Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 8, 2020
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.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 ADOPTION

Zoning Board Minutes - ***Wednesday, June10, 2020***

RESOLUTIONS FOR MEMORIALIZATION

#202009C I & H Builders LLC	Bulk C Variance Block: 17503 Lot: 5
#202011C Thomas O'Neil	Bulk C Variance Block: 20501 Lot: 5

APPLICATIONS FOR REVIEW

#182039DCPFMSP Hutton Gloucester NJ ST, LLC Zoned: OF	Prelim & Final Major Site Plan Block: 18103 Lot: 7.01 Location: 810 New Brooklyn –Erial Rd

Car wash

#202008CDCUPFMSP
Provco Pinegood Erial Clementon, LLC
Zoned: NC

Prelim & Final Major Site Plan
Conditional Use, Bulk C & Use D Variances
Block: 16401 Lot: 1,2,3,4, & 42
Location: 1990 New Brooklyn –Erial Rd & 2071, 2077 & 2085 Erial Clementon Rd

Wawa w/fueling stations, improvements including parking area, construction of underground utilities such as water and sewer, storm water conveyance system & storm water basin

---

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 10, 2020

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	**Absent**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Absent**
Mrs. Chiumento	**Present**
Mr. Rosati	**Absent**
Mr. Acevedo	**Present**
Mr. Rosetti	**Present**
Mr. Treger	**Absent**
Mrs. Kelly	**Present**
Chairman McMullin	**Present**

Chairman Simiriglia had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

Mr. Rosetti sits in for Vice Chairman Simiriglia and Mrs. Kelly sits in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday February 12, 2020.

A motion to approve the above-mentioned minutes was made by Mr. Acevedo and seconded by Mr. Rosetti.

Roll Call:

Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202001C
John L. Frantzis, Jr.
Bulk C Variance
Block: 5001 Lot: 21

#20200C
Cal Atlantic Group, Inc./Lennar & 18
Bulk C Variance
Block: 17409 Block: 15,16,17

A motion to approve the above-mentioned resolutions was made by Mrs. Kelly and seconded by Mr. Rosetti.

APPLICATIONS FOR REVIEW

#202010C
Mark Morozin
Zoned: R3
Bulk C Variance
Block: 15806 Lot: 5
Location: 101 Monticello Dr., Erial
24' x 24' wood deck 11' off ground w/3' setbacks

The above application will be postponed to the next zoning meeting.

#202009C
I & H Builders LLC
Zoned: R1
Bulk C Variance
Block: 17503 Lot: 5
Location: 26 Rhode Island Rd., Sicklerville
SFD 2 Story w/setbacks: S 21.1; R 73.47 Max. Building coverage 8.25%

Mr. Andrew Viola (ESQ.)
Vince Yanni – one partner in I & H, owners of the property.

Mr. Viola states:
It is a vacant lot; they would like to build a single-family home.

- Side variance request
- Rear yard variance will not be needed.

- There are pre-existing, non-conforming conditions that require a waiver/variance.
  1. Lot area
  2. Lot frontage
  3. Lot depth

Mr. Costa swears in Mr. Vince Yanni.
Mr. Yanni states: they bought the property from a township auction in November and the deed is from the township. They are trying to develop the property. They were aware of the narrowness and depth of the lot when purchased. They are proposing a single-family home that will fit in the neighborhood. The floor plans were provided, it will be a 3 bedroom/2 ½ bath home. Originally, we had proposed a 4-bedroom home (model Isabella) but changed it to 3 bedroom/1500 sq. ft. The septic system status: there was a question to whether or not a septic would fit. The septic system was approved by the Camden County Board of Health. The character of the neighborhood is modest homes and this home will fit in w/the current neighborhood.
Mr. Costa asks if they tried to purchase additional property?
Mr. Viola states the adjacent properties are non-conforming with side setbacks of 25' and 21'. There is no real way to get around it.

Mr. Mellett states: since the lot is wooded it is subject to a grading plan and should be reviewed and inspected by the township engineer.

Open to the Public:
No Comments:

A motion to approve the above-mentioned application, with a grading plan, was made Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#202011C
Thomas O'Neil
Zoned: R2
Bulk C Variance
Block: 20501 Lot: 5
Location: 1814 Downs Ave., Sicklerville
SFD – Area, Yard, Height, & Bldg. Coverage; Lot size; Side Yard

Mr. Costa swears in Ms. Leah Bruder, Planner and Mr. Jason Schaefer, builder and Mr. Thomas O'Neil (ESQ)- applicant.

Ms. Bruder: (planner)

- This will be a single family home on a 40,000 sq. ft. lot.
- R2 building district,
- 401H sector 5 no public sewer,
- 20501 lot 5,
- 1 acre required 1814 Downs Ave. fill in lot,
- Homes were built in the 1950's, 2004 and 2005,
- This would be a hardship variance because of topographical features,
- The lot is surrounded on 3 sides,
- The lot will not be able to be developed w/o variances,
- No detrimental impacts

Mr. Costa asks Ms. Bruder if they have obtained a permit from the Camden County Health dept. for the septic system.
Ms. Bruder states: Yes, they have the permit.

Public Portion:
Ms. Jillian Sacher – 1820 Downs Ave.
Ms. Sacher questions the length and location of the driveway. She asks why is it so long and will it have a commercial use?
Mr. O'Neil states there will be no commercial use, but they will be parking a RV in the driveway.
Ms. Sacher requests a buffer for the area the RV will be parked.
Mr. O'Neil states they can plant shrubs to help hide the RV.
Mr. Costa states screening the RV will be a condition of approval for the application.

Open to Professionals:
No Comments:

A motion to approve the above mentioned, with the condition of a shrubbery screen for the RV, was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mrs. Chiumento and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 202011C
Thomas P. O'NEIL
Block 20501, Lot 5

WHEREAS, Thomas P. O'Neil is the owner of the land and premises located at 1814 Downs Avenue in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a bulk variance to permit a single family home on .931 acres instead of the required 1 acre for the property located upon Block 20501, Lot 5, as shown on the Official Map of the Township of Gloucester, located in a R-2 Zone, said application being pro se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 10, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Thomas O'Neil is the owner of the land and premises located at 1814 Downs Avenue in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20501, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, Leah Bruder, a Professional Planner, the applicant wanted to build a single family home on the lot. They meet all zoning requirements except for the 1 acre minimum. She said the home and lot would be consistent with the area and there is no way of making the lot conform to one acre requirement and there is no detriment to the area because there are similar size lots in the area. **The applicant agreed as a condition of approval he would screen with shrubbery his recreational vehicle.**

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid variance, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10 th day of June, 2020, the applicant Thomas O'Neil is hereby granted the aforesaid variance for the property located upon Block 20501, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Arlene Chiumento	Yes
Rich Rosetti	Yes
Dorsett Kelly	Yes
Kevin Bucceroni	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th day of July, 2020.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 202009C
I&H Builders, LLC
Block 17503, Lot 5

WHEREAS, I &H Builders are the owner of the land and premises located at 26 Rhode Island Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for bulk variances to permit a single family home with pre-existing lot size of .33 acres, lot frontage of 75 feet and lot depth of 158.47 and new variances for side yard of 21.10 feet instead of the required 25 feet and tear yard setback of 73.47 feet instead of the required 75 feet for the property located upon Block 17503, Lot 5, as shown on the Official Map of the Township of Gloucester, located in a R-1 Zone, said application being represented by Andrew Viola Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 10, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant I& H Builders are the owners of the land and premises located at 26 Rhode Island Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17503, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is a partner in the company and they purchased the property from the Township in November at a tax sale. They want to build a single family home about 1500 square feet and have a septic permit from the County. **He is of the opinion the new home is a positive for the area and agreed to submit a grading plan prior to obtaining a construction permit.**

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid variance, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of June, 2020, the applicant I&H Builders are hereby granted the aforesaid variance for the property located upon Block 17503, Lot 5 as shown on the

Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Arlene Chiumento	Yes
Rich Rosetti	Yes
Dorsett Kelly	Yes
Kevin Bucceroni	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th day of July, 2020.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **#182039D**
Hutton Gloucester NJ ST, LLC **Escrow #13759**
Block 18103, Lot 7.01

DATE: June 09, 2020

The Applicant requests preliminary and final major site plan approval to construct a 4,600 SF express car wash" within the OF – Office District. The project is located on the northwest corner of Berlin - Cross Keys Road and New Brooklyn - Blackwood Road.

The Zoning Board of Adjustment previously approved a use variance for the subject property by Resolution #182039DC adopted October 24, 2018

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

Applicant:	Hutton Gloucester NJ ST, LLC, 736 Cherry Street, Chattanooga, TN 37402.
Owner:	Garden Development In., 10989 State Road A1A, North Palm Beach, FL 33408.
Engineer:	T.Y. Lin International, 255 East Avenue, Rochester, NY 14604 (telephone #585-512-2000).
Attorney:	Damien O. Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 (telephone #856-427-4200).

I. INFORMATION SUBMITTED

New Information

1. Stormwater Management Data Report – Soil Borings, as prepared by Terracon Consultants, Inc. dated 3/13/20.
2. Recycling Report-Environmental Impact and Wetlands-Soil Erosion and Sediment Contr (ESC) Plan Report comprising one (1) sheet.
3. Township Land Development Ordinance Checklist Footnotes dated 5/05/20.
4. Signage Details (Color), as prepared by ID Pros comprising eight (8) sheets (Ledger Size) dated 01/23/20.
5. Building Elevations (Color), as prepared by SA Group comprising two (2) sheets (Ledger Size) dated 4/24/20.
6. Wetland Permit Application plan, as prepared by T.Y. Lin International comprsing one (1) sheet dated 5/01/20.
7. Engineering plans, as prepared T.Y. Lin International consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Title Sheet	01-3-20 / 5-01-20
1 of 1	ALTA/NSPS Land Title Survey	
	Control Point Associates, Inc.	9-20-18 / 3/04/20
C-1.0	Demo & Erosion Control Plan – Phase I	01-31-20
C-1.1	Erosion Control Plan – Phase II	01-31-20
C-2.0	Site Plan	01-31-20 / 5-01-20
C-2.1	Layout Plan	01-31-20 / 5-01-20
C-2.2	Property Owners Exhibit	01-31-20
C-3.0	Grading Plan	01-31-20 / 5-01-20
C-3.1	Sight Triangles 1	01-31-20 / 5-01-20
C-3.2	Sight Triangles 2	01-31-20 / 5-01-20

C-4.0	Utility Plan	01-31-20 / 5-01-20
PH-1.0	Photometric Plan	01-31-20 / 5-01-20
L-1.0	Landscape Plan	01-31-20
L-1.1	Landscape Notes & Details	01-31-20
I-1.0	Irrigation Plan	01-31-20
I-1.1	Irrigation Details and Specifications	01-31-20
SD-1.0	Standard Details – 1	01-31-20
SD-1.1	Standard Details – 2	01-31-20
SD-1.2	Standard Details – 3	01-31-20
SD-1.3	Standard Details – 4	01-31-20
SD-1.4	Standard Details – 5	01-31-20
SD-1.5	Standard Details – 6	01-31-20
SD-1.6	Standard Details – 7	01-31-20

Previous Information

8. Del Duca Lewis, LLC Traffic Assessment Letter dated 3/06/20.
9. Del Duca Lewis, LLC Disclosure Letter dated 3/03/20.
    a. Ownership Disclosure Statement
10. Del Duca Lewis, LLC Transmittal Letter dated 3/06/20.
11. Land Development Application Form and checklist dated 02/13/20.
    a. Summary of Application.
    b. Checklist location list.
12. Hydrologic Study, as prepared by Axis Infrastructure, dated 01/16/2020.\
13. Geotechnical Investigation, as prepared by Advanced GeoServices, dated 12/17/2019.
14. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC, dated 3/05/2020.

II. ZONING DISTRICT COMMENTS

ZONE: OF - Office District [§413].

1. An automatic car wash is not a permitted use in the district [§413.B].

Description	Required	Proposed	Conforms
Description	**All Uses**	**Proposed**	**Complies**
Lot size (min.)	20,000 sf	3.627 acres	yes
Lot frontage (min.) Berlin – Cross Keys Road New Brooklyn Road	 125 ft. 150 ft.	 294.55ft. 513.93 ft.	 yes yes
Minimum lot depth (min.)	150 ft.	328.94 ft.	yes
Building coverage (max.)	20%	3.2%	yes
Lot coverage (max.)	65%	21.7%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) Berlin – Cross Keys Road New Brooklyn Road	 50 ft. 50 ft.	 50 ft. 71.39 ft.[1]	 yes yes
Side yard (min.)	10 ft. one side. 25 ft. aggregate	±113 ft.[1] one side. ±185 ft.[1] aggregate	yes
Rear yard (min.)	30 ft.	±288 ft.[1]	yes
Maximum Height (max.)	35 ft.	25.33 ft.	yes

PARKING AREA			
From building	10 ft.	10 ft.	yes
From arterial or collector street Berlin – Cross Keys Road New Brooklyn Road	 35 ft. 35 ft.	 ±65 ft.[1] 35 ft.	 yes yes
New Brooklyn Road	**35 ft.**	**14.83 ft.**	**no***
From residential access street	25 ft.	n/a	n/a
From side or rear property line	10 ft.	41.29 ft.	yes

[1] = Scaled data.

n/a = Not applicable.

* = Variance required.

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

2. Free-Standing Signs.

SIGN STANDARDS (FREE-STANDING)			
Description	Required	**Proposed**	**Conforms**
Number (max.) - §426.Y(2)	**1**	**2**	**no***
Area (max.) - §426.R Berlin – Cross Keys Road (45 MPH - nonresidential) New Brooklyn Road (45 MPH – nonresidential)	 50 sf 50 sf	 49.94 sf 49.94 sf	 yes yes
Height (max.) - §426.Y(2) **Berlin – Cross Keys Road**	**6 ft.**	**7.83 ft.**	**no***
New Brooklyn Road	**6 ft.**	**7.83 ft.**	**no***
Property line setback (min.) **- §426.Y(2)** Berlin – Cross Keys Road New Brooklyn Road	 10 ft. 10 ft.	 13.66 ft. 12.71 ft.	 yes yes

* = Variance required.

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

3. Facade Signs

SIGN STANDARDS (FACADE)			
Description	Required	**Proposed**	**Conforms**
Number - §426.Q(2)	**2**	**4**	**no***
Area – (max.) - §426.Y(3) Berlin – Cross Keys Road (South Elevation)	 60 sf	 54.24 sf	 yes
New Brooklyn Road (West Elevation) §426.Q(1)	**32.66 sf**	**40.08 sf**	**no***
North Elevation (No frontage)	**n/p**	**54.24 sf**	**no***
East Elevation (No frontage)	**n/p**	**67.72 sf**	**no***

* = Variance required.

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

4. Directional Signs

SIGN STANDARDS (DIRECTIONAL)			
Description	**Required**	**Proposed**	**Conforms**
Area - §426.O(d)	4 sf	2.55 sf	yes
Height - §426.O(d)	30 in.	24 in.	yes

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant must provide the following checklist requirements or request a waiver.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
   a. The plans must be revised and provide a symbol in the legend and at least two (2) permanent benchmarks based upon U.S.G.S datum.
3. Acceleration/deceleration lanes. [Checklist #75].
4. Fire lanes [Checklist #77].
   a. Defer to the Fire Marshal.
5. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
6. Fire hydrants. [Checklist #101].
7. Trench repair details for street crossings [Checklist#103].
8. Environmental Constraints Map (See §519). [Checklist #108].

IV. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist requirements:

1. Traffic channelization [Checklist #76].
2. Loading areas and number thereof [Checklist #80].
3. Sidewalks and bike routes [Checklist #83].
   a. It's recommended the plan be revised to provide concrete sidewalks along Berlin-Cross keys and New Brooklyn Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

V. VARIANCE COMMENTS

The Applicant requests the following variances:

§413.E, Area, Yard Height and Building Coverage

1. Parking Setback – New Brooklyn Road: (14.83 ft. provided v. 35 ft. min. required).
   a. This applies to the access drive parallel with New Brooklyn Road.

§426, Signs

Free-Standing Signs

2. Number: (2 provided v. I maximum allowed).
3. Height (Berlin-Cross Keys Road): (7.83 ft. provided v. 6 ft. maximum allowed).
4. Height (New Brooklyn Road): (7.83 ft. provided v. 6 ft. maximum allowed).

Facade Signs

5. Number: (4 provided v. 2 maximum allowed).
6. Area: (West Elevation): (40.8 sf provided v. 32.66 sf maximum allowed).
7. Area: (North Elevation): (Not permitted v. provided).
    a. The north elevation has no property frontage. However, the proposed sign at 54.24 sf is within the area requirements as a percentage of the building facade.
8. Area: (East Elevation): (Not permitted v. provided).
    a. The east elevation has no property frontage. The proposed combined signage including lettering and logo is 67.72 sf where 34.97 sf is the maximum allowed as a percentage of the building facade.

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

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

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

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

NEGATIVE CRITERIA

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

VI. SITE PLAN REVIEW COMMENTS

1. The plans shall be revised to provide the base of the freestanding monument signs and "Gloucester Township" sign with a combination of shrubs, ground cover, flowers, or other plant material as per §426.R(h), Free-Standing Sign Requirements.
2. The plans shall be revised to provide a permanent benchmark a per §503.C(3), Monuments.
3. The plan shall be revised to remove the Inkberry Holly in front of the proposed "Gloucester Township" monument sign and providing low ground cover annuals and/or perennials to enhance the aesthetics of the project and Township as per §507.A, Landscaping.
4. The landscaping plan be revised to provide a variety and mixture of evergreen shrubs along the frontage of Berlin-Cross keys and new Brooklyn Roads to enhance the aesthetics of development as per §507.A(4)(1), General Landscaping Provisions.
5. The plans shall be revised to provide the following notation as per §507.F, Guarantee:
    a. "All planting material shall be guaranteed for a two (2) year period after acceptance by the Township and/or the release of performance bonds. A note on the landscape plan shall require that "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."

6. The plans shall be revised to show proposed pole mounted light heights not to exceed 25 feet and building and pole mounted light details per §508.F(3), Lighting.
7. The plans must be revised to depict all the requirements for a trash enclosure as per §510.L, Refuse/Recyclable Storage Areas, as follows:
    a. The exterior covering shall be compatible with that of the principal structure(s) and be not less than five (5) feet in height nor more than eight (8) feet in height.
8. The plans shall be revised to provide curb and sidewalk along the entire frontage of Chews-Landing Road as per §516, sidewalks, Curbs, Gutters & Pedestrian Ways.
9. It's recommended consideration be given to revise the plan to provide a 3-Board Vinyl Estate Style fence with black vinyl coated wire protective fabric along the retaining wall and Berlin-Cross Keys Road as per §517, Stormwater Collection and Management.

VII. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must provide professional testimony and/or revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c). Schematic plan for any recommended improvements as per §815.A(4)(d).

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

cc: Hutton Gloucester NJ ST, LLC
Damien O. Del Duca, Esq.
Anthony Costa, Esq.
James Mellett, PE

Formerly N/A Triple C Development, Inc.

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: A182039DCPFMSP

Taxes Paid Yes/No _____ (Initial)

Fees 1158.00 Project # 13759

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 5600.00 Escr.# 13759

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Hutton Gloucester NJ ST, LLC	Name(s): Garden Development Inc. c/o Paparone Homes
Address: 736 Cherry Street	Address: 10989 State Road AIA
City: Chattanooga	City: North Palm Beach
State, Zip: TN 37402	State, Zip: FL, 33408
Phone:(___)____-_____ Fax:(___)____-_____	Phone:(___)____-_____ Fax:(___)____-_____
Email: _____	

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

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

RECEIVED FEB 20 2020 BY:

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: Damien O. Del Duca, Esquire	Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Avenue, Suite 100	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 427-4200 Fax: (856) 427-4241
	Email: dod@delducalewis.com and lmd@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: F. Jack Buholtz, PE/TYLIN INTERNATIONAL	Name:
Address: 255 East Avenue	Address:
Profession: Engineer	Profession:
City: Rochester	City:
State, Zip: New York 14604	State, Zip:
Phone: (__) 512 - 2076 Fax: (__)____-____	Phone: (__)____-____ Fax: (__)____-____
Email: jack.buholtz@tylin.com	Email:

7. Location of Property:

Street Address: 810 New Brooklyn-Erial Road Block(s): 18103

Tract Area: 157,277 sf Lot(s): 7.01

8. Land Use:

Existing Land Use: vacant

Proposed Land Use (Describe Application): Car wash, see attached application summary

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	50'	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	>30'	Fence type	
Side setback 1	>10'	Fence height	
Side setback 2	>10'	*E.O.P. = Edge Of Pavement.	
Lot frontage	325.04'	**Pool Requirements**	
Lot depth	587.87'	Setback from R.O.W.1	
Lot area	3.27ac	Setback from R.O.W.2	
Building height	20.25'	Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 20 Number of parking spaces provided: 18 - variance previously granted

Number of loading spaces required: 1 Number of loading spaces provided: 0 - Variance previously granted

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Hutton Gloucester NJ ST, LLC

Signature of Applicant Doug Kyle, Chief Development Officer — Date 9/6/19

Signature of Co-applicant — Date

16. Consent of Owner(s):

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

2/6/20
Date

Domenick Paparone - DOMENICK PAPARONE
Signature

Elaine Paparone Attorney in fact
Print Name

Sworn and Subscribed to before me this

6 day of FEB

2020 (Year).

NOTARY PUBLIC STATE OF FLORIDA
CINDY A. ZIELINSKI
MY COMMISSION # FF998392
EXPIRES: June 26, 2020

Cindy A Zielinski
Signature

CINDY A. ZIELINSKI
Print Name

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

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

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

IF YES TO ANY OF THE ABOVE:

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

IF YES: ☐ No ☐ Yes

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

Signature of Applicant

Date

Print Name

18. Survey / sketch plat waiver certification:

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

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

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

Notary public

17. Consent of Owner(s): To Follow

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

_____ Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____ Signature

_____ Print Name

_____ Signature

_____ Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ■ Yes

*See attached

Signature of Applicant

Hutton Gloucester NJ ST, LLC

Doug Kyle, Chief Development Officer

Print Name

9/6/19

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 18103 Lot 7.01; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

~~State of New Jersey~~, State of Tennessee

~~County of Camden:~~ County of Hamilton

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

Hutton Gloucester NJ ST, LLC

Name of property owner or applicant Doug Kyle

Sworn and subscribed to

On this 6th day of August,

20 19 before the following authority.

Kendall R. Martin

Notary public

KENDALL R. MARTIN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Summary of Application
Township of Gloucester Zoning Board
Hutton Gloucester NJ ST, LLC
Block 18103, Lot 7.01
810 New Brooklyn-Erial Road
Gloucester Township, New Jersey

The applicant, Hutton Gloucester NJ ST, LLC is a contract purchaser of real property located at 810 New Brooklyn-Erial Road, and designated as Block 18103, Lot 7.01 on the municipal tax map. The property is currently undeveloped and consists of approximately 3.61 acres. It is located at the corner of New Brooklyn-Erial Road and Berlin-Cross Keys Road. Triple C Development, Inc. received use variance approval from the Zoning Board under Resolution No. 182039DC, adopted on October 24, 2018, to permit a 4,600 SF express car wash on the property. Triple C Development, Inc. has since assigned all approvals and plans concerning the property to the applicant. The applicant now seeks preliminary and final major site plan approval.

The applicant does not require any known variances in connection with this site plan application. The applicant previously received variance approval for parking space and loading space requirements when it received use variance approval. The applicant does seek any variances, to the extent they are required, together with any necessary waivers and other approvals that may be required.

Hydrologic Study

For

Mach 1 Car Wash

810 New Brooklyn-Erial Road
Gloucester Township, NJ
Camden County

Prepared by:

Axis Infrastructure
1111 Cambridge Square
Alpharetta, GA 30009

January 16, 2020

RECEIVED
FEB 20 2020

Introduction

The intention of this study is to show that the post-developed runoff rate for the 2, 50, and 100-year event from this site will not increase in relation to the pre-development conditions.

The subject property is undeveloped and situated on the norther quadrant of the intersection of Berlin-Cross Keys Road and New Brooklyn-Erial Road. Total site area is 3.28 acres and divided into two distinct areas. A 0.77 acre triangular area of unmaintained grassy open space along each road frontage; and a 2.51 acre wooded area makes up the entire rear portion of the site. A 1.51 acre area of wetlands with a creek make up a majority of the wooded area.

This project will consist of the construction of a new Mach 1 automated car with vacuum equipped parking spaces that allow customers to further self-clean the interior of their vehicles following the exterior wash cycle. Development will involve a total improvement area of 1.35 acres, while leaving 1.93 acres of wooded wetland and creek area completely undisturbed.

Existing Conditions

As previously noted the existing site is a 3.28 acre vacant lot that consists of a 0.77 acre open area along the road frontages and a larger 2.51 acre wooded area to the rear of the site.

Existing drainage patters are from the curb lines along both Berlin-Cross Keys and New Brooklyn-Erial to the north where an unnamed creek crosses the site. The creek flows east directly into a pond on the adjacent property. A curve number of 55 has been used for the pre-developed condition, and a calculated time of concentration of 15 minutes. Refer to the appendix for a map of existing conditions and time of concentration calculation.

A summary of pre-developed existing runoff rates has been summarized below in Table 1.

Pre-Developed Runoff Rates

	Runoff (cfs)
2-Year	0.50
10-Year	3.57
100-Year	12.88

Table 1

Proposed Conditions

Development plans for this site will consist of the construction of a new Mach 1 automated car with vacuum equipped parking spaces that allow customers to further self-clean the interior of their vehicles following the exterior wash cycle. Driveways will be constructed along each street frontage and new utility connections will be installed as the site is not currently serviced with and water, sewer, gas, or electric service.

Due to site limitations imposed by the wetlands only 1.35 acres of the site will be improved. Of this 1.35 acres 1.16 acres will be routed through a detention pond, while a 0.18 acre portion of the developed area will combine with the remaining 1.94 acres of wooded undeveloped land to create a bypass area of 2.12 acres. This bypass area will have a curve number of 56 and time of concentration of 15 minutes.

