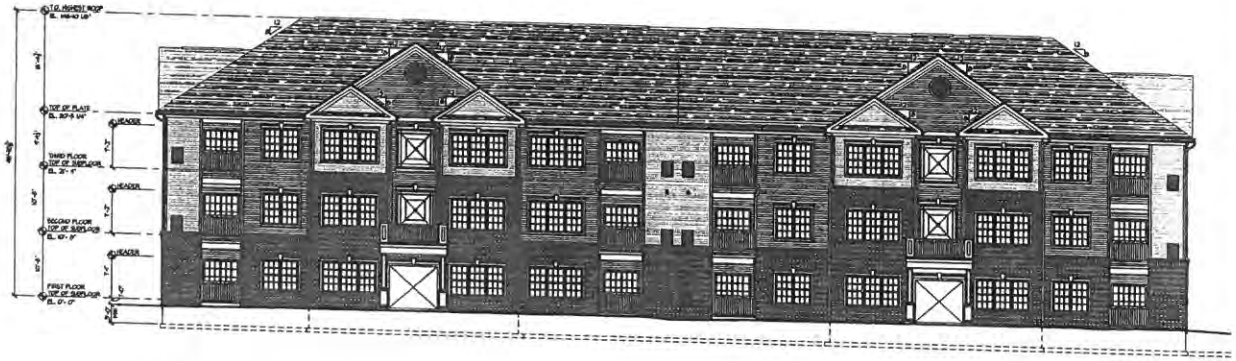
A1



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

EP Design Services, LLC

OWNER:
M & T at BACKWOOD LLC
1260 STELTON ROAD
PISCATAWAY, NJ 08854

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TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NEW JERSEY 08080

DESCRIPTION	DATE
SCHEMATIC PHASE	4/28/20

OVERALL BUILDING ELEVATIONS

A2

Appendix B:

Site & Geometry Plan