The 1.16 acres of routed area will consist of 0.71 acres impervious area (CN 98), and 0.45 acres landscaped open area (CN 69) resulting in a composite CN of 87 for the routed area with a minimum time of concentration of 6 minutes. The total managed 1.16 acre area will be routed through a detention pond located between the building and Berlin-Cross Keys Road. This pond will outfall though a concrete outlet control structure and discharge at the edge of the new tree line on-site and then surface flow to the creek.

A summary of the entire sites post-developed runoff rates is summarized below in Table 2.

Post-Developed Runoff Rates

	Runoff (cfs)
2-Year	0.45
10-Year	2.57
100-Year	11.37

Table 2

Runoff Summary

	Pre-Developed (cfs)	Post-Developed (cfs)	Change (cfs)
2-Year	0.50	0.45	-0.05
10-Year	3.57	2.57	-1.00
100-Year	12.88	11.37	-1.51

Table 3

Conclusions and Recommendations

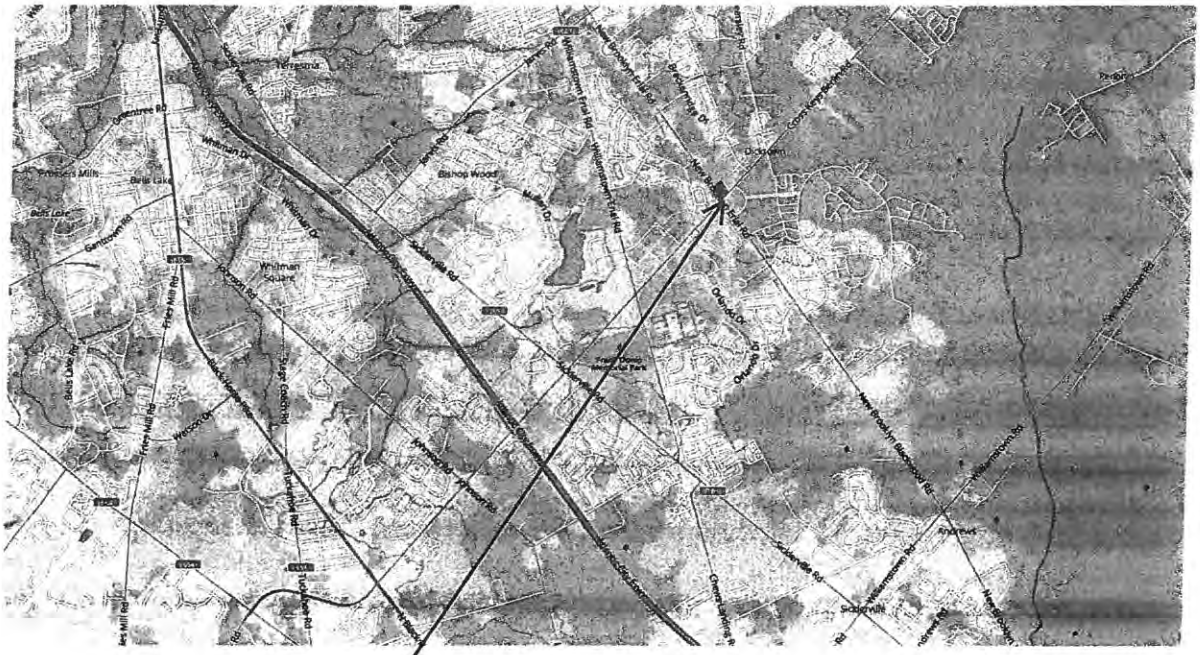
Due to the increase in curve number from the pre-developed condition on-site detention will need to be provided to manage the post-developed runoff.

As a result of stormwater management the post-developed runoff rates across all storm events can be reduced below pre-developed conditions.

Appendix - Contains site location map; outlet control structure detail and dewatering detail; existing conditions exhibit; proposed conditions exhibit; rainfall table; and hydrographs.

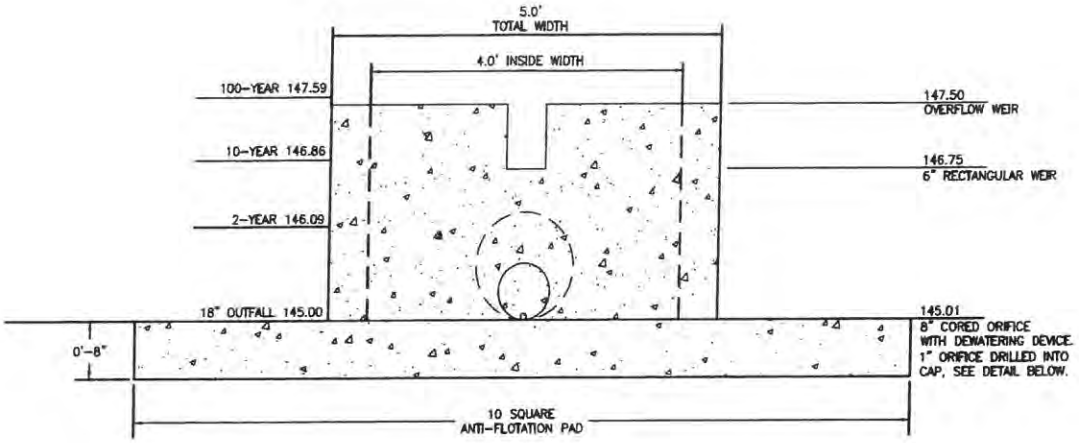
APPENDIX

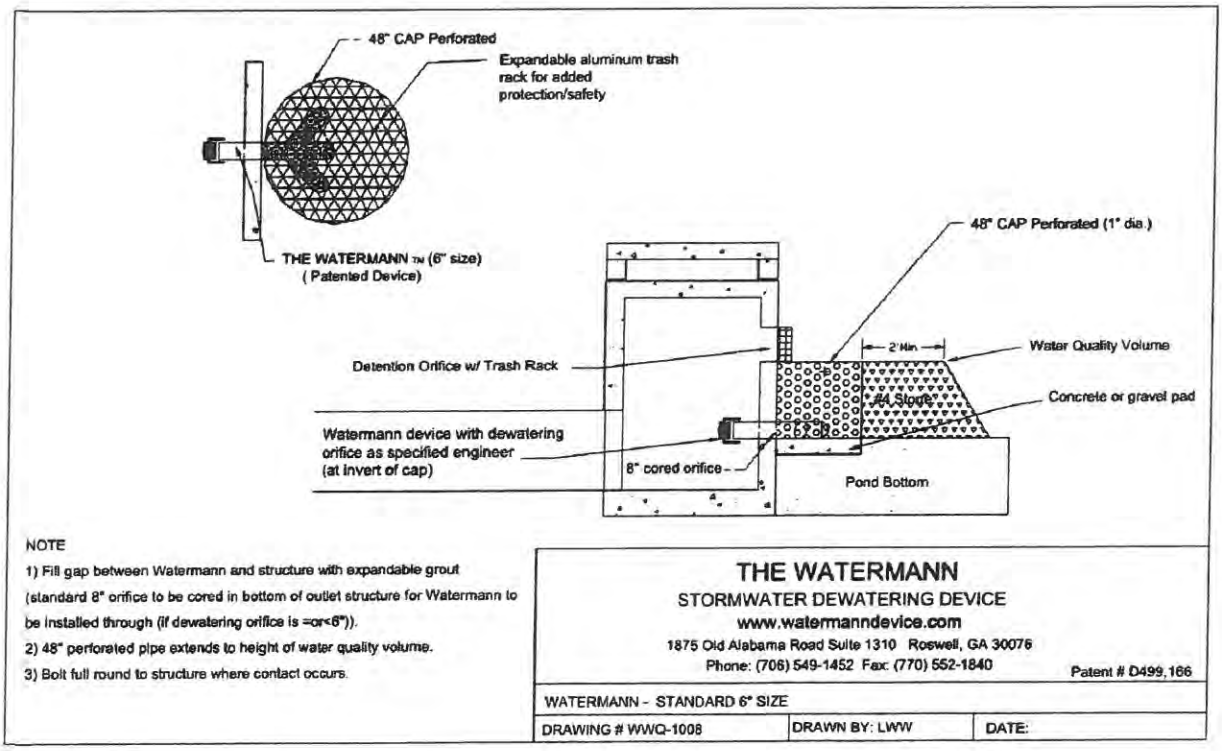
Site Location

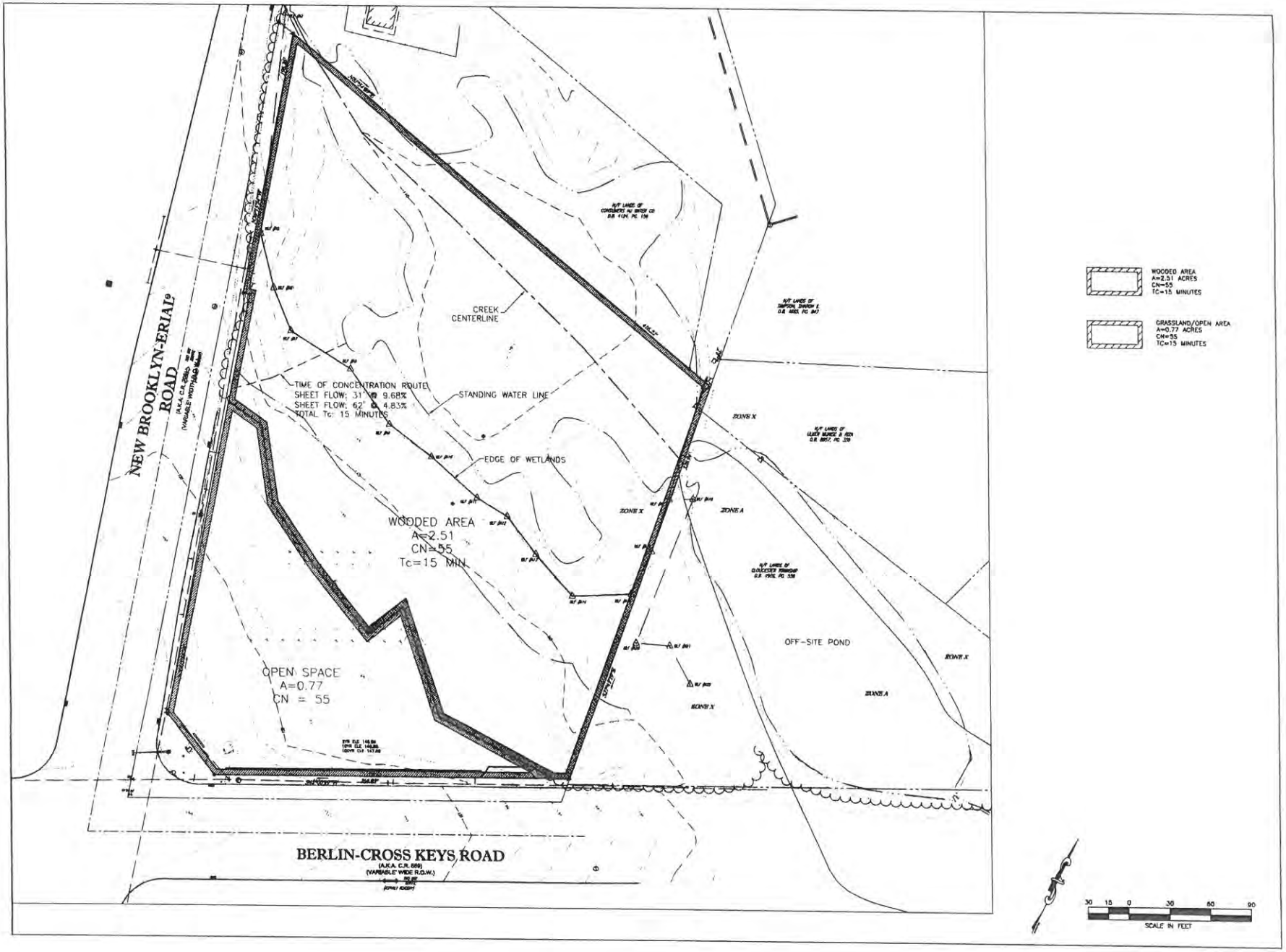


SITE LOCATION
810 NEW BROOKLYN-ERIAL ROAD

Outlet Control Structure & Dewatering Device







NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		
NO.	DATE	DESCRIPTION

REVISIONS

DATE

T·Y·LIN INTERNATIONAL
255 EAST AVENUE
ROCHESTER, NY 14604
(585) 512-2000

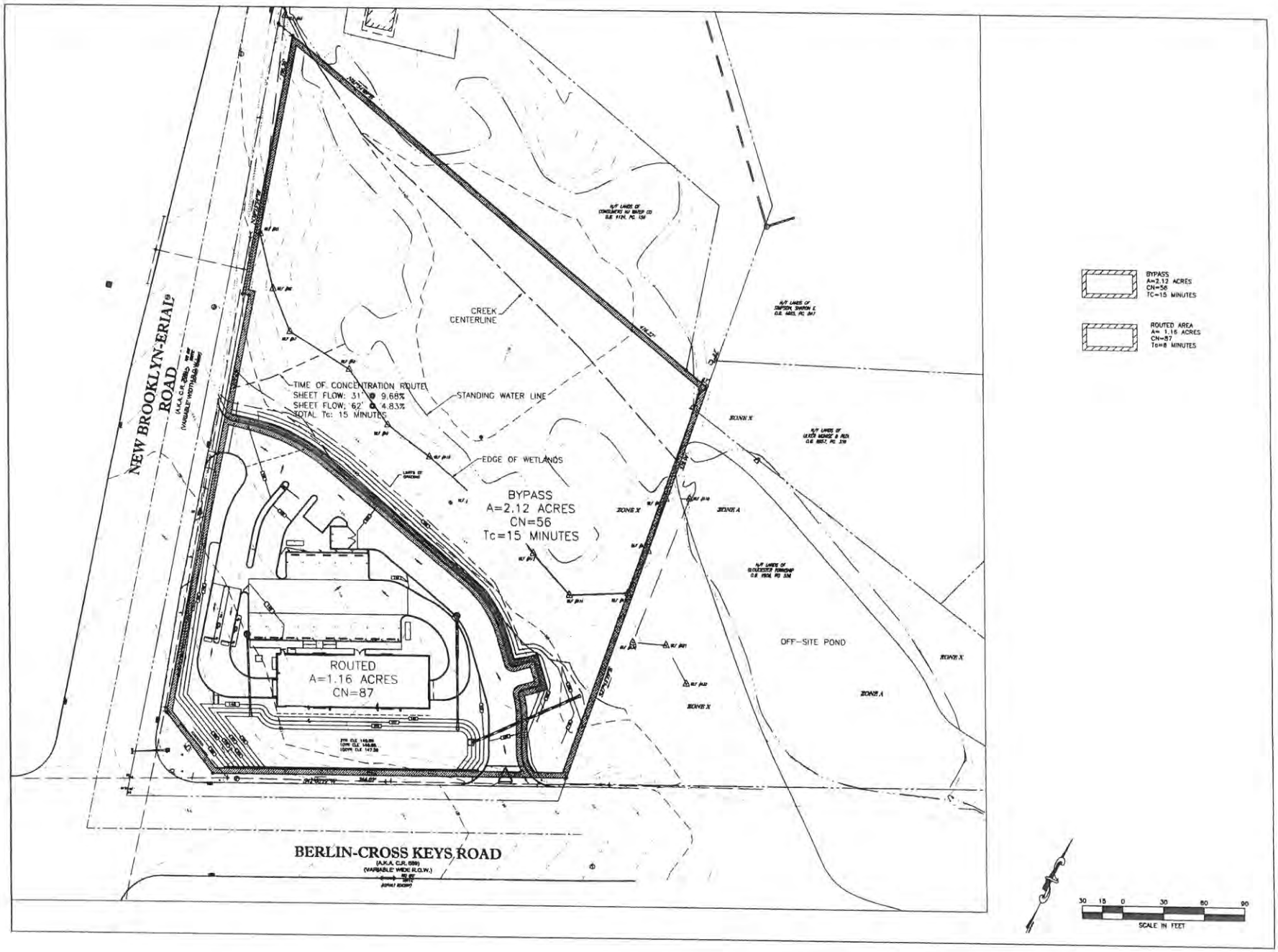
DRAWING TITLE: EXISTING CONDITIONS

PROJECT NAME: MACH 1 CAR WASH
818 NEW BROOKLYN-CROSS KEYS ROAD, GLOUCESTER TOWNSHIP, NJ

CLIENT: HUTTON
736 CHERRY STREET, CHATTANOOGA, TN 37402

PROJECT NO.: 0000	PROJ. MGR.: LW
DATE: JAN '20	DRWN. BY:
SCALE:	CHKD. BY: TMC

DRAWING NO.: A



NO.	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

REVISIONS

DATE

T·Y·LIN INTERNATIONAL
255 EAST AVENUE
ROCHESTER, NY 14604
(585) 512-2000

DRAWING TITLE: PROPOSED CONDITIONS

PROJECT NAME: MACH 1 CAR WASH
810 NEW BROOKLYN-ERIAL ROAD, GLOUCESTER TOWNSHIP, NJ

CLIENT: HUTTON
736 CHERRY STREET, CHATTANOOGA, TN 37402

PROJECT NO.: 0000	PROJ. MGR.: LW
DATE: JAN '20	DRWN. BY:
SCALE:	CHKD. BY: TMC
DRAWING NO.: A-2	

NOAA Atlas 14, Volume 2, Version 3 GLASSBORO
Station ID: 28-3291
Location name: Sewell, New Jersey, USA*
Latitude: 39.7358°, Longitude: -75.0953°
Elevation:
Elevation (station metadata): 100 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.350 (0.318-0.384)	0.416 (0.379-0.456)	0.490 (0.446-0.537)	0.547 (0.496-0.600)	0.615 (0.556-0.675)	0.665 (0.599-0.731)	0.714 (0.640-0.788)	0.759 (0.675-0.841)	0.814 (0.715-0.908)	0.857 (0.746-0.963)
10-min	0.559 (0.509-0.613)	0.666 (0.606-0.730)	0.785 (0.714-0.861)	0.875 (0.794-0.960)	0.980 (0.886-1.08)	1.06 (0.953-1.16)	1.14 (1.02-1.25)	1.20 (1.07-1.33)	1.29 (1.13-1.44)	1.35 (1.17-1.52)
15-min	0.698 (0.636-0.766)	0.837 (0.762-0.917)	0.993 (0.903-1.09)	1.11 (1.00-1.21)	1.24 (1.12-1.36)	1.34 (1.21-1.47)	1.43 (1.29-1.58)	1.52 (1.35-1.68)	1.62 (1.42-1.81)	1.70 (1.47-1.90)
30-min	0.958 (0.872-1.05)	1.16 (1.05-1.27)	1.41 (1.28-1.55)	1.60 (1.46-1.76)	1.84 (1.66-2.02)	2.02 (1.82-2.22)	2.20 (1.97-2.42)	2.36 (2.10-2.62)	2.58 (2.26-2.88)	2.75 (2.39-3.08)
60-min	1.19 (1.09-1.31)	1.45 (1.32-1.59)	1.81 (1.65-1.98)	2.09 (1.90-2.29)	2.45 (2.22-2.69)	2.74 (2.46-3.01)	3.03 (2.71-3.34)	3.32 (2.95-3.67)	3.70 (3.25-4.13)	4.01 (3.49-4.50)
2-hr	1.44 (1.30-1.59)	1.75 (1.58-1.93)	2.19 (1.98-2.43)	2.55 (2.30-2.83)	3.03 (2.71-3.36)	3.41 (3.03-3.78)	3.79 (3.35-4.22)	4.18 (3.67-4.69)	4.72 (4.08-5.32)	5.15 (4.41-5.85)
3-hr	1.57 (1.42-1.74)	1.90 (1.73-2.10)	2.40 (2.17-2.65)	2.80 (2.52-3.10)	3.34 (2.98-3.70)	3.78 (3.36-4.19)	4.24 (3.73-4.71)	4.70 (4.10-5.25)	5.35 (4.59-6.02)	5.88 (4.99-6.65)
6-hr	1.95 (1.76-2.16)	2.35 (2.13-2.61)	2.95 (2.67-3.28)	3.46 (3.11-3.84)	4.16 (3.72-4.63)	4.76 (4.22-5.30)	5.39 (4.73-6.01)	6.06 (5.25-6.79)	7.02 (5.96-7.92)	7.83 (6.55-8.90)
12-hr	2.35 (2.14-2.62)	2.84 (2.58-3.17)	3.58 (3.24-3.99)	4.24 (3.82-4.71)	5.20 (4.63-5.77)	6.03 (5.32-6.71)	6.93 (6.03-7.74)	7.93 (6.79-8.90)	9.39 (7.85-10.6)	10.7 (8.74-12.1)
24-hr	2.72 (2.48-3.00)	3.30 (3.01-3.64)	4.26 (3.88-4.70)	5.08 (4.60-5.60)	6.32 (5.68-6.93)	7.39 (6.60-8.09)	8.59 (7.63-9.39)	9.94 (8.75-10.8)	12.0 (10.4-13.0)	13.8 (11.8-15.0)
2-day	3.09 (2.81-3.41)	3.75 (3.42-4.14)	4.84 (4.40-5.34)	5.76 (5.22-6.36)	7.14 (6.43-7.86)	8.33 (7.46-9.15)	9.65 (8.58-10.6)	11.1 (9.81-12.2)	13.3 (11.6-14.6)	15.2 (13.1-16.7)
3-day	3.26 (2.98-3.59)	3.96 (3.61-4.35)	5.08 (4.64-5.58)	6.03 (5.49-6.62)	7.44 (6.73-8.14)	8.66 (7.78-9.45)	10.00 (8.93-10.9)	11.5 (10.2-12.5)	13.7 (12.0-14.9)	15.6 (13.5-17.0)
4-day	3.44 (3.15-3.76)	4.16 (3.81-4.56)	5.33 (4.87-5.82)	6.31 (5.75-6.88)	7.75 (7.03-8.42)	8.99 (8.10-9.75)	10.3 (9.27-11.2)	11.8 (10.5-12.8)	14.1 (12.4-15.2)	16.0 (13.9-17.3)
7-day	4.01 (3.69-4.39)	4.82 (4.45-5.29)	6.08 (5.60-6.66)	7.13 (6.55-7.80)	8.68 (7.92-9.48)	9.99 (9.08-10.9)	11.4 (10.3-12.4)	13.0 (11.6-14.1)	15.3 (13.6-16.6)	17.2 (15.1-18.8)
10-day	4.52 (4.18-4.92)	5.43 (5.02-5.91)	6.73 (6.21-7.32)	7.80 (7.19-8.47)	9.34 (8.57-10.1)	10.6 (9.69-11.5)	12.0 (10.9-13.0)	13.4 (12.1-14.5)	15.6 (14.0-16.9)	17.4 (15.5-18.9)
20-day	6.12 (5.72-6.56)	7.27 (6.80-7.81)	8.77 (8.19-9.40)	9.98 (9.31-10.7)	11.6 (10.8-12.5)	13.0 (12.0-13.9)	14.4 (13.2-15.4)	15.8 (14.5-16.9)	17.8 (16.2-19.0)	19.3 (17.5-20.8)
30-day	7.59 (7.13-8.09)	8.98 (8.44-9.57)	10.6 (10.00-11.3)	12.0 (11.2-12.8)	13.8 (12.9-14.6)	15.2 (14.2-16.1)	16.6 (15.4-17.6)	18.0 (16.7-19.2)	19.9 (18.4-21.2)	21.4 (19.6-22.8)
45-day	9.66 (9.11-10.3)	11.4 (10.7-12.1)	13.3 (12.5-14.1)	14.7 (13.9-15.6)	16.6 (15.6-17.6)	18.0 (16.9-19.1)	19.4 (18.2-20.6)	20.8 (19.4-22.1)	22.5 (20.9-23.9)	23.8 (22.0-25.4)
60-day	11.6 (10.9-12.3)	13.6 (12.9-14.4)	15.7 (14.8-16.6)	17.3 (16.3-18.3)	19.2 (18.1-20.3)	20.7 (19.5-21.9)	22.0 (20.7-23.3)	23.3 (21.9-24.7)	25.0 (23.3-26.5)	26.1 (24.3-27.7)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

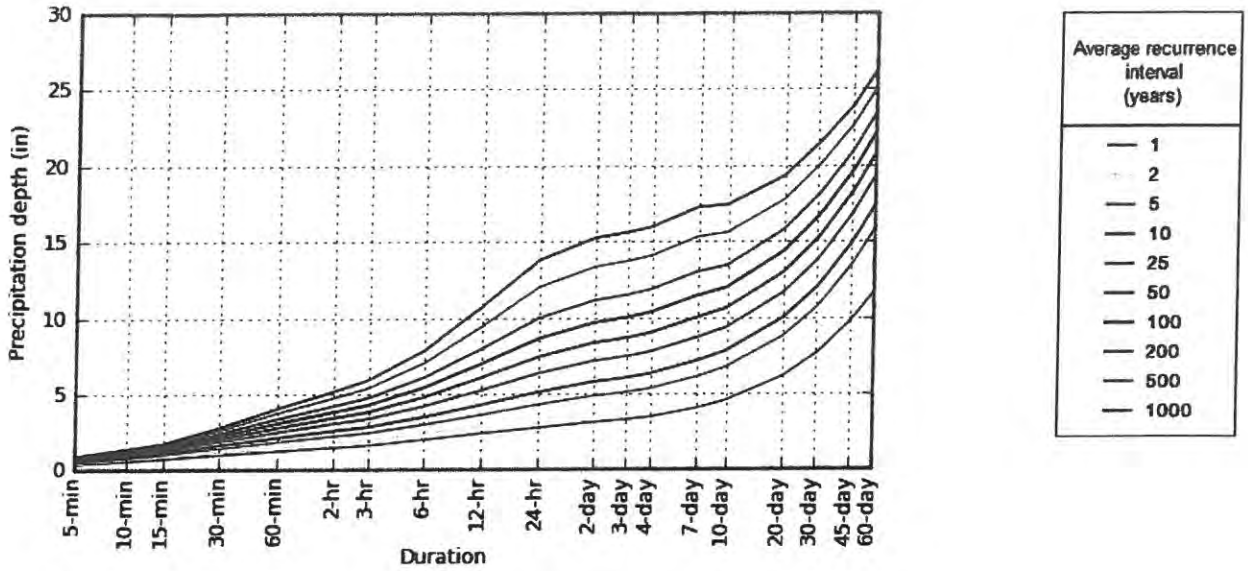
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

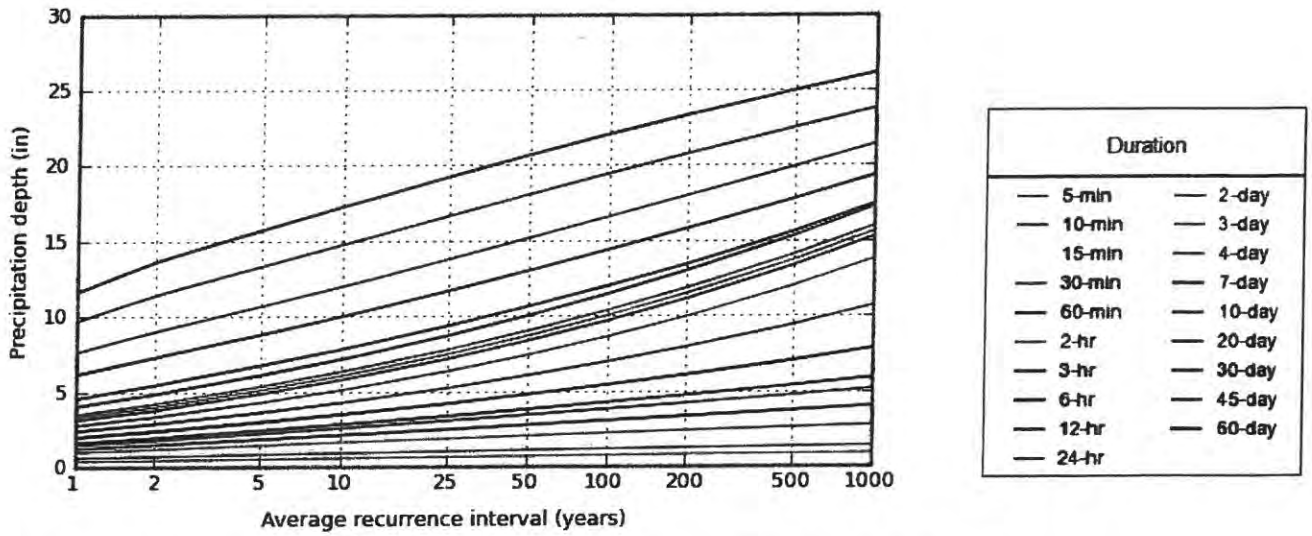
Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.7358°, Longitude: -75.0953°





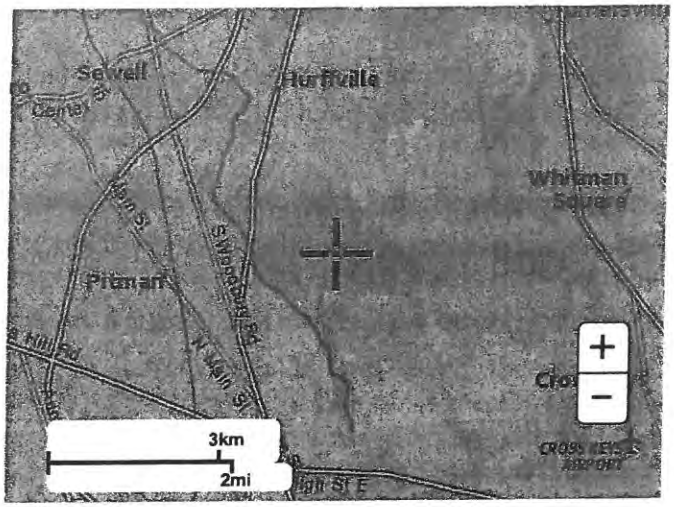
NOAA Atlas 14, Volume 2, Version 3

Created (GMT): Fri Jan 17 16:24:44 2020

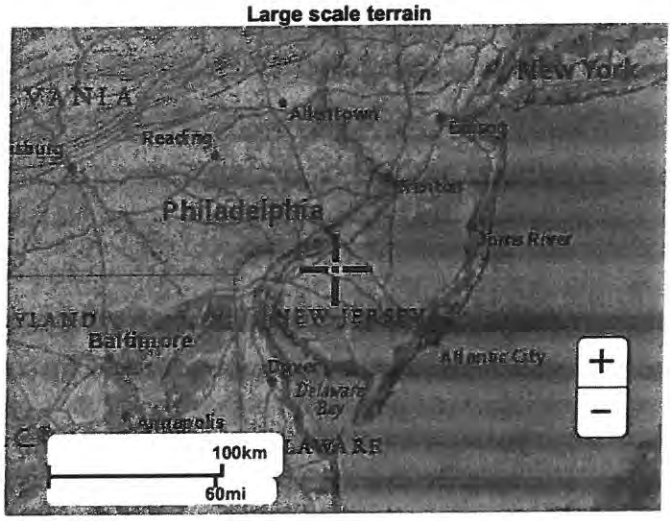
Back to Top

Maps & aerials

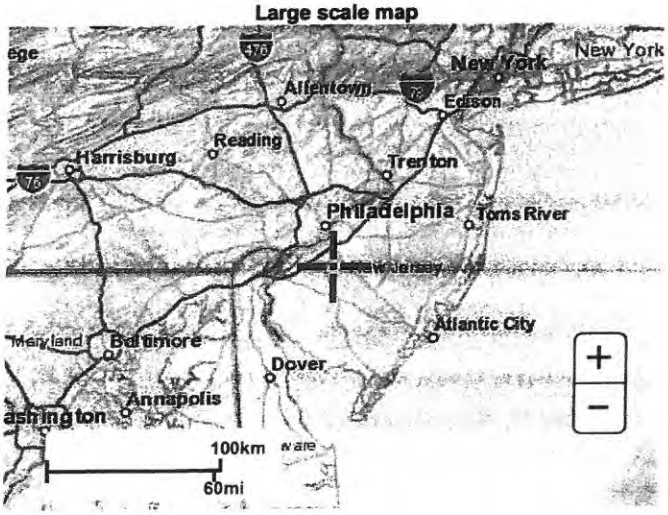
Small scale terrain



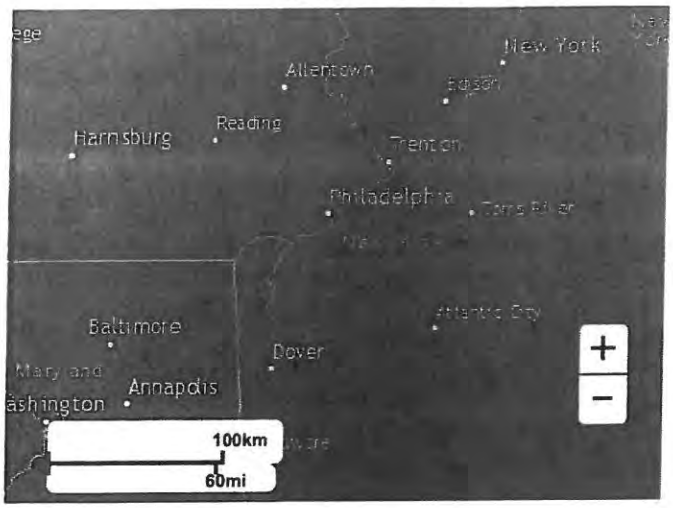
Large scale terrain



Large scale map



Large scale aerial



Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydraflow Table of Contents

C:\Users\axisi\Box\Hutton\Gloucester, NJ\Civil\Hydro\Gloucester Hydro submittal filen15tc.gpw

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hydrograph Return Period Recap 1

2 - Year

Hydrograph Reports 2

Hydrograph No. 1, SCS Runoff, Pre-Developed/Existing Conditions 2

Hydrograph No. 3, SCS Runoff, Developed Portion - Routed 3

Hydrograph No. 4, SCS Runoff, Bypass 4

Hydrograph No. 6, Reservoir, Pond Discharge 5

Pond Report - <New Pond> 6

Hydrograph No. 7, Combine, Total Post-Developed - Pond + Bypass 7

10 - Year

Hydrograph Reports 8

Hydrograph No. 1, SCS Runoff, Pre-Developed/Existing Conditions 8

Hydrograph No. 3, SCS Runoff, Developed Portion - Routed 9

Hydrograph No. 4, SCS Runoff, Bypass 10

Hydrograph No. 6, Reservoir, Pond Discharge 11

Hydrograph No. 7, Combine, Total Post-Developed - Pond + Bypass 12

100 - Year

Hydrograph Reports 13

Hydrograph No. 1, SCS Runoff, Pre-Developed/Existing Conditions 13

Hydrograph No. 3, SCS Runoff, Developed Portion - Routed 14

Hydrograph No. 4, SCS Runoff, Bypass 15

Hydrograph No. 6, Reservoir, Pond Discharge 16

Hydrograph No. 7, Combine, Total Post-Developed - Pond + Bypass 17

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	----	----	0.497	----	----	3.571	----	----	12.88	Pre-Developed/Existing Conditions
3	SCS Runoff	----	----	3.871	----	----	6.847	----	----	12.68	Developed Portion - Routed
4	SCS Runoff	----	----	0.407	----	----	2.509	----	----	8.670	Bypass
6	Reservoir	3	----	0.053	----	----	0.130	----	----	2.724	Pond Discharge
7	Combine	4, 6	----	0.450	----	----	2.568	----	----	11.37	Total Post-Developed - Pond + Bypas

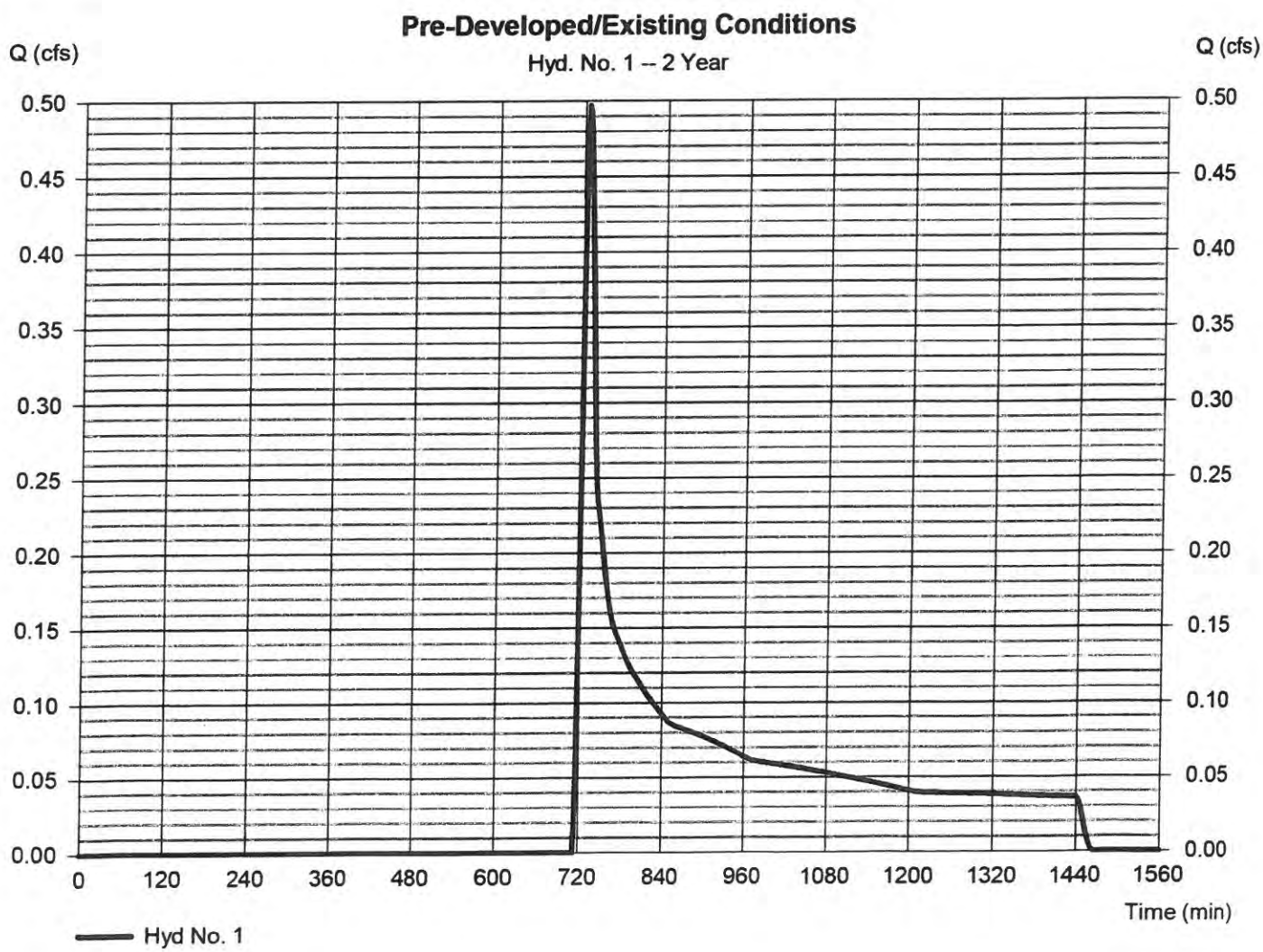
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 1

Pre-Developed/Existing Conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 0.497 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 3,258 cuft
Drainage area	= 3.280 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 15.00 min
Total precip.	= 3.30 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

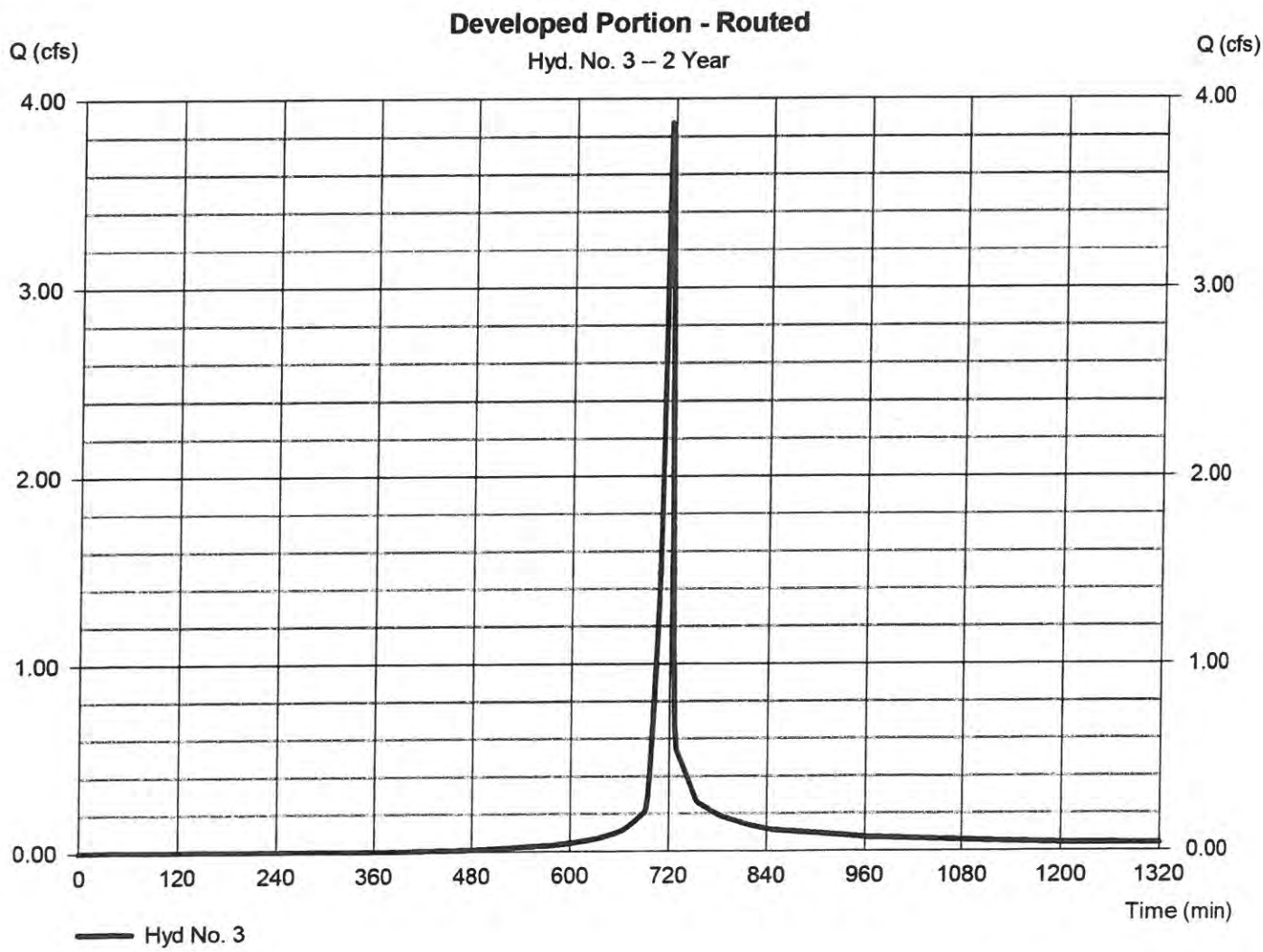
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 3

Developed Portion - Routed

Hydrograph type	= SCS Runoff	Peak discharge	= 3.871 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 7,909 cuft
Drainage area	= 1.160 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.30 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.710 x 98) + (0.450 x 69)] / 1.160



Hydrograph Report

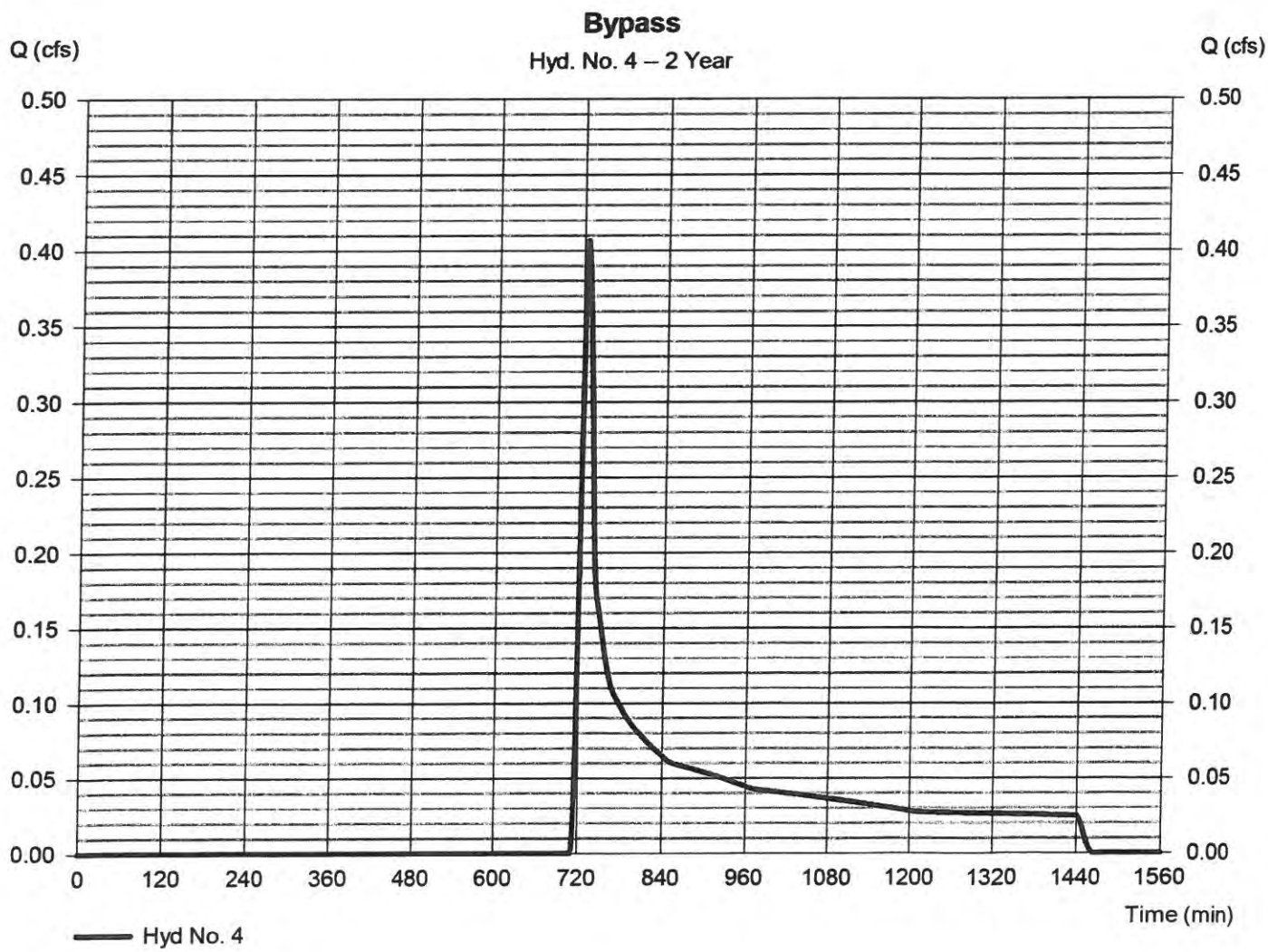
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 4

Bypass

Hydrograph type	= SCS Runoff	Peak discharge	= 0.407 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 2,338 cuft
Drainage area	= 2.120 ac	Curve number	= 56*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.40 min
Total precip.	= 3.30 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.940 x 55) + (0.180 x 69)] / 2.120



Hydrograph Report

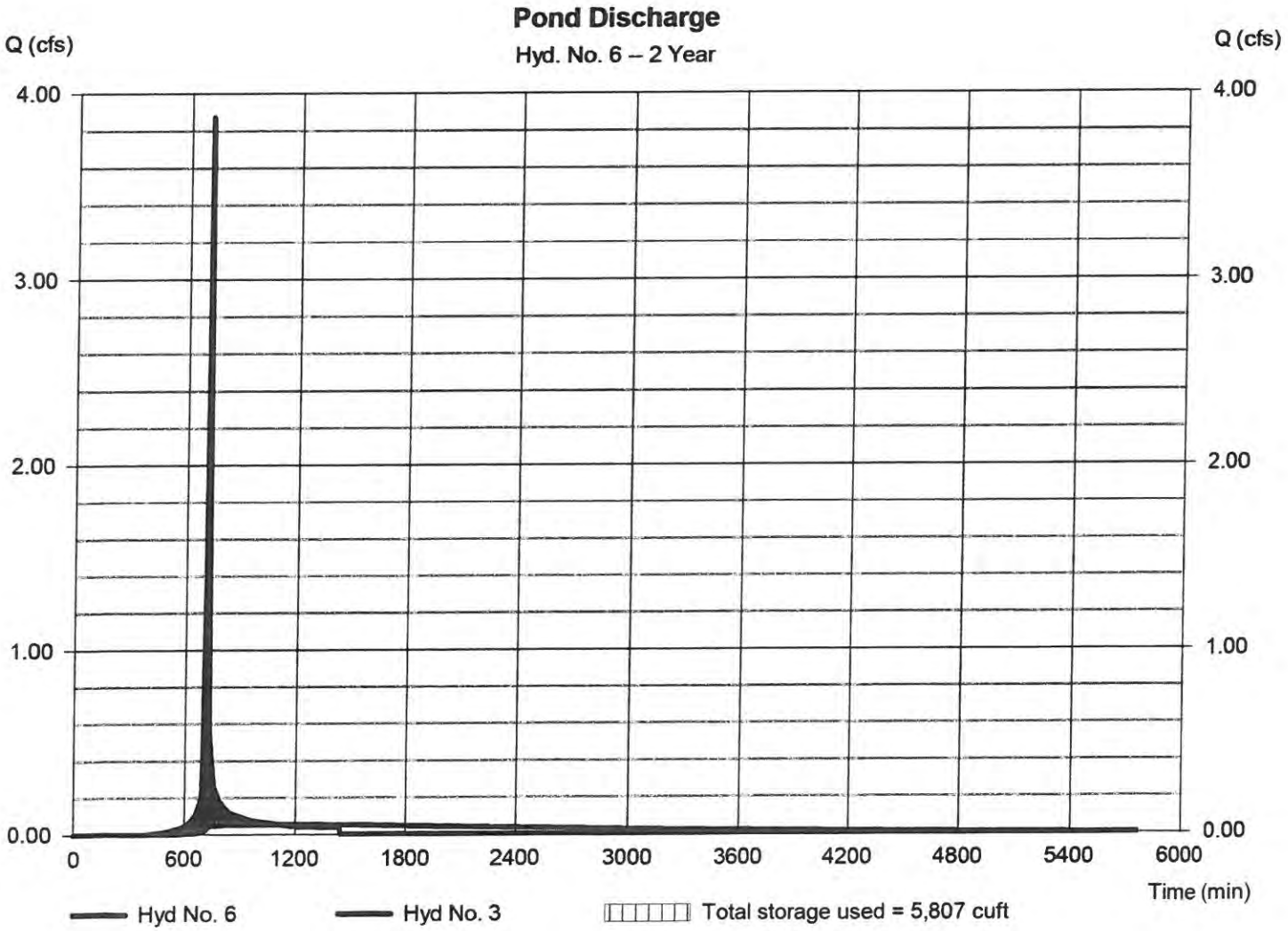
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 6

Pond Discharge

Hydrograph type	= Reservoir	Peak discharge	= 0.053 cfs
Storm frequency	= 2 yrs	Time to peak	= 1114 min
Time interval	= 2 min	Hyd. volume	= 7,742 cuft
Inflow hyd. No.	= 3 - Developed Portion - Routed	Max. Elevation	= 146.09 ft
Reservoir name	= <New Pond>	Max. Storage	= 5,807 cuft

Storage Indication method used. Outflow includes exfiltration.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Pond No. 2 - <New Pond>

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 145.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	145.00	4,880	0	0
1.00	146.00	5,692	5,280	5,280
2.00	147.00	6,547	6,114	11,394
3.00	148.00	7,455	6,995	18,390

Culvert / Orifice Structures

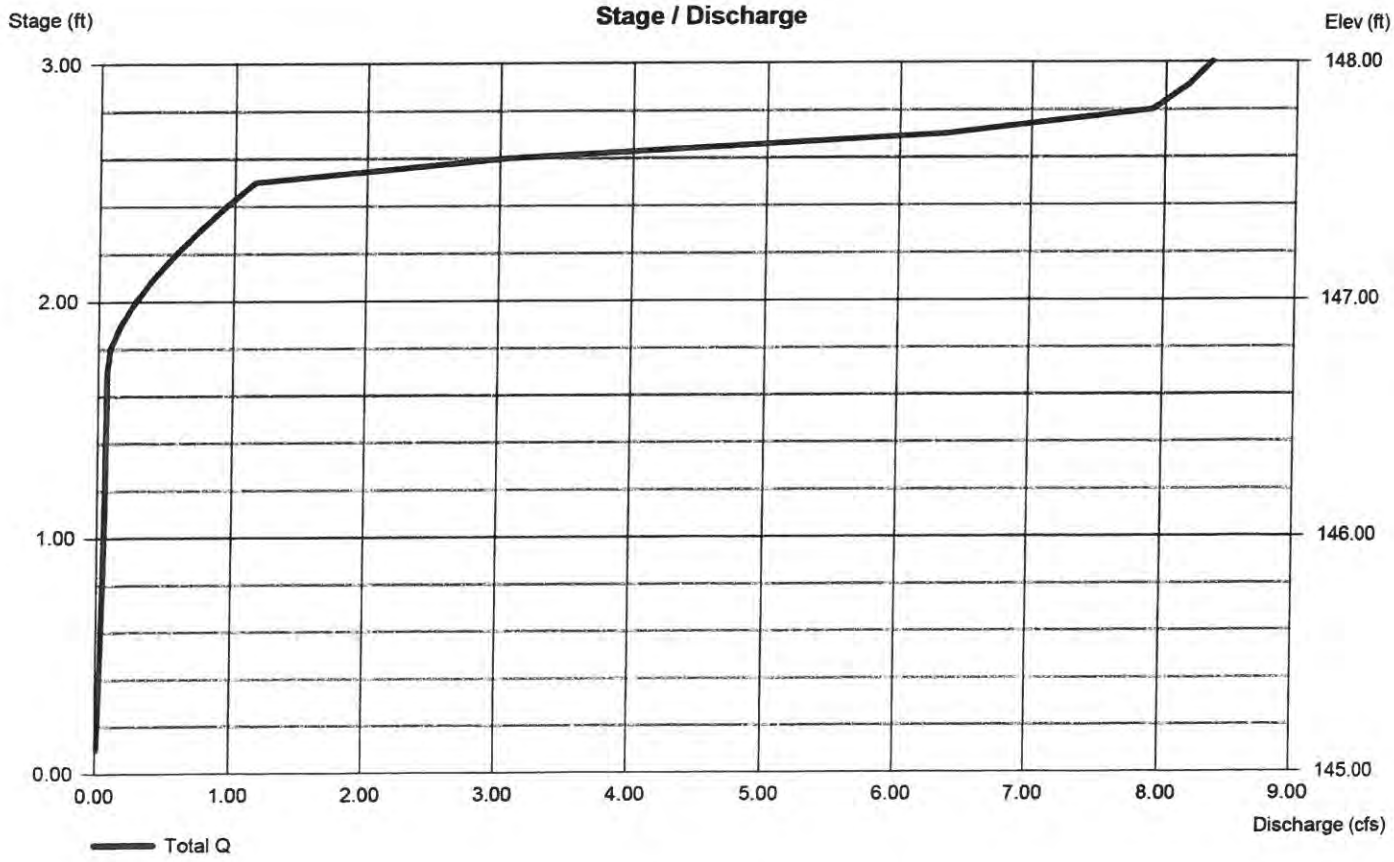
	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	1.00	0.00	0.00
Span (in)	= 15.00	1.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 145.00	145.01	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 16.00	0.50	0.00	0.00
Crest El. (ft)	= 147.50	146.75	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	—	—
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.200 (by Contour)
TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



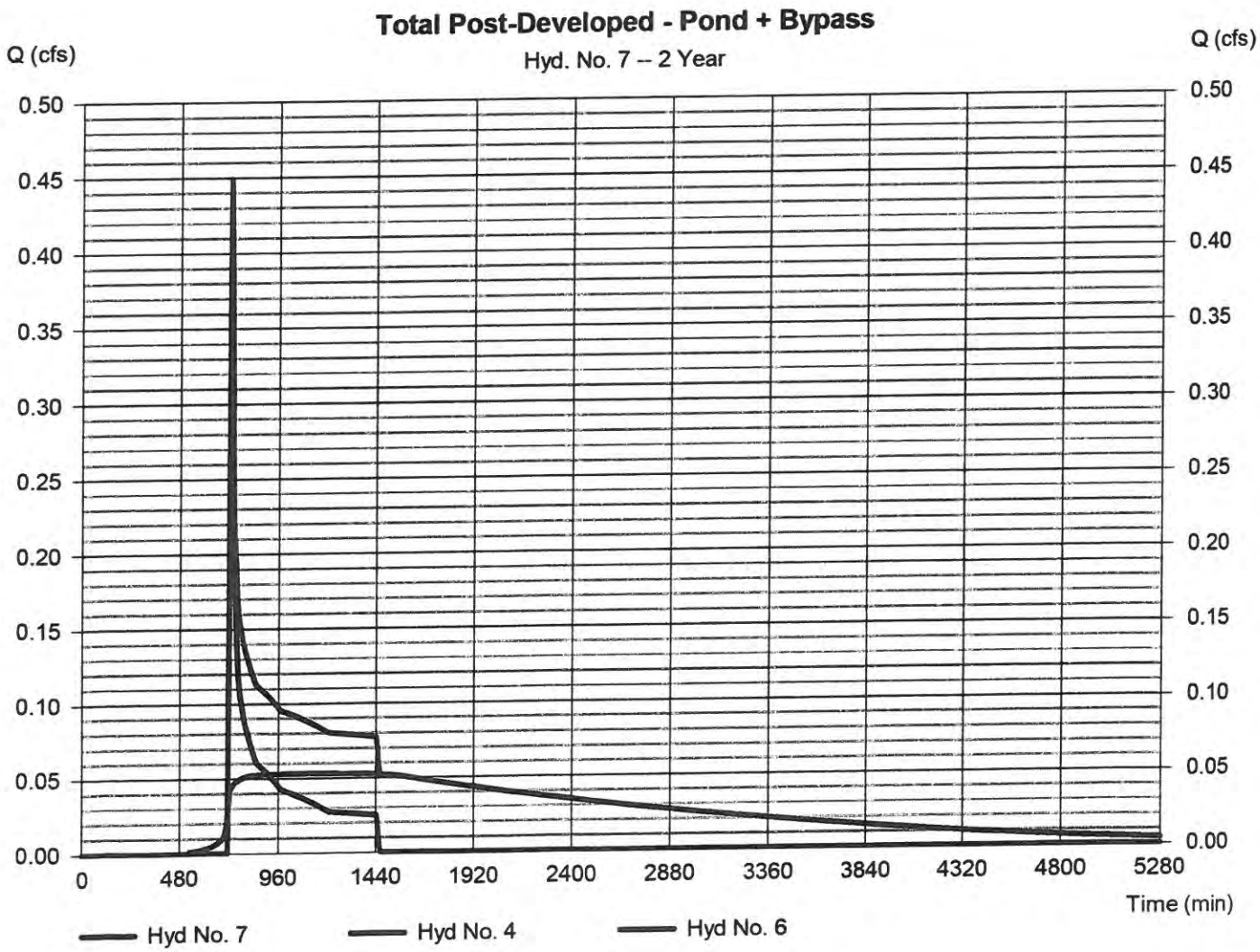
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 7

Total Post-Developed - Pond + Bypass

Hydrograph type	= Combine	Peak discharge	= 0.450 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 10,080 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 2.120 ac



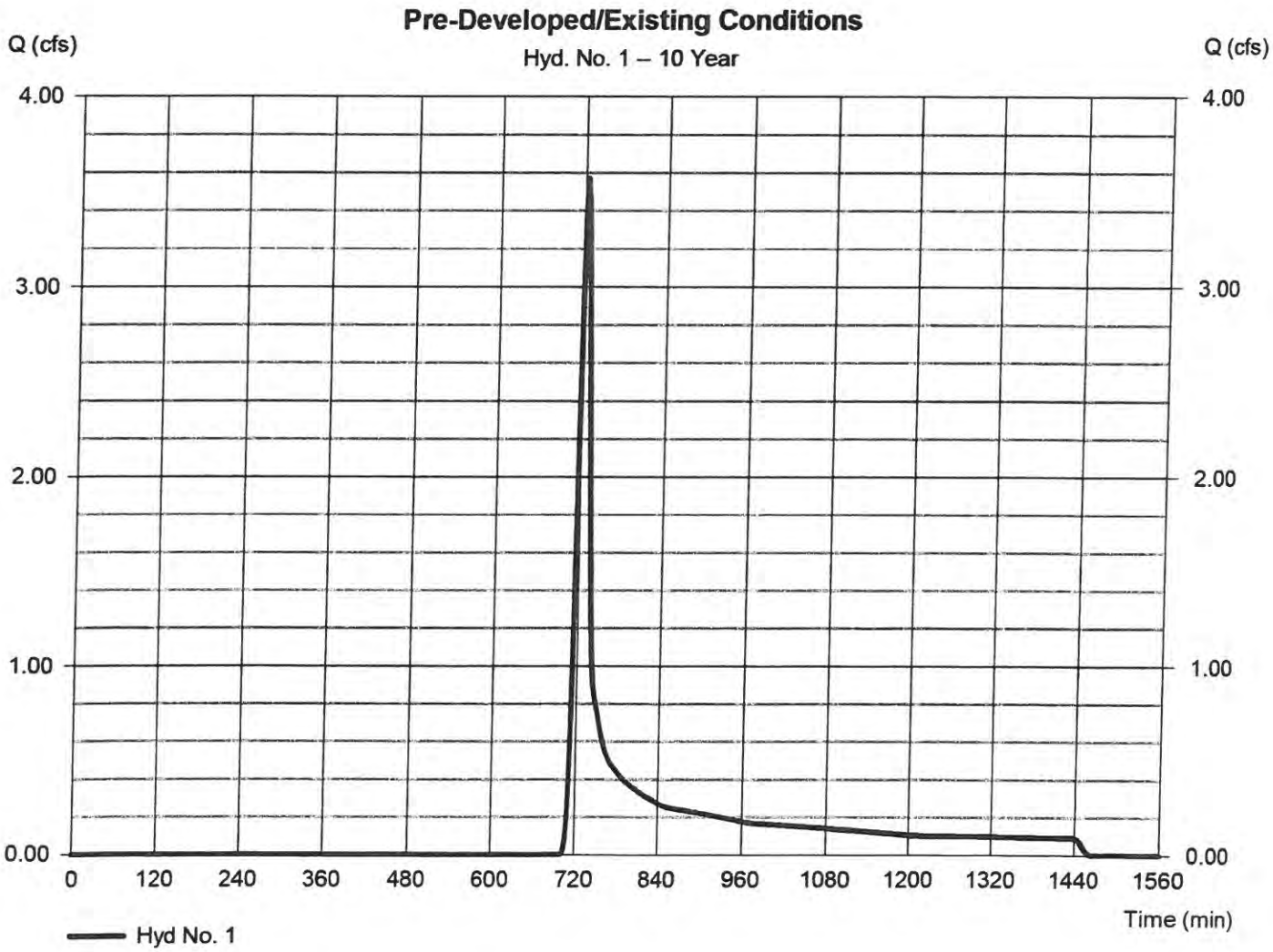
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 1

Pre-Developed/Existing Conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 3.571 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 11,841 cuft
Drainage area	= 3.280 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 15.00 min
Total precip.	= 5.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

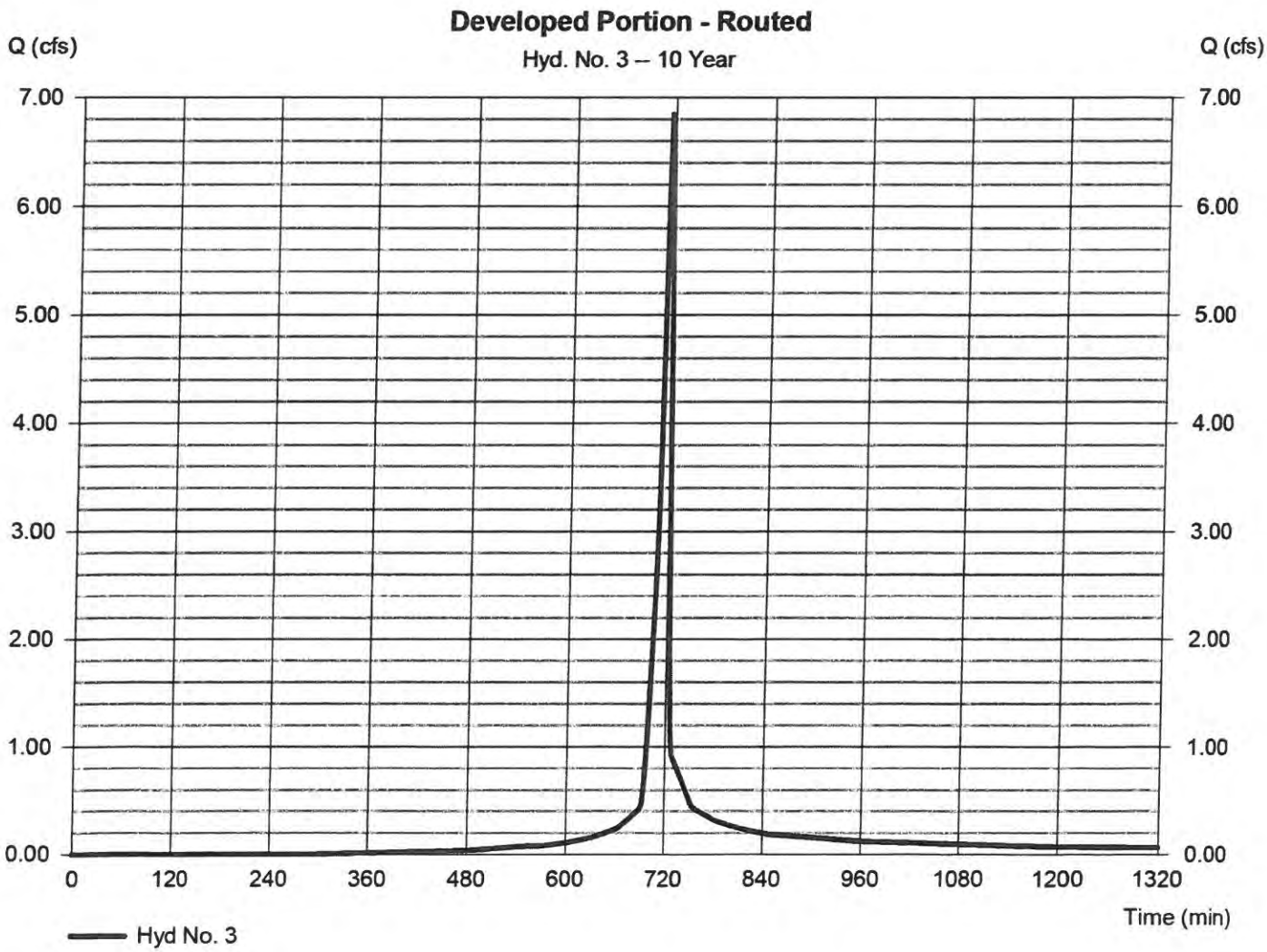
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 3

Developed Portion - Routed

Hydrograph type	= SCS Runoff	Peak discharge	= 6.847 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 14,380 cuft
Drainage area	= 1.160 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.710 x 98) + (0.450 x 69)] / 1.160



Hydrograph Report

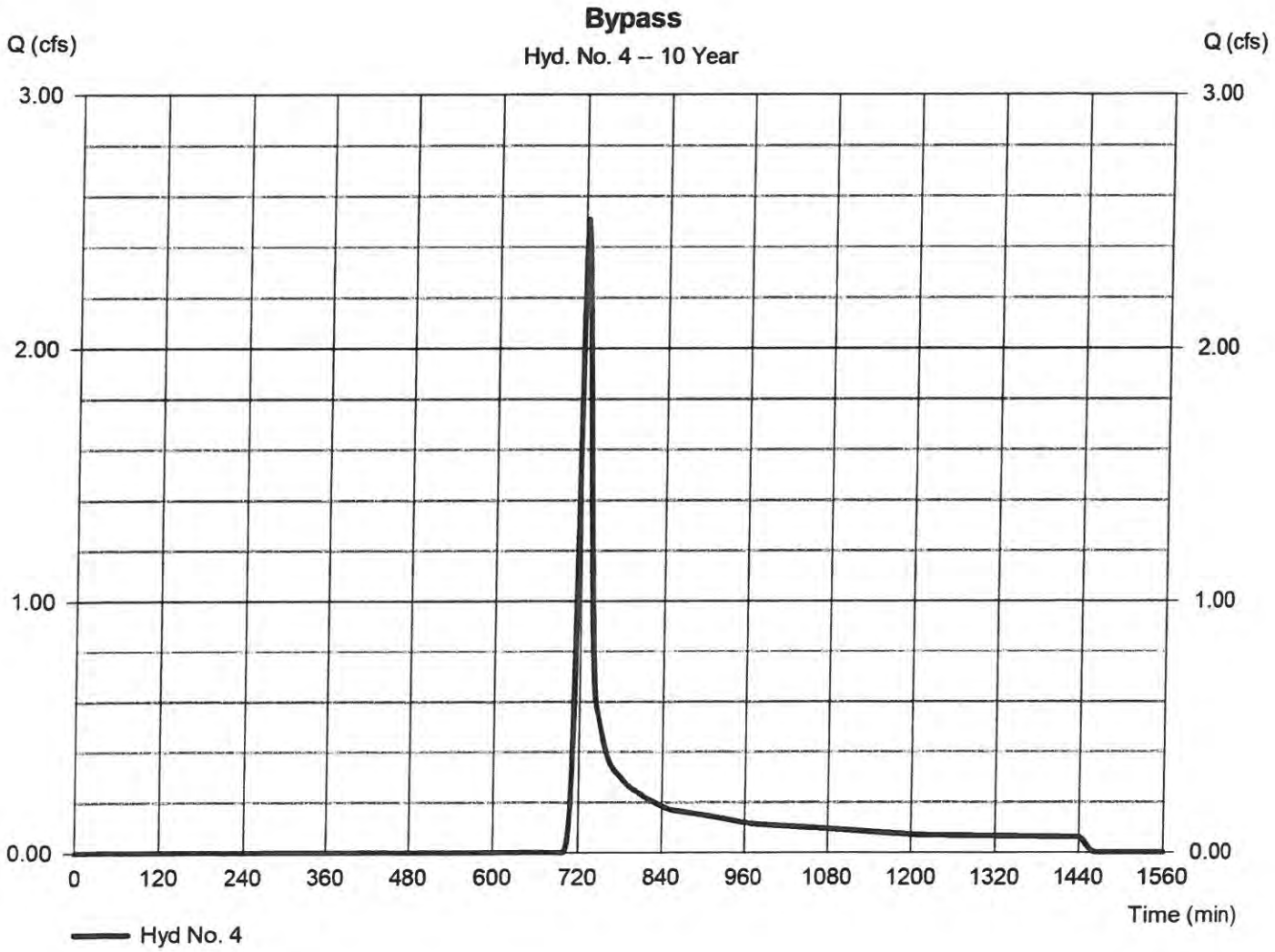
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 4

Bypass

Hydrograph type	= SCS Runoff	Peak discharge	= 2.509 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 8,126 cuft
Drainage area	= 2.120 ac	Curve number	= 56*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.40 min
Total precip.	= 5.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.940 x 55) + (0.180 x 69)] / 2.120



Hydrograph Report

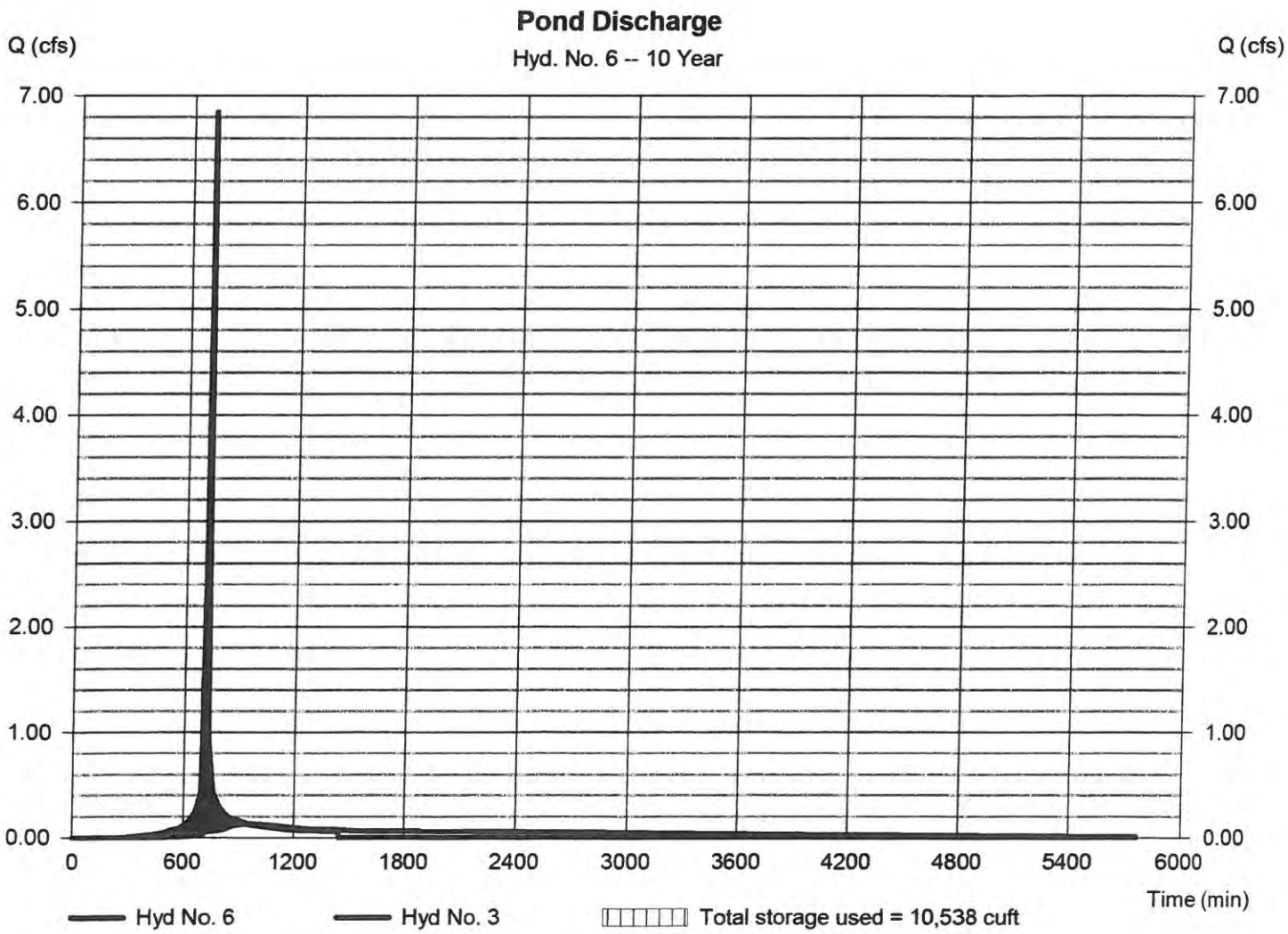
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 6

Pond Discharge

Hydrograph type	= Reservoir	Peak discharge	= 0.130 cfs
Storm frequency	= 10 yrs	Time to peak	= 946 min
Time interval	= 2 min	Hyd. volume	= 13,822 cuft
Inflow hyd. No.	= 3 - Developed Portion - Routed	Max. Elevation	= 146.86 ft
Reservoir name	= <New Pond>	Max. Storage	= 10,538 cuft

Storage Indication method used. Outflow includes exfiltration.



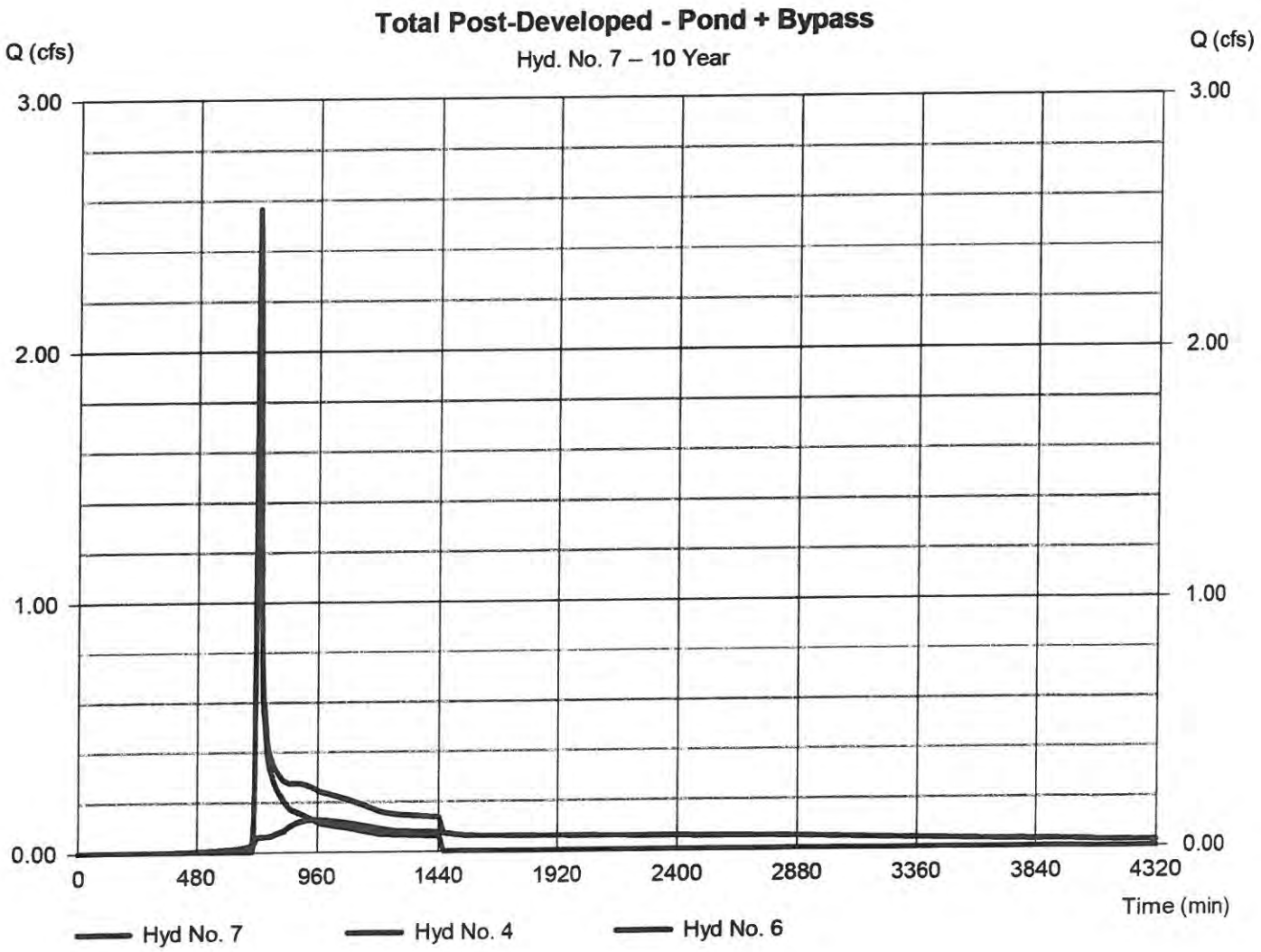
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 7

Total Post-Developed - Pond + Bypass

Hydrograph type	= Combine	Peak discharge	= 2.568 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 21,948 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 2.120 ac



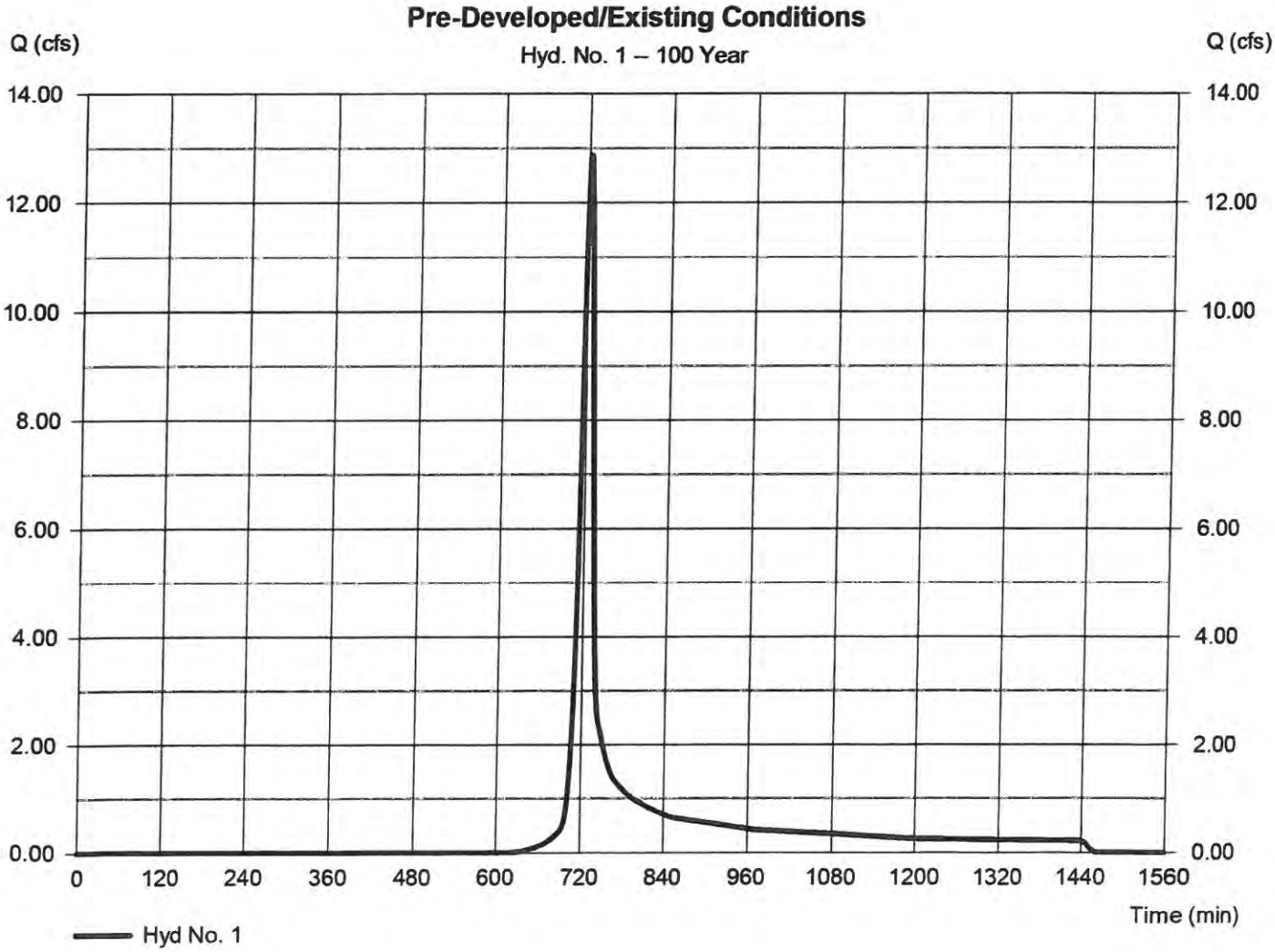
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 1

Pre-Developed/Existing Conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 12.88 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 37,086 cuft
Drainage area	= 3.280 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 15.00 min
Total precip.	= 8.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

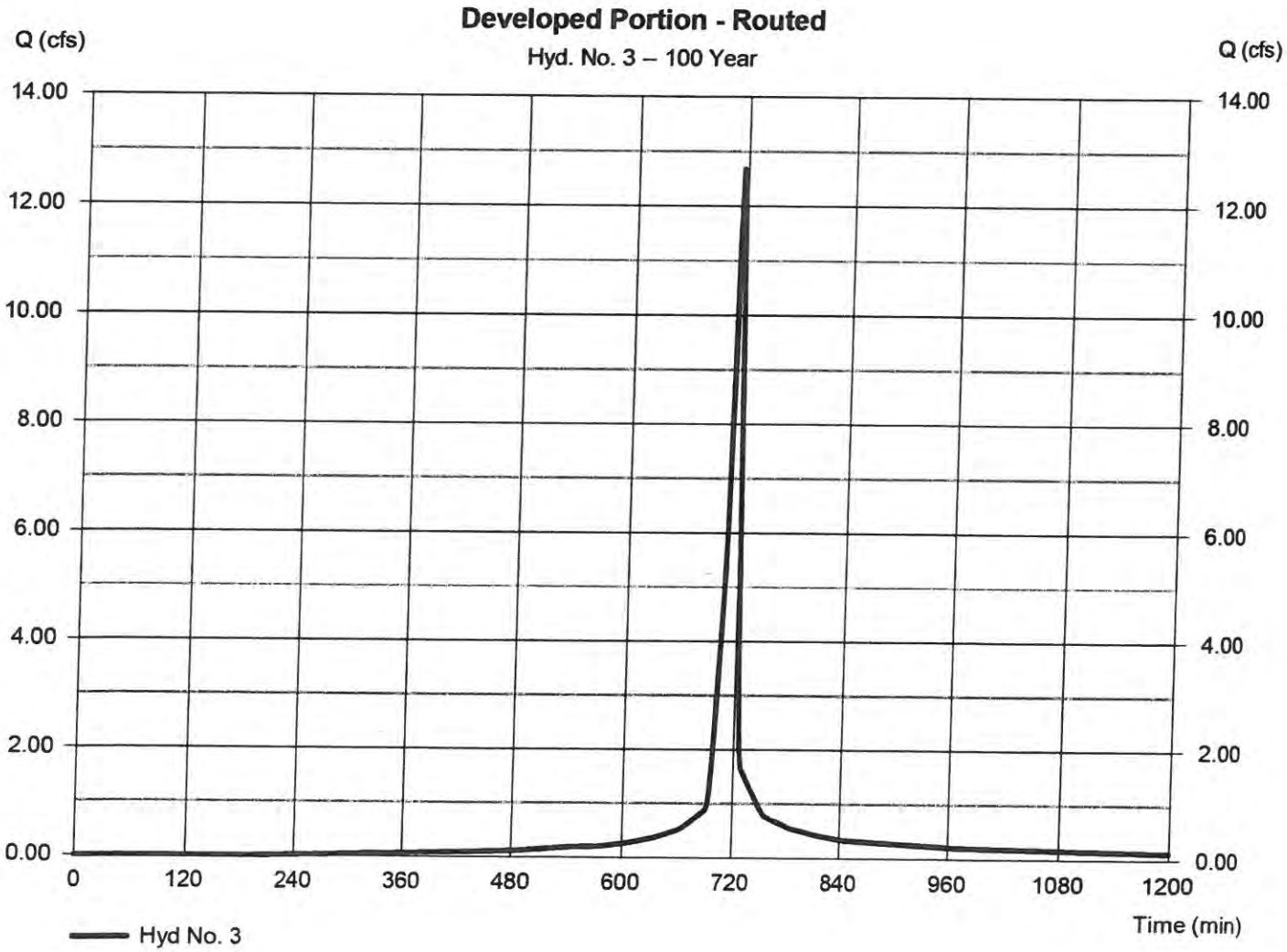
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 3

Developed Portion - Routed

Hydrograph type	= SCS Runoff	Peak discharge	= 12.68 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 27,732 cuft
Drainage area	= 1.160 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.710 x 98) + (0.450 x 69)] / 1.160



Hydrograph Report

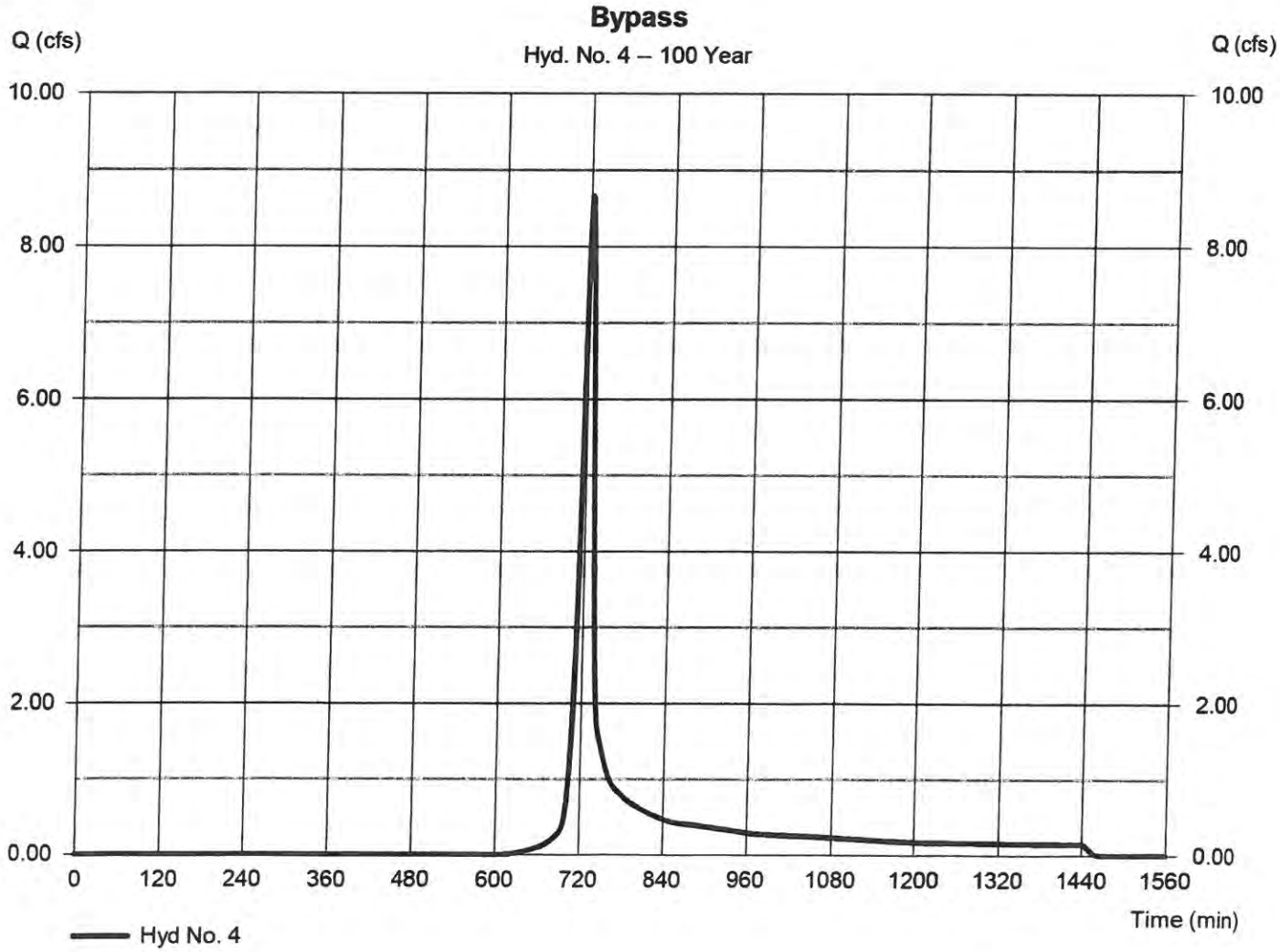
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 4

Bypass

Hydrograph type	= SCS Runoff	Peak discharge	= 8.670 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 24,847 cuft
Drainage area	= 2.120 ac	Curve number	= 56*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.40 min
Total precip.	= 8.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.940 x 55) + (0.180 x 69)] / 2.120



Hydrograph Report

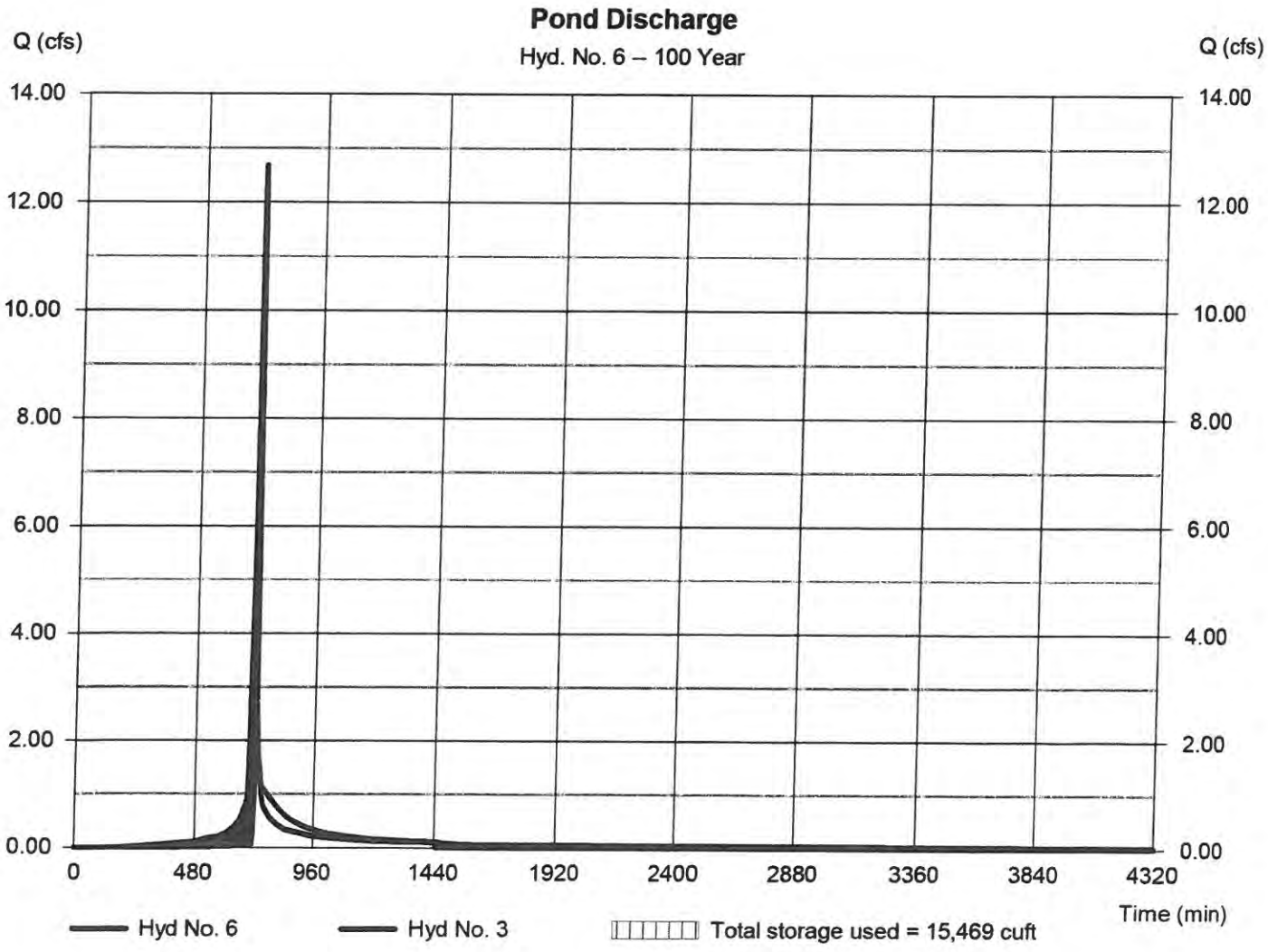
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 01 / 17 / 2020

Hyd. No. 6

Pond Discharge

Hydrograph type	= Reservoir	Peak discharge	= 2.724 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 27,128 cuft
Inflow hyd. No.	= 3 - Developed Portion - Routed	Max. Elevation	= 147.59 ft
Reservoir name	= <New Pond>	Max. Storage	= 15,469 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

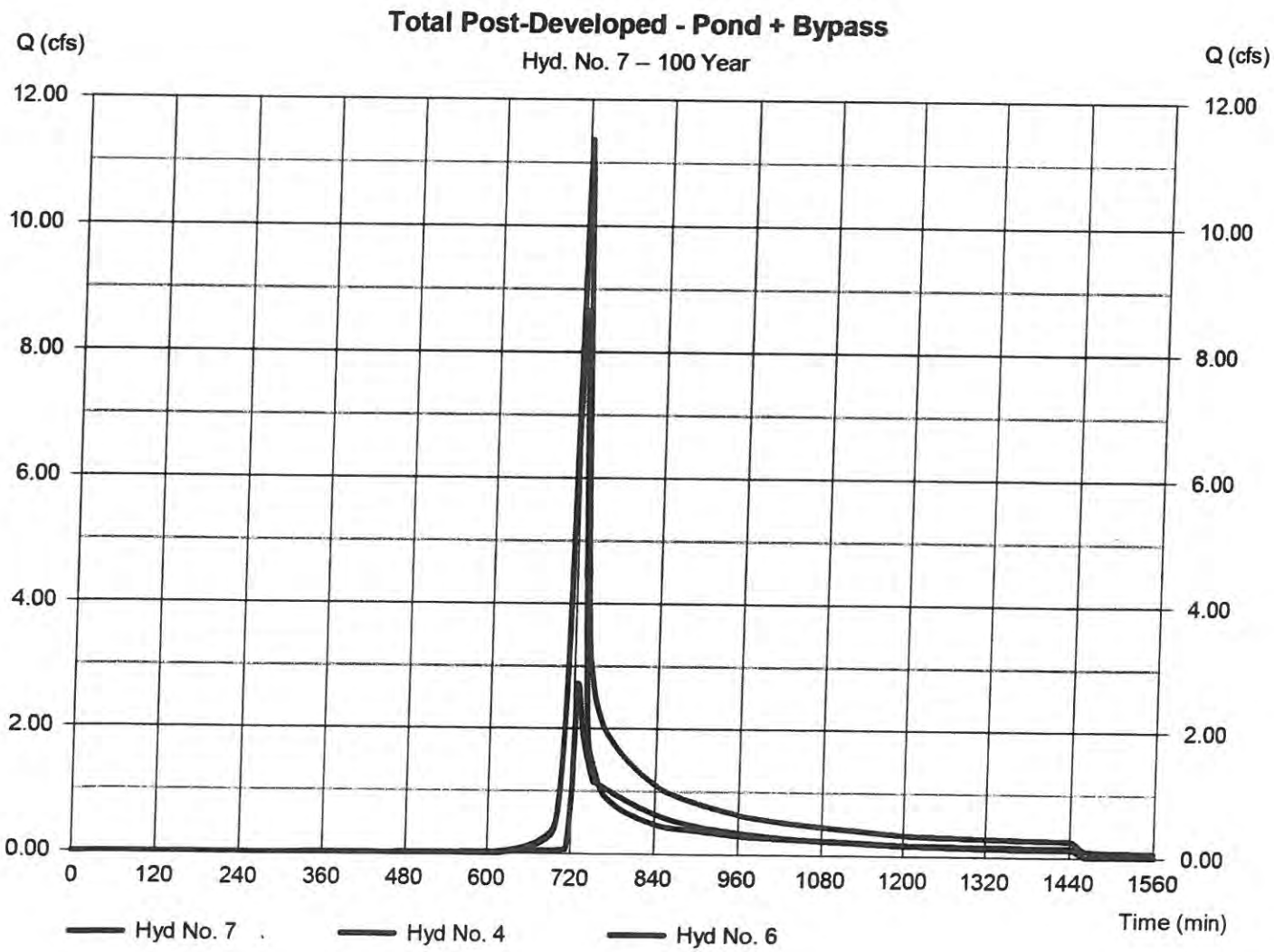
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Friday, 01 / 17 / 2020

Hyd. No. 7

Total Post-Developed - Pond + Bypass

Hydrograph type	= Combine	Peak discharge	= 11.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 51,975 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 2.120 ac



ADVANCED GeoServices
Engineering for the Environment. Planning for People.
1055 Andrew Drive, Suite A
West Chester, PA 19380-4293
tel 610.840.9100 fax 610.840.9199
www.advancedgeoservices.com

December 17, 2018

2018-3869-01

Triple C Development
200 Armory Road
Centre, AL 35960

RECEIVED
FEB 20 2020

Attention: Austin Evans

GEOTECHNICAL INVESTIGATION
PROPOSED ZIPPY'S CAR WASH
810 NEW BROOKLYN - ERIAL ROAD
GLOUCESTER TOWNSHIP, NEW JERSEY

Gentlemen:

Advanced GeoServices Corp. (Advanced GeoServices) is pleased to present the results of the geotechnical investigation conducted for the proposed Zippy's Car Wash facility in Gloucester Township, New Jersey. This investigation was performed in accordance with our proposal 2018-P-0345-G dated November 16, 2018 and your subsequent approval. The scope of services consisted of: a geotechnical site reconnaissance; drilling a total of six test borings; visual evaluation and classification of collected soil samples; engineering analysis of the data; and preparation of this report.

SITE DESCRIPTION

The site is located at 810 New Brooklyn - Erial Road in Gloucester Township, Camden County, New Jersey. It is situated on the northeast corner of the intersection of New Brooklyn - Erial Road and Berlin - Cross Keys Road. The site is presently an undeveloped field, most of which is grass covered. Some heavier brush and trees are present in the northeast quadrant. The ground surface elevations within the site are fairly level, ranging from about 147 to about 150.

PROJECT DESCRIPTION

The proposed facility will include a 40 feet by 115 feet one-story car wash building. There will also be two canopies at the entrance drive on the west side of the car wash building. The proposed facility layout is shown on Figure 1.

The planned finished floor elevation of the car wash building is likely to be similar to the existing grades. There will also be several below-floor pits and trenches. Expected structural loads have not been provided, but we anticipate that they will be relatively light.

SUBSURFACE CONDITIONS

Subsurface conditions at the Zippy's Car wash site were explored by performing six test borings (B-1 through B-6), located as shown on Figure 1. The test borings were advanced using hollow stem augers and samples were collected at regular intervals via the Standard Penetration Test (ASTM D 1586). The collected samples were visually evaluated by our geotechnical engineer and classified via ASTM D 2488, Description and Identification of Soils (Visual-Manual Procedure). The logs of the borings are included in the Appendix.

Beneath a thin topsoil cover, the borings encountered medium to fine sand with trace amounts of silt. The 'N' values within the sands typically ranged from 6 to 28 blows per foot, indicating a medium dense to dense condition.

Groundwater

Groundwater was observed in three of the borings (B-1 through B-3) at depths of 7 to 13 feet. These depths correspond to an elevation range of about 134.2 to 140.4.

DEVELOPMENT CONDITIONS

Based upon our review of the collected data, we offer the following conclusions.

Earthworks

Earthworks for the new building will likely be limited to removal of the topsoil/vegetation and minor (1 to 2 feet) excavations/fills within the remainder of the proposed site. The site soils can be removed with conventional earth excavation equipment. Excavations that will extend beneath elevation 140 (7 or more feet deep) may require dewatering. The excavated sands above the water level are suitable for re-use in their present condition.

Structural Support

The subsurface materials are medium dense to dense and are capable of supporting the new structures on shallow-based column/wall footings. These stable materials are also suitable for support of floor slabs, sidewalks, pavements, and other site features. New fill, if placed and compacted as recommended in this report, will also be capable of supporting foundations, slabs, sidewalks and pavements.

Subfloor pits and trenches may encounter unstable bearing conditions if the excavation for these features extend close to or below elevation 140. If these features will extend below this elevation, adequate dewatering will be essential during construction to maintain the stability of the bearing conditions.

If the recommendations presented in this report are implemented, foundation and floor slab/pavement settlements are expected to be less than ¼ inch. We anticipate that the majority of these settlements will occur during construction.

RECOMMENDATIONS

Geotechnical recommendations pertaining to the design and construction of the proposed Zippy's Car Wash facility at 810 New Brooklyn - Erial Road are presented in the following sections.

Site Preparation

Strip the topsoil and vegetation from new construction areas and dispose of this material in accordance with all prevailing regulations. Relocate any utilities that will interfere with the proposed construction.

Proof-roll the stripped subgrades with a large smooth-drum vibratory roller to densify the surface materials disturbed during the stripping operations and to identify any soft/unstable areas. Any identified soft/unstable areas that cannot be corrected by additional compaction should be undercut to more stable material and the undercut zone should be backfilled with load-bearing fill.

Load-Bearing Fill

Load-bearing fill will be required to achieve the design grades and to backfill the new foundations, utilities, and other site excavations. Load-bearing fill should be free of organics, degradable inclusions, excess moisture, frozen materials, and particles larger than six (6) inches. The site soils above the water level are suitable for re-use as fill in their present state. Imported fill material, if needed, should consist of predominantly granular free-draining soils.

Load-bearing fill should be placed in horizontal lifts with a maximum loose thickness of 12 inches (in large fill areas) and 8 inches (in confined areas such as foundation/utility backfill). Fill/backfill placed for support of foundations, if needed, should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D 1557. Fill/backfill placed for support of floor slabs or other site features should be compacted to at least 92 percent of the maximum dry density as determined by ASTM D 1557. In addition, all compacted lifts must be stable, with no significant movement noted beneath the traffic of the construction equipment.

Foundations

The proposed car wash building and canopies should be supported on a conventional column/wall footing system bearing within the stable existing soils or new load-bearing fill. All footings should be proportioned for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf). However, a minimum column footing lateral dimension of 36 inches and a minimum wall footing width of 18 inches are recommended to avoid edge shear conditions.

Footings that will be subject to frost action should be based at least 36 inches below the adjacent finished grade. Footings located in close vicinity of existing utilities or other site features should be based such that a line extending outward and downward at a 1:1 slope from the bottom edge of the new footing passes beneath the adjacent feature.

All footing excavations should be monitored to confirm that the bearing conditions are acceptable based on the recommendations stated in this report. If unstable/unsuitable materials are encountered at the bearing elevation, these materials should be undercut to stable material and the undercut area backfilled with load-bearing fill or additional footing concrete. Alternatively, the footing can be lowered to bear on the lower stable material.

Floor Slabs/Sidewalks/Pavements

Floor slabs, sidewalks and pavements should be supported on grade on stable, undisturbed existing soils or new load-bearing fill. Prior to slab/walkway/pavement construction, subgrades should be proof-rolled as detailed in the "Site Preparation" section of this report, and undercut/replaced as needed.

To avoid uneven curing and to provide a capillary break, a 4-inch thick, well-compacted granular base course should be placed beneath slabs. This base course should consist of freely draining material similar in gradation to AASHTO Coarse Aggregate No. 57.

Lateral Earth Pressures

Below-grade pit and trench walls should be designed for the condition of at-rest lateral earth pressure consistent with the structural restraint of these walls. The following lateral earth pressure parameters can be used for design:

Soil unit weight: 125 pounds per cubic foot
Coefficient of at-rest earth pressure (K_0): 0.45
Coefficient of active earth pressure (K_a): 0.33
Coefficient of passive earth pressure (K_p): 3.0
Coefficient of sliding friction (tan δ): 0.50

These earth pressure parameters assume no hydrostatic pressures.

Additional lateral earth pressures exerted by adjacent surface surcharge loads should be calculated as an added uniform pressure equivalent to one-half the average unit load of the surcharge.

Seismic Design Criteria

International Building Code (IBC) Seismic Site Class D should be used for the seismic design at this site. This classification is based on information obtained from the test borings and our knowledge of the regional geologic conditions.

LIMITATIONS

All conclusions and recommendations presented in this report are predicated on the assumption that subsurface conditions do not deviate appreciably from those disclosed by the test borings. These conclusions and recommendations are subject to confirmation or revision upon our review of the final plans and specifications for the proposed construction. Conclusions and recommendations are also based on the premise that competent geotechnical field decisions will be provided during construction.

The scope of this geotechnical investigation was limited to an evaluation of the load-carrying capabilities and stability of the subsurface materials. Oil, hazardous waste, radon, radioactivity, irritants, pollutants, or other dangerous substances and conditions were not the subject of this report or this geotechnical investigation. Their presence and/or absence is not implied, inferred, or suggested by this report or the results of this study. This investigation cannot be considered an environmental assessment of site conditions.

Statements and conclusions regarding the impact of geotechnical conditions on the design and construction of the proposed car wash as stated in this report are unique. Findings, conclusions, and recommendations are not transferable to other development schemes, site arrangements, or structural systems.

Advanced GeoServices is grateful for the opportunity to assist you with this project. If you have any questions concerning the contents of this report, please contact us.

Very truly yours,

ADVANCED GEOSERVICES
Certificate of Authorization No. 24GA27924000

Paul F. Marano, P.E.
Senior Project Consultant

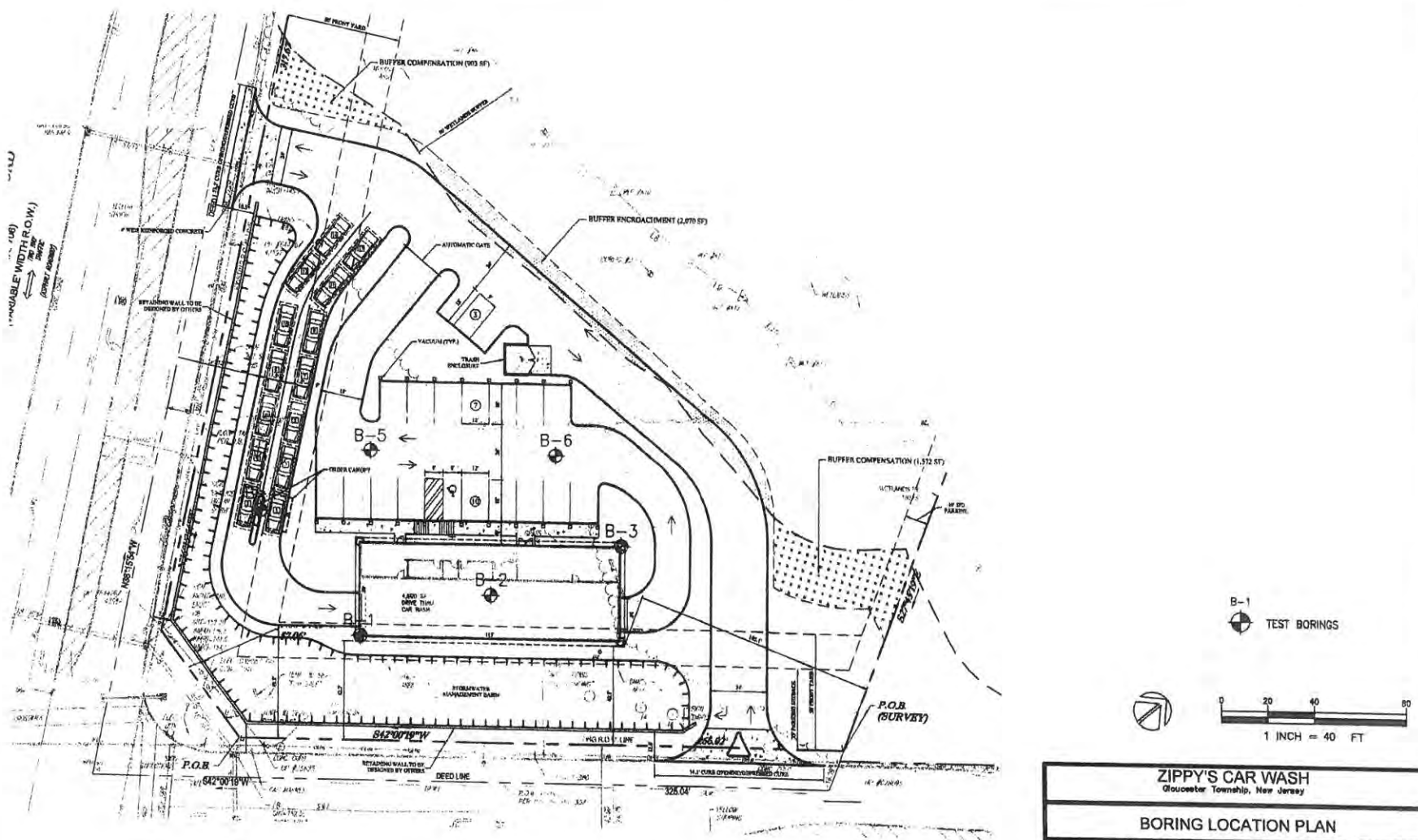
STATE OF NEW JERSEY
PAUL F. MARANO
No. 24GEO3273900
LICENSED
PROFESSIONAL ENGINEER

for Todd D. Trotman, P.E.
Project Consultant

PFM:TDT:kk

cc: Ty Taylor (WT2 Partners)(via email)

FIGURE



ZIPPY'S CAR WASH
Gloucester Township, New Jersey

BORING LOCATION PLAN

ADVANCED GeoServices
A MONTROSE ENVIRONMENTAL GROUP COMPANY
1058 ANDREW DRIVE, SUITE A
WEST CHESTER, PENNSYLVANIA 19380

FIGURE 1

APPENDIX

APPENDIX

Subsurface conditions at the Zippy's Car wash site were explored by performing six test borings (B-1 through B-6). The boring locations were selected by Advanced GeoServices personnel and are shown on Figure 1. The borings were drilled by F. M. & W. Drilling Company, Inc. under the technical supervision of Advanced GeoServices personnel.

Logs of the test borings are presented in this Appendix. The elevations noted on the logs are referenced from a benchmark elevation of 152.89 on the rim of the electric manhole along Berlin – Cross Keys Road. (See Figure 1).

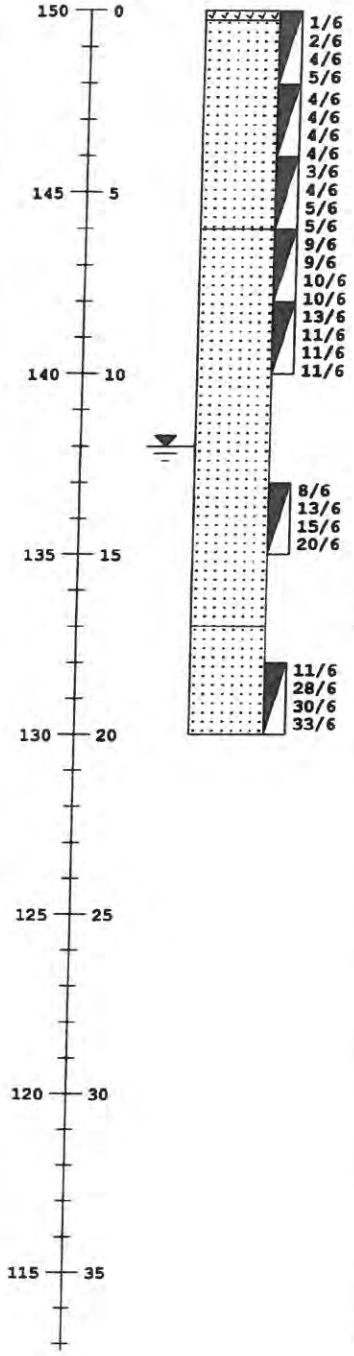
Soil samples were obtained from the test borings for identification and classification purposes by means of a 2-inch O.D. split barrel sampler driven 24 inches by blows of a 140-pound hammer that was allowed to free-fall 30 inches (the Standard Penetration Test, ASTM D 1586). The sampling resistance of the soils is recorded on the boring logs adjacent to the sample locations; this resistance is given in hammer blows per six inches of sampler penetration. The 'N' values are also shown on the logs; these values are determined by totaling the blow counts required for the second and third 6-inch increments of sampler penetration. The collected samples were visually evaluated by our geotechnical engineer and classified via ASTM D 2488, Description and Identification of Soils (Visual-Manual Procedure).

Upon completion, the borings were backfilled with the drilling spoils. No further restoration was included with our scope of services.

LOG OF TEST BORING
TEST BORING B-1

DATE: 12/11/18
PROJECT: Zippy's Car Wash
BORING LOCATION: See Figure 1
DRILLING METHOD: Hollow Stem Auger
DRILLING COMPANY: F. M. & W. Drilling, Inc.
WATER ENCOUNTERED AT: 12.0 ft.

PROJECT NO.: 2018-3869-01
SURFACE ELEVATION: 150.0 ft.
CHECKED BY: PFM
DRILLER: K. Ryan
INSPECTOR: D. Benson

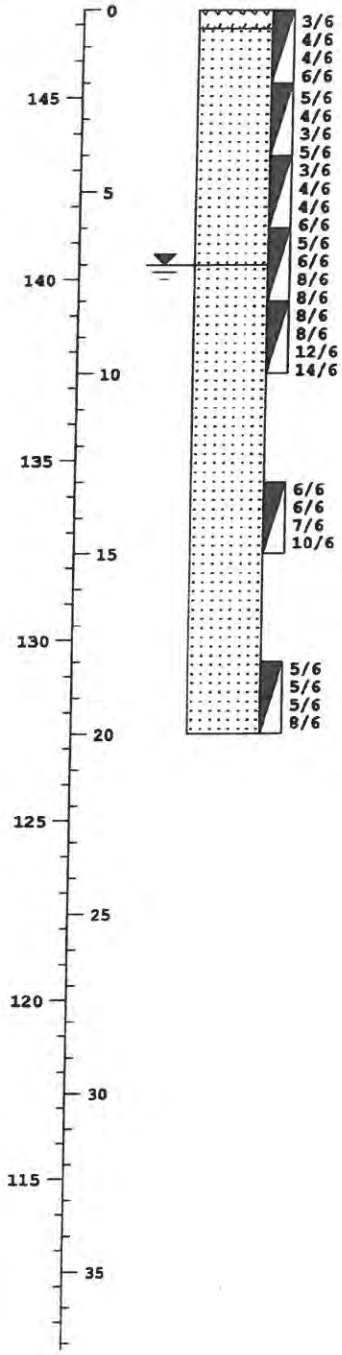


ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS BLOWS PER 6 INCHES	Soil Description	SPT (N)	Moisture (%)	Other Tests
		Topsoil. 150 / 0.25			
		Medium dense, moist, light brown, medium to fine SAND, trace silt. 149.75	6		
			8		
			9		
		6.0			
		Dense, moist to wet, light brown, medium to fine SAND, trace silt. 144	19		
			22		
			28		
		17.0			
		Very dense, wet, light brown, medium to fine SAND, trace silt. 133	58		
		20.0			
		Completion Depth = 20 feet 130 END OF BORING @ 20.0 FT.			

LOG OF TEST BORING
TEST BORING B-2

DATE: 12/11/18
PROJECT: Zippy's Car Wash
BORING LOCATION: See Figure 1
DRILLING METHOD: Hollow Stem Auger
DRILLING COMPANY: F. M. & W. Drilling, Inc.
WATER ENCOUNTERED AT: 7.0 ft.

PROJECT NO.: 2018-3869-01
SURFACE ELEVATION: 147.4 ft.
CHECKED BY: PFM
DRILLER: K. Ryan
INSPECTOR: D. Benson

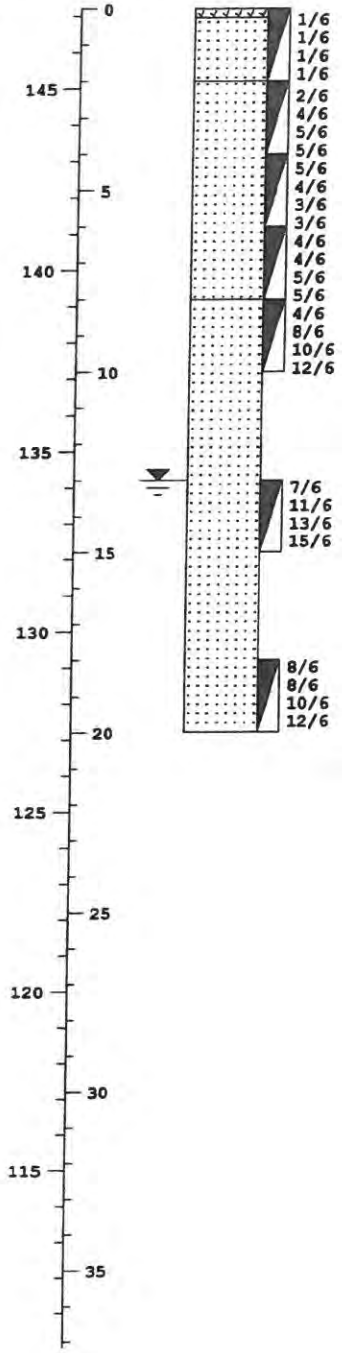


ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS BLOWS PER 6 INCHES	Soil Description	SPT (N)	Moisture (%)	Other Tests
		Topsoil. 147.4 / 0.5			
		Medium dense, moist, light brown, medium to fine SAND, trace silt. 146.9	8		
			7		
			8		
			14		
		7.0 / 140.4			
		Dense to medium dense, wet, light brown to fine SAND, trace silt.	20		
			13		
			10		
		20.0 / 127.4			
		Completion Depth = 20 feet END OF BORING @ 20.0 FT.			

LOG OF TEST BORING
TEST BORING B-3

DATE: 12/11/18
PROJECT: Zippy's Car Wash
BORING LOCATION: See Figure 1
DRILLING METHOD: Hollow Stem Auger
DRILLING COMPANY: F. M. & W. Drilling, Inc.
WATER ENCOUNTERED AT: 13.0 ft.

PROJECT NO.: 2018-3869-01
SURFACE ELEVATION: 147.2 ft.
CHECKED BY: PFM
DRILLER: K. Ryan
INSPECTOR: D. Benson



ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS BLOWS PER 6 INCHES	Soil Description	SPT (N)	Moisture (%)	Other Tests
		Topsoil. 147.2 / 0.25	2		
		Loose, moist, light brown, medium to fine SAND. 146.95 / 2.0			
		Medium dense, moist, light brown, medium to fine SAND, trace silt. 145.2	9		
			7		
			9		
		8.0			
		Dense, moist to wet, light brown, medium to fine SAND, trace silt. 139.2	18		
			24		
			18		
		20.0			
		Completion Depth = 20 feet 127.2 END OF BORING @ 20.0 FT.			

LOG OF TEST BORING
TEST BORING B-4

DATE: 12/11/18
PROJECT: Zippy's Car Wash
BORING LOCATION: See Figure 1
DRILLING METHOD: Hollow Stem Auger
DRILLING COMPANY: F. M. & W. Drilling, Inc.
WATER ENCOUNTERED AT: No Water Encountered

PROJECT NO.: 2018-3869-01
SURFACE ELEVATION: 150.5 ft.
CHECKED BY: PFM
DRILLER: K. Ryan
INSPECTOR: D. Benson

ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS BLOWS PER 6 INCHES	Soil Description		SPT (N)	Moisture (%)	Other Tests
150 / 0	1/6, 3/6, 5/6, 6/6, 5/6, 5/6, 4/6, 5/6, 5/6, 5/6, 7/6, 8/6, 8/6, 9/6, 11/6, 14/6, 12/6, 11/6, 10/6, 12/6	Topsoil.	150.5 / 0.5	8		
		Medium dense, moist, light brown, medium to fine SAND, trace silt.	150	9		
				12		
145 / 5			6.0			
		Dense, moist, light brown, medium to fine SAND, trace silt.	144.5	20		
				21		
140 / 10			10.0			
		Completion Depth = 10 feet END OF BORING @ 10.0 FT.	140.5			
135 / 15						
130 / 20						
125 / 25						
120 / 30						
115 / 35						

LOG OF TEST BORING
TEST BORING B-5

DATE: 12/11/18
PROJECT: Zippy's Car Wash
BORING LOCATION: See Figure 1
DRILLING METHOD: Hollow Stem Auger
DRILLING COMPANY: F. M. & W. Drilling, Inc.
WATER ENCOUNTERED AT: No Water Encountered

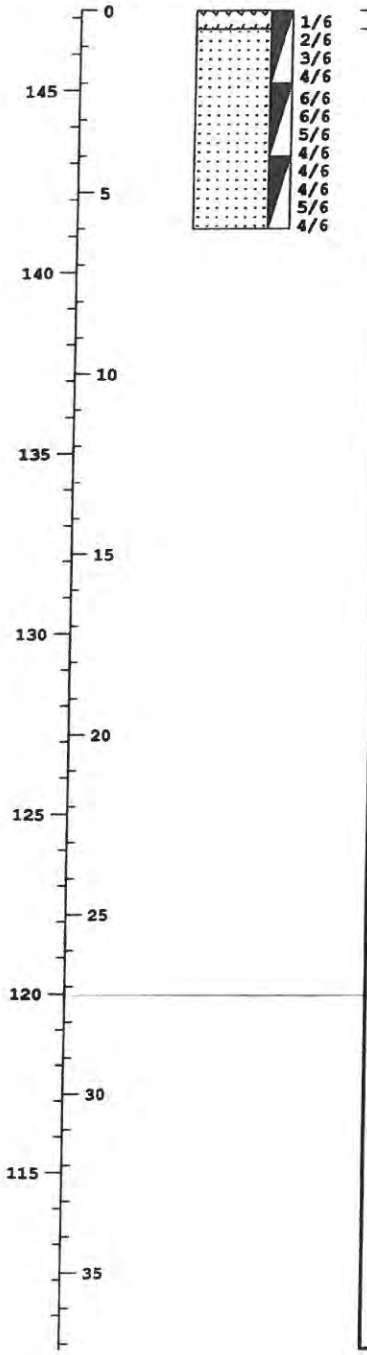
PROJECT NO.: 2018-3869-01
SURFACE ELEVATION: 148.1 ft.
CHECKED BY: PFM
DRILLER: K. Ryan
INSPECTOR: D. Benson

ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS BLOWS PER 6 INCHES	Soil Description	SPT (N)	Moisture (%)	Other Tests
0	1/6 4/6 4/6 5/6 4/6 4/6 4/6 4/6 4/6 5/6 6/6	Topsoil. 148.1 / 0.2	8		
145		Medium dense, moist, light brown, medium to fine SAND, trace silt. 147.9	8		
5			9		
		6.0			
		Completion Depth = 6 feet 142.1 END OF BORING @ 6.0 FT.			
140					
10					
135					
15					
130					
20					
125					
25					
120					
30					
115					
35					

LOG OF TEST BORING
TEST BORING B-6

DATE: 12/11/18
PROJECT: Zippy's Car Wash
BORING LOCATION: See Figure 1
DRILLING METHOD: Hollow Stem Auger
DRILLING COMPANY: F. M. & W. Drilling, Inc.
WATER ENCOUNTERED AT: No Water Encountered

PROJECT NO.: 2018-3869-01
SURFACE ELEVATION: 147.2 ft.
CHECKED BY: PFM
DRILLER: K. Ryan
INSPECTOR: D. Benson



ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS BLOWS PER 6 INCHES	Soil Description		SPT (N)	Moisture (%)	Other Tests
		Topsoil.	147.2			
			0.5			
		Medium dense to dense, moist, light brown, medium to fine SAND, trace silt.	146.7	5		
				11		
				9		
			6.0			
		Completion Depth = 6 feet END OF BORING @ 6.0 FT.	141.2			

Shropshire Associates LLC

ESBE / SBE Certified

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

David R. Shropshire, PE, PP
A Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

November 26, 2018

RECEIVED FEB 20 2020

Mr. Austin Evans
Triple C Development
200 Armory Road
Centree, Alabama 35960

(via email: aevans@triplecdevelopment.com)

DRAFT

Re: **Traffic Engineering Assessment**
Zippy's Express Car Wash
Block 18103, Lot 7.01
Berlin-Cross Keys Road (CR 689) and New Brooklyn-Erial Road (CR 706)
Gloucester Township, Camden County, New Jersey
SA Project No. 18182

Dear Austin:

In response to your request, Shropshire Associates LLC has prepared a Traffic Engineering Assessment report to evaluate the impact of the traffic to be generated by the proposed Zippy's Express Car Wash development located along southbound Berlin-Cross Keys Road and westbound New Brooklyn-Erial Road in Gloucester Township, Camden County, NJ. The site currently is vacant.

The proposal is to construct a 4,600 square foot (SF) express car wash facility in the northwest corner of the existing signalized intersection. Access is proposed via a right-in/right-out only driveway along southbound Berlin-Cross Keys Road and a full-movement driveway along westbound New Brooklyn-Erial Road. Final approval is required from Camden County for both driveway locations.

Existing Conditions

A field reconnaissance was conducted to determine the features of the adjacent roadways in the study area. A brief description of the roads and intersections within the study area are provided below.

Along the site's frontage, **Berlin Cross-Keys Road (CR 689)** is a four-lane undivided roadway that is under the jurisdiction of Camden County within the site's frontage and classified as an Urban Minor Arterial. Berlin Cross-Keys Road has an approximate cartway width of 70' within the site's frontage and consists of two (2) travel lanes each in the northbound and southbound directions, along with auxiliary lanes for the signalized intersection. The posted speed limit on Berlin Cross-Keys Road is 45 MPH. For this assessment, Berlin Cross-Keys Road is assumed to extend in a general north-south direction.

In the vicinity of the site, **New Brooklyn-Erial Road (CR 706)** is a four-lane undivided roadway that is under the jurisdiction of Camden County and is classified as an Urban Major Collector. New Brooklyn-Erial Road has an approximate cartway width of 68' include two (2) travel lanes and auxiliary lanes for the signalized intersection. New Brooklyn-Erial Road has a

DRAFT

posted speed limit of 45 MPH. For this assessment, New Brooklyn-Erial Road is assumed to extend in a general east-west direction.

The four-legged **Berlin Cross-Keys Road/New Brooklyn-Erial Road** intersection is controlled by a five-phase fully-actuated traffic signal. The northbound Berlin Cross-Keys Road approach consists of two (2) left-turn lanes, a through lane, and a shared through/right-turn lane. The southbound Berlin Cross-Keys Road approach consists of two (2) left-turn lanes, a through lane, and a shared through/right-turn lane. The westbound New Brooklyn-Erial Road approach consists of two (2) left-turn lanes, a through lane, and a shared through/right-turn lane. The eastbound New Brooklyn-Erial Road approach consists of one (1) exclusive left-turn lane, a through lane, and a shared through/right-turn lane.

It is worth noting that Camden County, Gloucester Township, Winslow Township, several electrical contractors, and other local traffic engineers were contacted regarding the existing timing schedule for the Berlin-Cross Keys Road/New Brooklyn-Erial Road signalized intersection. No signal timing schedule was available from any of these entities. Therefore, the signal timings utilized in this study were obtained manually during the weekday PM peak hour.

The T-shaped **New Brooklyn-Erial Road/Office Building Driveway** intersection is stop-controlled along the northbound driveway approach. The westbound New Brooklyn-Erial Road approach consists of a single shared through/left-turn lane. The eastbound New Brooklyn-Erial Road approach consists of a single shared through/right-turn lane. The northbound driveway approach consists of a single shared left-turn/right-turn lane.

Traffic Count Data

To determine the amount of traffic on the adjacent roadway network, manual turning movement counts (MTMC) were conducted in November 2018 during the weekday AM (7:00 AM to 9:00 AM), weekday PM (4:00 PM to 6:00 PM), and the Saturday midday (11:00 AM to 2:00 PM) peak periods, which represent the peak of the adjacent roadway network and proposed development. A summary of the traffic counts can be found in the appendix to this assessment, with the existing peak hour volumes illustrated in Figure 1.

Future Conditions

As indicated above, the proposal is to construct a 4,600 SF express car wash facility with one (1) tunnel on the site. The traffic resulting from the proposed development will not affect the adjacent roadway network until the development is fully built-out, which is anticipated to be by the year 2020. It can be expected that the traffic volumes along the adjacent roadways will increase as a result of general area traffic growth. Based on the *Annual Background Growth Table* prepared by NJDOT, a 2.00% annual traffic growth will occur along Berlin Cross-Keys Road and a 1.75% annual traffic growth will occur along New Brooklyn-Erial Road in the vicinity of the site.

Therefore, in order to estimate the 2020 No-Build volumes, the annual growth rates of 2.00% and 1.75% were applied to the existing traffic volumes and combined with the peak hour traffic to be generated by the proposed shopping center to determine the 2020 No-Build volumes, which are illustrated in Figure 2.

The amount of traffic to be generated by the proposed car wash facility can best be estimated based on data published by the Institute of Transportation Engineers (ITE). ITE has compiled data from thousands of studies for various land uses, independent variables and study

DRAFT

periods, and published the results in *Trip Generation, 10th Edition*. The proposed development is most similar to ITE Land Use 948: Automated Car Wash. Table 1 below indicates the total traffic to be generated by the 4,600 SF car wash facility based on the ITE trip generation data (the trip generation worksheet is attached for reference).

Table 1 ITE Trip Generation – Zippy's Express Car Wash									
Use	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Car Wash (1 Tunnel)	20	19	39	27	27	54	70	70	140

The traffic to be generated by the proposed development must then be distributed to the adjacent roadway network in a way that we can reasonably expect the patrons/employees to travel. The new site traffic was distributed to the roadway network based on the existing flow of traffic along the adjacent roadway (Figure 3). The total site traffic is shown in Figure 4.

The total site traffic (Figure 4) was then added to the 2020 No-Build volumes to project the 2020 Build volumes, which are illustrated on the attached Figure 5.

Operational Analysis

In order to measure the quality of the traffic flow for the adjacent roadways and intersections, capacity analyses for the study intersections have been completed based upon the methods outlined in the *2010 Highway Capacity Manual*. Capacity analysis is a procedure used to estimate the ability of the roadway network to carry traffic. Capacity analyses are performed based on a Level of Service methodology. Level of Service (LOS) is a qualitative measure that characterizes the operational conditions of a roadway or intersection based on the perceptions by motorists and passengers. LOS are defined for each type of facility (i.e. freeways, highways, signalized intersections, unsignalized intersections). These Levels of Service range from LOS A to LOS F, with a LOS A representing the best operating conditions and a LOS F representing the worst operating conditions.

The LOS for signalized intersections are classified in terms of delay, which is based on the extent of driver discomfort and frustration, fuel consumption and lost travel time. The delay experienced by a motorist consists of many factors that relate to control, geometrics, and traffic. Some of these factors include the quality of progression, traffic signal cycle length, the green ratio, and the volume-to-capacity ratio. The determination for the LOS for an unsignalized intersection is based upon the average control delay associated with each minor movement (i.e. yielding left-turn movements from the major roads and stop-controlled movements from the minor approaches). The Level of Service criteria for signalized and unsignalized intersections is summarized below in Table 2.

DRAFT

SA

Table 2 Level of Service Criteria		
Level of Service	Unsignalized Delay (sec)	Signalized Delay (sec)
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

The existing and future operating conditions at the study intersections were evaluated using the above-described methodology and the latest Synchro computer simulation modeling software. The existing and future levels of service are illustrated on Figures 6, 7, and 8; with the detailed printouts and capacity analyses worksheets attached for your review. A detailed description of the intersections' operating conditions is provided below.

Berlin Cross-Keys Rd (CR 689) and New Brooklyn-Erial Rd (CR 706) Intersection

Under existing conditions, the Berlin Cross-Keys Road and New Brooklyn-Erial Road signalized intersection currently operates at an overall LOS C during the AM, PM, and Saturday peak hours. The northbound Berlin Cross-Keys Road left-turn movements operate at a LOS C during the AM peak hour and LOS D during both the PM and Saturday peak hours. The northbound Berlin Cross-Keys Road through/right-turn movements operate at a LOS C during all peak hours. The southbound Berlin Cross-Keys Road left-turn movements operate at a LOS D during all peak hours. The southbound Berlin Cross-Keys Road through/right-turn movements operate at a LOS C during all peak hours. The eastbound New Brooklyn-Erial Road left-turn movements operate at a LOS D during all peak hours. The eastbound New Brooklyn-Erial Road through/right-turn movements operate at a LOS C during the AM peak hour, LOS D during the PM peak hour, and LOS C during the Saturday peak hour. The westbound New Brooklyn-Erial Road left-turn movements operate at a LOS C during the AM peak hour, LOS D during the PM peak hour, and LOS C during the Saturday peak hour. The westbound New Brooklyn-Erial Road through/right-turn movements operate at a LOS C during both the AM and PM peak hours and LOS B during the Saturday peak hour.

Under the No-Build scenario, the Berlin Cross-Keys and New Brooklyn-Erial Road signalized intersection will continue to operate at an overall LOS C during all peak hours. All individual movements will continue to operate at existing levels of service during all peak hours, with the exception of the westbound New Brooklyn-Erial Road left-turn movements, which will operate at a LOS D during the AM peak hour.

Under the 2020 Build scenario, the traffic resulting from the proposed development will cause minimal changes in the levels of service at the Berlin Cross-Keys Road and New Brooklyn-Erial Road signalized intersection. Overall the signal will operate at a LOS C during the AM peak hour, LOS D during the PM peak hour, and LOS C during the Saturday peak hour. All individual movements will continue to operate at No-Build levels of service during all peak hours, with the exception of the westbound New Brooklyn-Erial Road left-turn movements, which will operate at a LOS D during the Saturday peak hour.

DRAFT

New Brooklyn-Erial Road (CR 706) and Office Driveway/Site Driveway Intersection

Under existing conditions, the westbound New Brooklyn-Erial Road conflicting left-turn movements operate at a LOS A during all peak hours. The northbound stop-controlled driveway approach currently operates at a LOS B during all peak hours.

Under the No-Build scenario, all movements at the New Brooklyn-Erial Road and Office Driveway will continue to operate at existing levels of service.

Under the 2020 Build scenario, access to the proposed car wash will be via one (1) new full-movement access along westbound New Brooklyn-Erial Road. The driveway is proposed to create a four-legged intersection with New Brooklyn-Erial Road and the office building driveway. The driveway will consist of a single lane for shared left-turn/right-turn movements. The westbound and eastbound New Brooklyn-Erial Road conflicting left-turn movements will operate at a LOS A during all peak hours. The northbound office driveway approach will operate at a LOS B during all peak hours. The outbound site driveway approach will operate at a LOS B during all peak hours.

In addition to the intersection analyses, a queue analysis was done for the eastbound New Brooklyn-Erial Road approach at its intersection with Berlin-Cross Keys Road to ensure that there would be no queuing that would impact the ability of vehicles to safely enter/exit the proposed car wash site driveway. The queue study done during the weekday AM, weekday PM, and Saturday midday peak hour indicated zero (0) queues beyond the proposed site driveway location during peak hour operations.

Berlin Cross-Keys Road (CR 689) and Site Driveway Intersection

Under the 2020 Build scenario, access to the proposed car wash will be via one (1) new right-in/right-out only access along southbound Berlin Cross-Keys Road. The driveway will be channelized and stop-controlled along the eastbound site driveway approach. The outbound site driveway right-turn movements will operate at LOS B during the AM peak hour and LOS C during the PM and Saturday peak hours.

Conclusion

Based on the results presented in this traffic engineering assessment report, the traffic resulting from the proposed Zippy's Car Wash development will have a minimal impact on the adjacent roadways based upon the following conclusions:

- Based on the current ITE trip generation rates, the traffic resulting from the proposed development will generate approximately 39 new trips during the AM peak hour, 54 new trips during the PM peak hour, and 140 new trips during the Saturday peak hour.

- One access to the development is proposed via a new full-movement driveway located along westbound New Brooklyn-Erial Road. The proposed New Brooklyn-Erial Road site driveway is under the jurisdiction of Camden County and will require the County's approval.

- An additional access to the development is proposed via a new right-in/right-out only driveway along southbound Berlin Cross-Keys Road. The proposed Berlin Cross-

DRAFT

Keys Road site driveway is under the jurisdiction of Camden County and will require the County's approval.

- Under the future Build scenario, the traffic resulting from the proposed development will cause minimal changes in the future levels of service at the Berlin Cross-Keys Road and New Brooklyn-Erial Road signalized intersection. Overall, the signalized intersection will operate at a LOS C during the AM peak hour, LOS D during the PM peak hour, and LOS C during the Saturday peak hour.

- The outbound stop-controlled movements from the New Brooklyn-Erial Road site driveway will operate at a LOS B during all peak hours.

- A queue analysis was done for the eastbound New Brooklyn-Erial Road approach at its intersection with Berlin-Cross Keys Road to ensure that there would be no queuing that would impact the ability of vehicles to safely enter/exit the proposed car wash site driveway. The queue study done during the weekday AM, weekday PM, and Saturday midday peak hour indicated zero (0) queues beyond the proposed site driveway location during peak hour operations.

- The outbound stop-controlled movements from the Berlin Cross-Keys Road site driveway will operate at LOS B during the AM peak hour and LOS C during the PM and Saturday peak hours.

Should you have any questions or require additional information, please feel free to contact us.

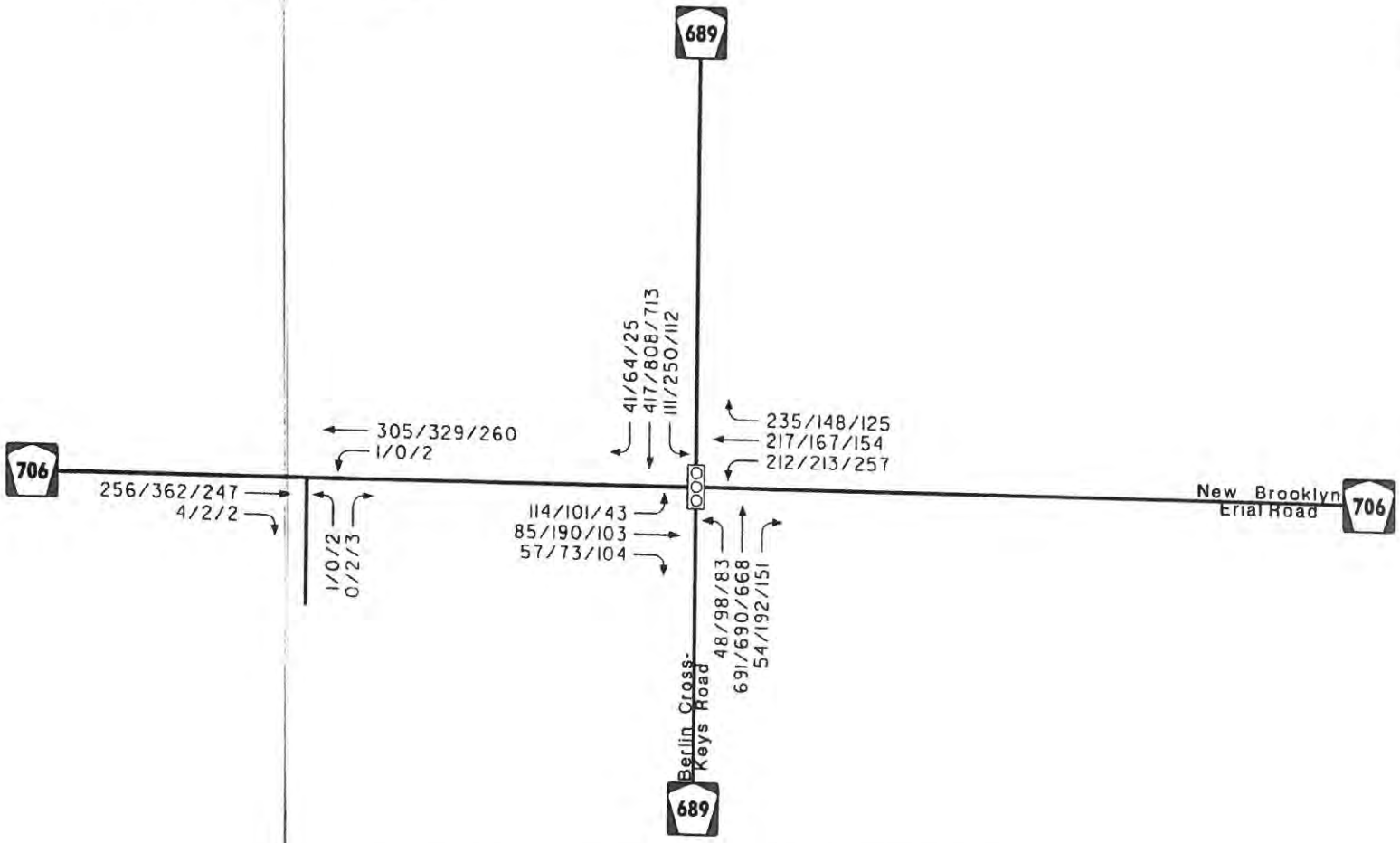
Sincerely,
Shropshire Associates LLC

Nathan B. Mosley, P.E., C.M.E.
Senior Project Manager
N.J. License No. #48698
NBM/jab
Attachments

cc: Brian Cleary (via email: bcleary@pettitgroup.com)
Terry Combs (via email: tcombs@pettitgroup.com)
Damien DelDuca (via email: dod@delducalewis.com)

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 1
EXISTING VOLUMES



Zippy's Express Car Wash

Gloucester Township, Camden County, NJ
November 2018

TRAFFIC SIGNAL

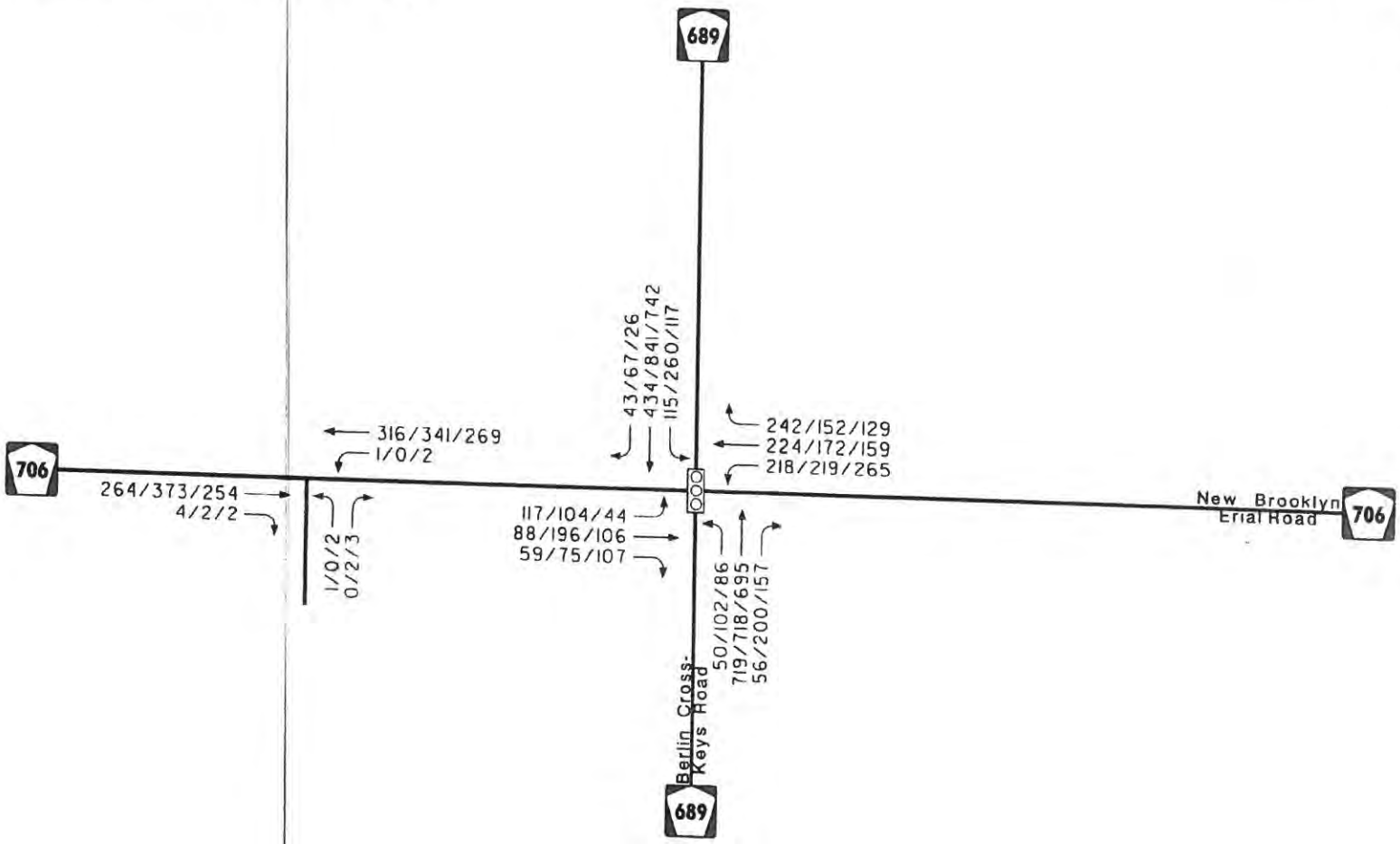
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 2
NO-BUILD VOLUMES



Zippy's Express Car Wash

Gloucester Township, Camden County, NJ
November 2018

TRAFFIC SIGNAL

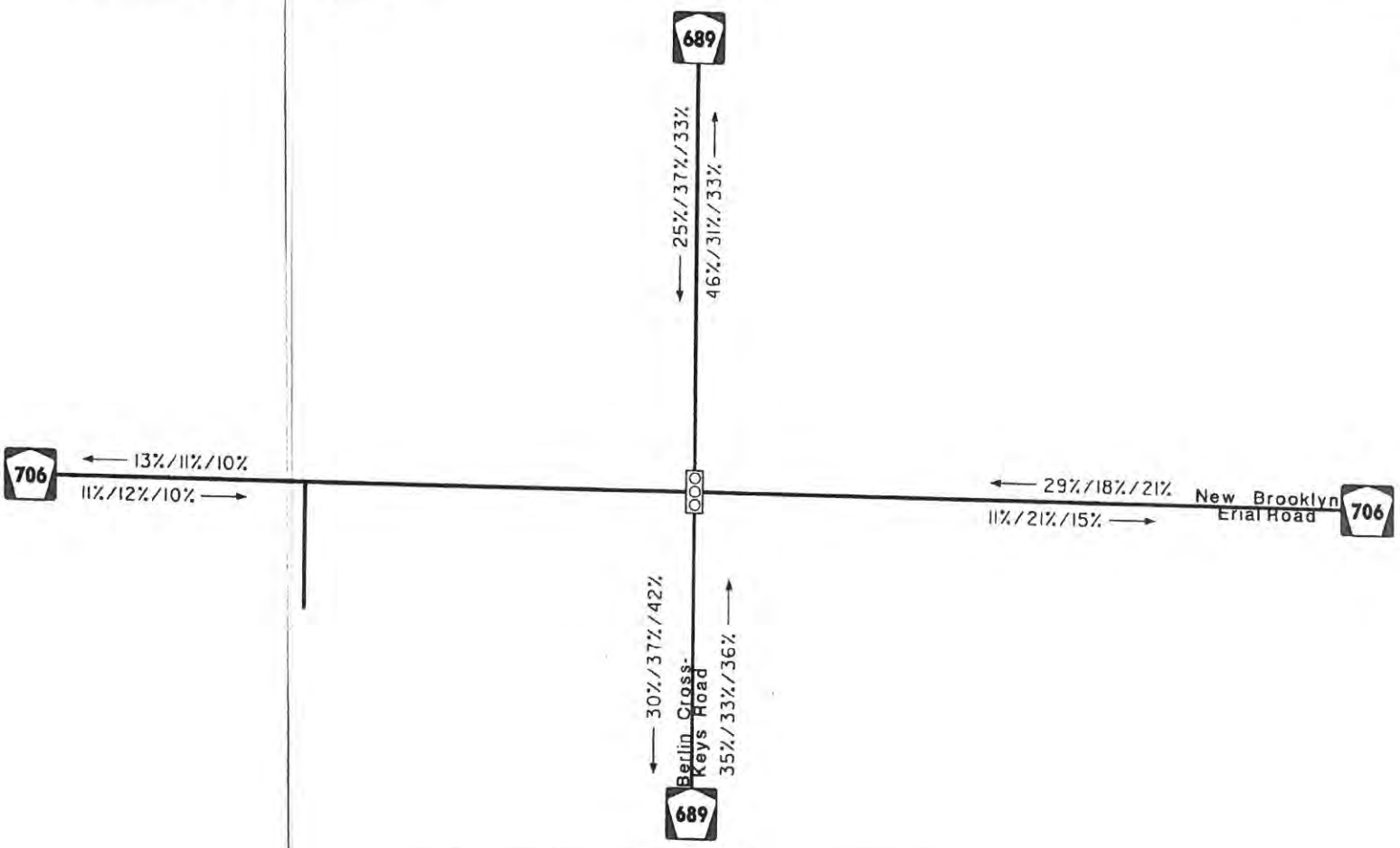
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 3
TRIP DISTRIBUTION



Zippy's Express Car Wash
Gloucester Township, Camden County, NJ
November 2018

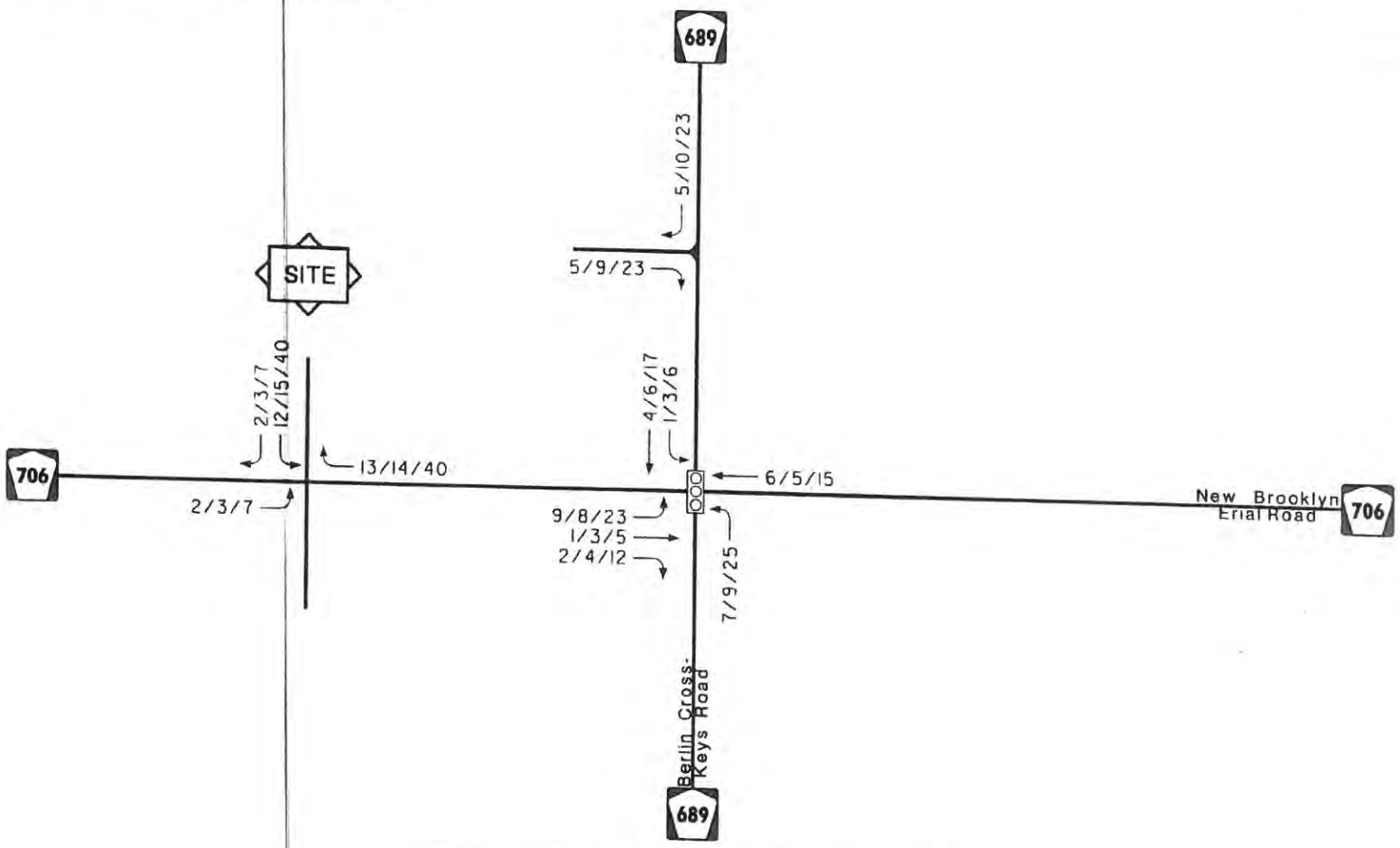
TRAFFIC SIGNAL
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 4
SITE TRAFFIC



Zippy's Express Car Wash
Gloucester Township, Camden County, NJ
November 2018

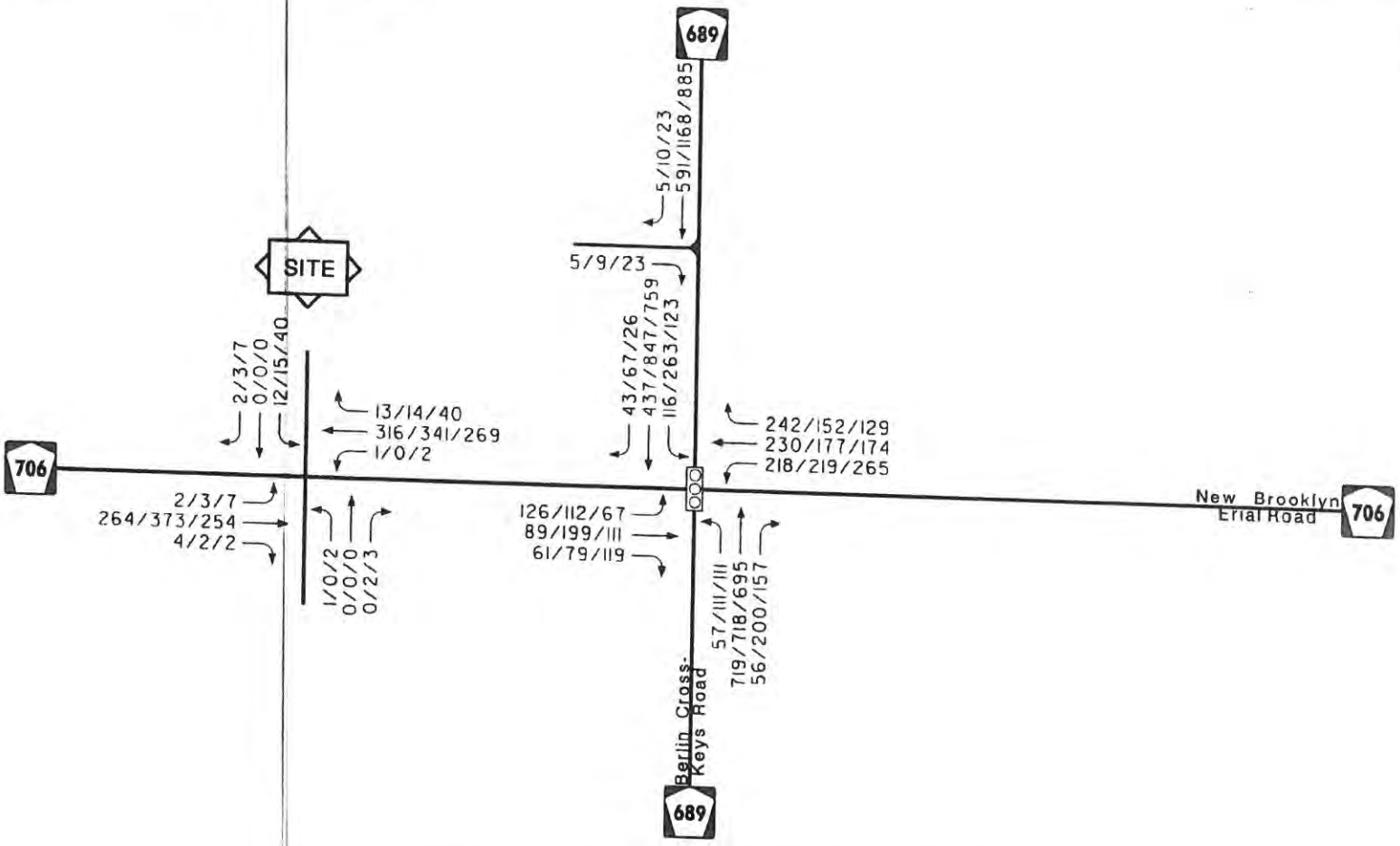
TRAFFIC SIGNAL
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 5
BUILD VOLUMES



Zippy's Express Car Wash

Gloucester Township, Camden County, NJ
November 2018

TRAFFIC SIGNAL

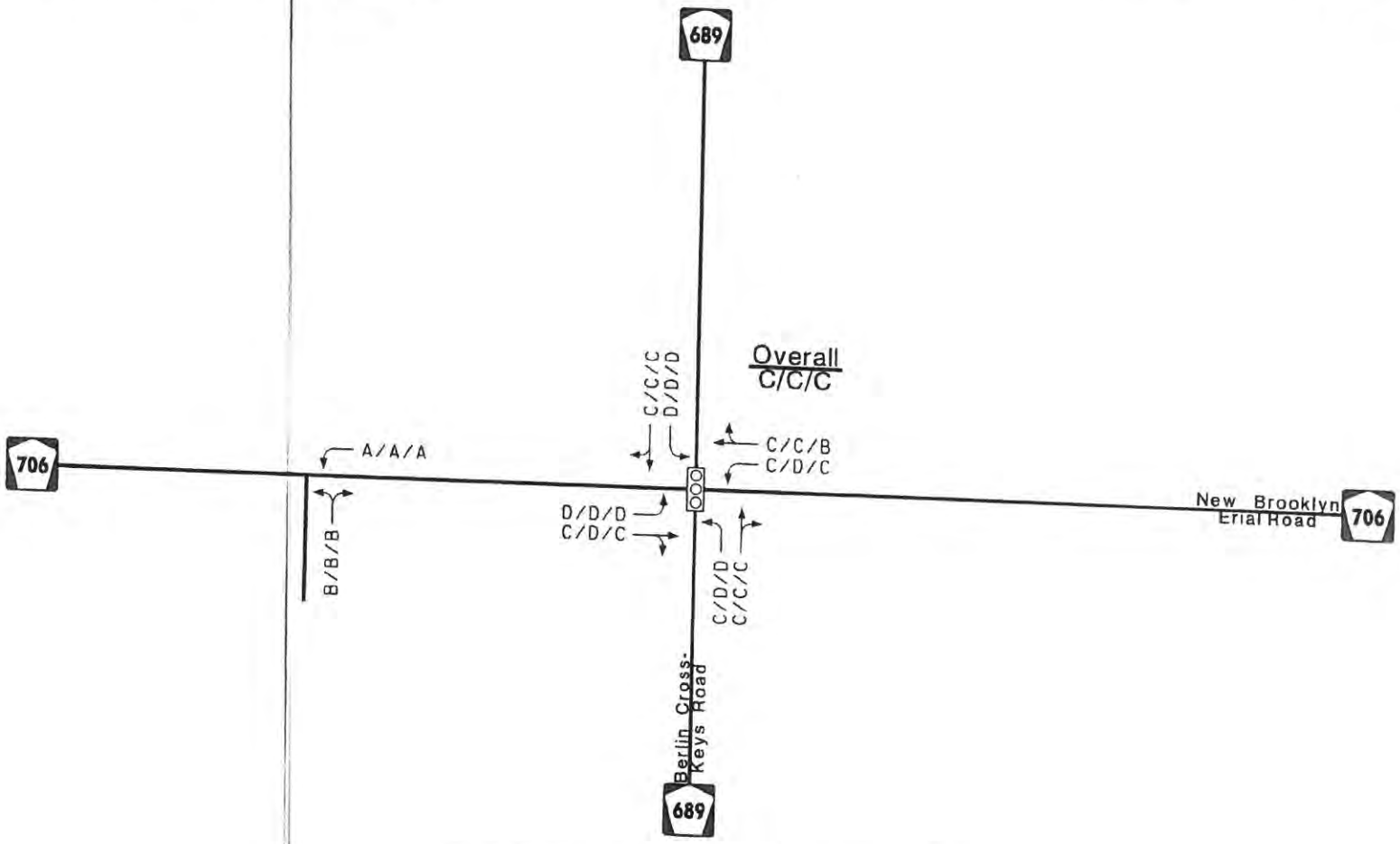
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 6
EXISTING LEVELS OF SERVICE



Zippy's Express Car Wash
Gloucester Township, Camden County, NJ
November 2018

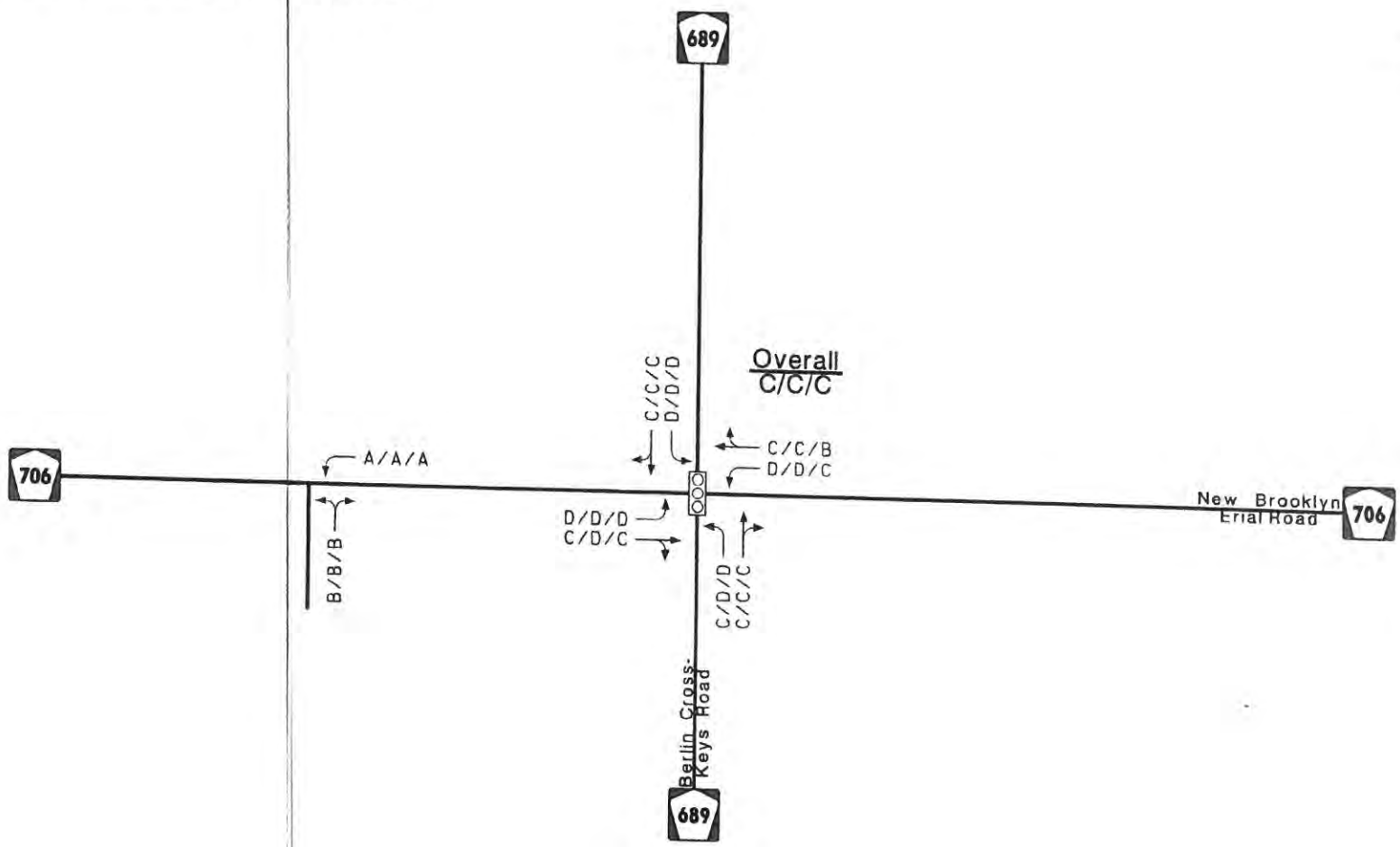
TRAFFIC SIGNAL
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 7
NO-BUILD LEVELS OF SERVICE



Zippy's Express Car Wash

Gloucester Township, Camden County, NJ

November 2018

TRAFFIC SIGNAL

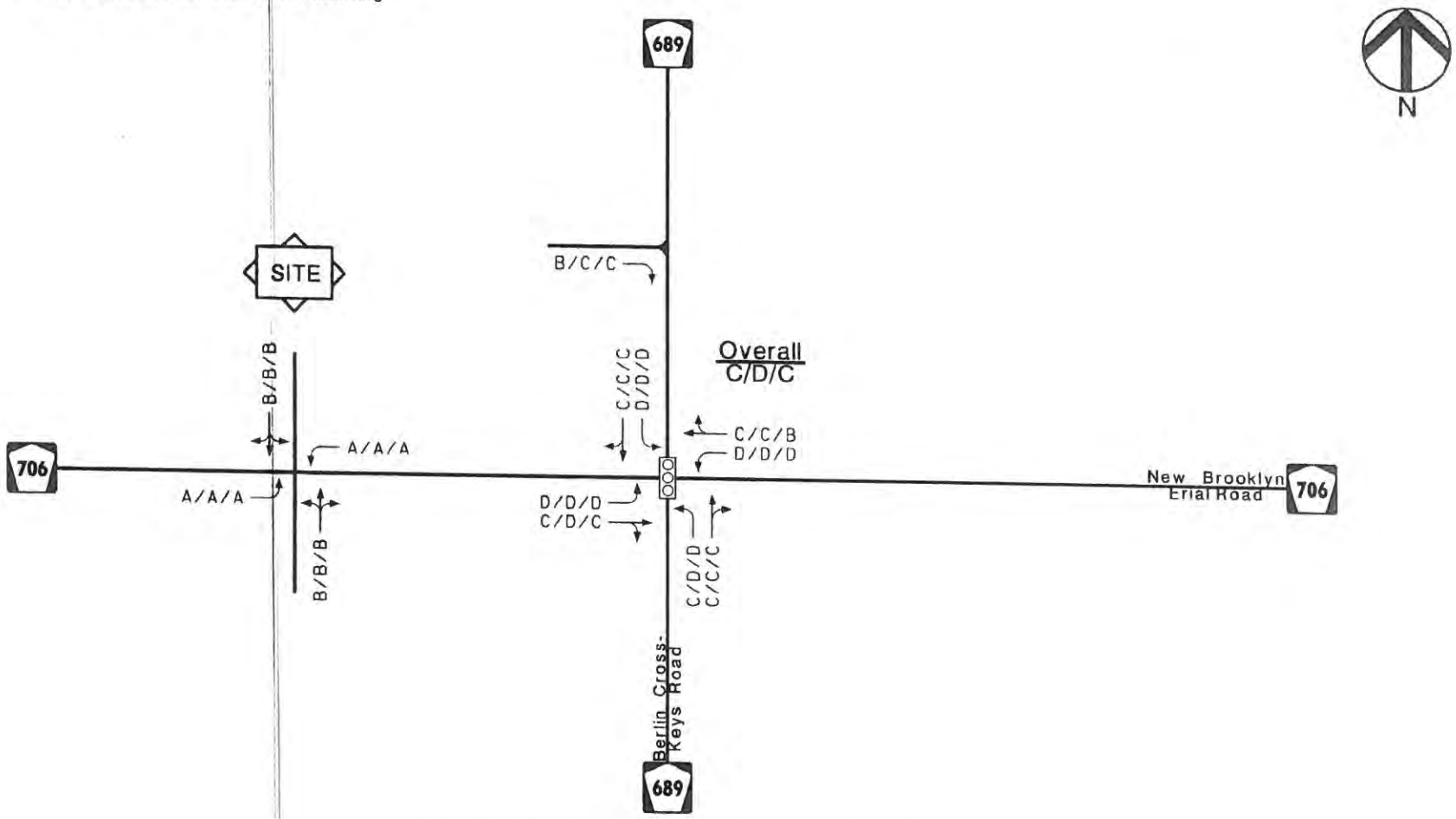
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

Shropshire Associates LLC
277 White Horse Pike - Suite 203, Atco, NJ 08004
P: 609.714.0400 F: 609.714.9944 www.sallc.org

FIGURE 8
BUILD LEVELS OF SERVICE



Zippy's Express Car Wash
Gloucester Township, Camden County, NJ
November 2018

TRAFFIC SIGNAL
AM/PM/SAT PEAK HOUR

SA Project No. 18182

The copying or reuse of this document, or portions thereof, for other than the original project or the purpose originally intended, without the written permission of Shropshire Associates LLC, is prohibited.

DEL DUCA LEWIS
LAW FIRM

Laura M. D'Allesandro, Esquire
lmd@delducalewis.com

May 14, 2020

VIA EMAIL
Kenneth D. Lechner, Director
Office of Community Development & Planning
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

RE: HUTTON GLOUCESTER NJ ST, LLC
BLOCK 18103, LOT 7.01, SICKLERVILLE, GLOUCESTER TOWNSHIP, NEW JERSEY

Dear Ken:

As you know, this firm represents the applicant, Hutton Gloucester NJ ST, LLC ("Applicant"), the contract purchaser of property located at 810 New Brooklyn-Erial Road and designated as Block 18103, Lot 7.01 on the municipal tax map. On behalf of the Applicant, we are submitting revised site plan drawings addressing your comments in your April 4, 2020 review letter indicating our application was incomplete. The items that were referenced in the January 23, 2020 email have either been provided on the plans or included with this submission. Please note that proposed 4,600 sf express car wash will be a "Modwash" car wash.

In response to your comments, we offer the following responses:

1. "Preliminary Site Plan for (*Name of Development*)" [Checklist #15(c)].
   This has been added to the Title Sheet.
2. "Final Site Plan for (*Name of Development*)" [Checklist #17(e)].
   This has been added to the Title Sheet.
3. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant [Checklist #24].
   This has been added to the Title Sheet.
4. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
   This information is now shown on drawing C-2.3.
5. Zones in which the property falls, zones of adjoining properties and all property within a 200-foot radius of the property in question [Checklist #35].
   This information is now shown on drawing C-2.3.
6. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
   This information is now shown on drawing C-2.0 and the included Colored Building Elevations.
7. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
   This information has been added to the Title sheet.

8. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing building and proposed or existing lot line, and as indication of those to be removed. [Checklist #52].
   This information has been added to drawing C-2.1.
9. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
   This information is now shown on drawing C-2.2 & C-2.3.
10. Sight triangle easements at intersections [Checklist #86]
    This information is now shown on drawings C-3.1 & C-3.2.
11. Streetlights [Checklist #90].
    There are no existing street lights in the vicinity of the project frontage with the exception of a davit arm on an existing utility pole at the southeast corner of the intersection. The proposed site lighting fixtures are shown on C-2.0 & PH-1.0.

The following is also included with this resubmission:

1. Revised Township Land Development Ordinance Checklist and Footnotes;
2. Preliminary and Final Site Plans prepared by Tylin International, dated January 30, 2020, revised May 1, 2020;
3. Building Elevations prepared by SA Group;
4. Flood Area Hazard Determination and FEMA map prepared by Tylin International, dated January 27, 2020;
5. Recycling, Environmental Impact and Soil Erosion and Sediment Control Report prepared by Tylin International;
6. Signage Details prepared by ID Pros;
7. Soil Boring and Infiltration Testing Report prepared by Terracon, dated March 13, 2020; and
8. Wetland Permit Application Plan prepared by Tylin International dated May 4, 2020.

Please contact me if you require anything additional. Please review this application for completeness and place this matter on the next available Zoning Board agenda. We will provide your office with the required number of copies of plans and reports as soon as the application is deemed complete.

Thank you.

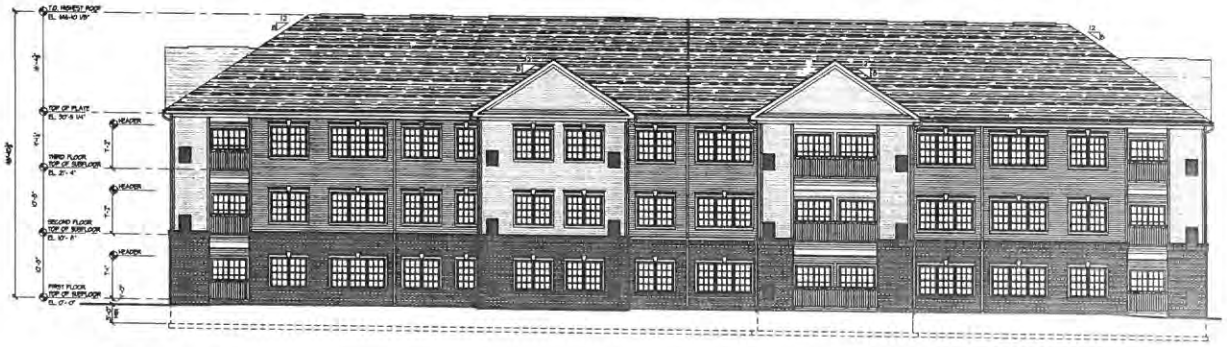
Sincerely,
DEL DUCA LEWIS, LLC

Laura M. D'Allesandro

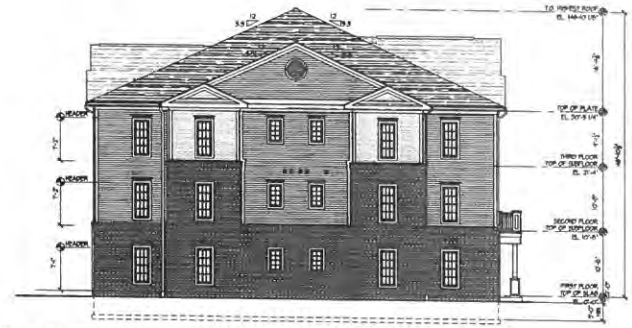
Laura M. D'Allesandro, Esquire

LMD
Enclosures
cc: Ben Carroll (via email)
Randy Bebout (via email)

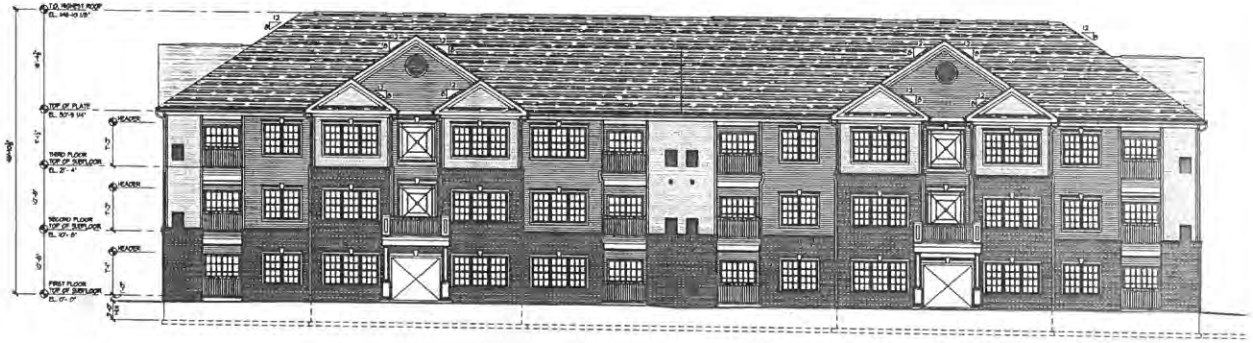
v:\cf\hutton\gloucester twp (sicklerville) nj\land use\prelim & final site plan approval\lechner ltr (w. appl) 5.11.20.docx



9 / A3 REAR ELEVATION
Scale: 1/8" = 1'-0"



3 / A3 SIDE ELEVATION
Scale: 1/8" = 1'-0"



1 / A3 FRONT ELEVATION
Scale: 1/8" = 1'-0"

FP Design Services, LLC
Fine Architectural Drafting & Design
Robert Dz. Pitts, Jr. AIA
NJ: 13A00107700
2901 Jonathan Blvd.
South Plainfield, New Jersey 07080
(732) 968-0462 Fax (908) 753-0210

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

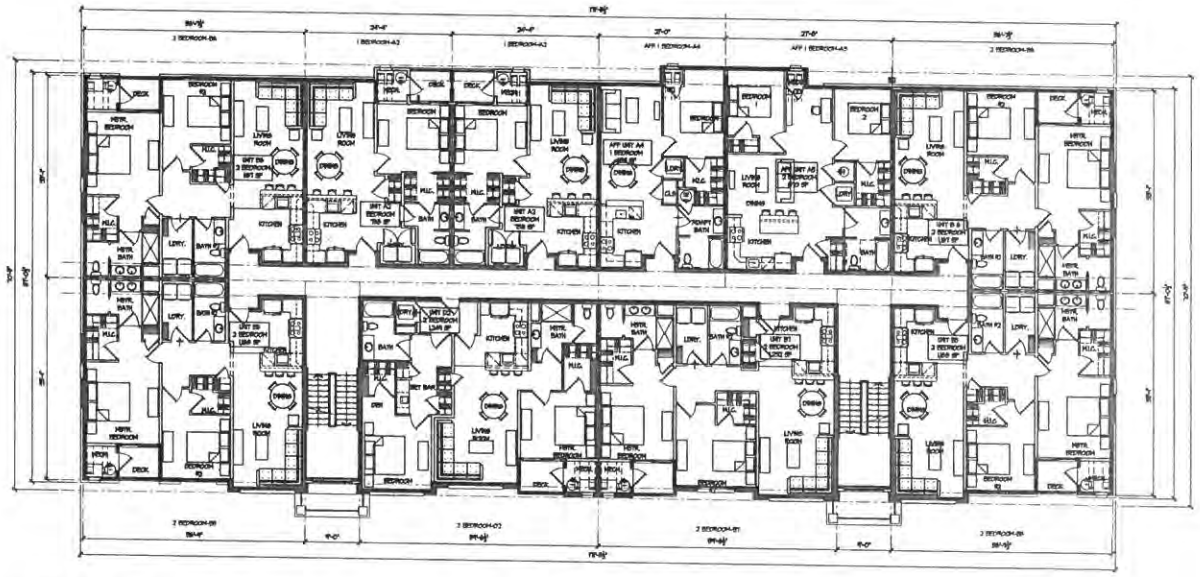
THE LOFTS AT BLACKWOOD
PROPOSED 30 UNIT CONDOMINIUMS
TURNERVILLE ROAD & BARNSBORO ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NEW JERSEY 08090

DESCRIPTION	DATE
SCHEMATIC PHASE	4/28/05

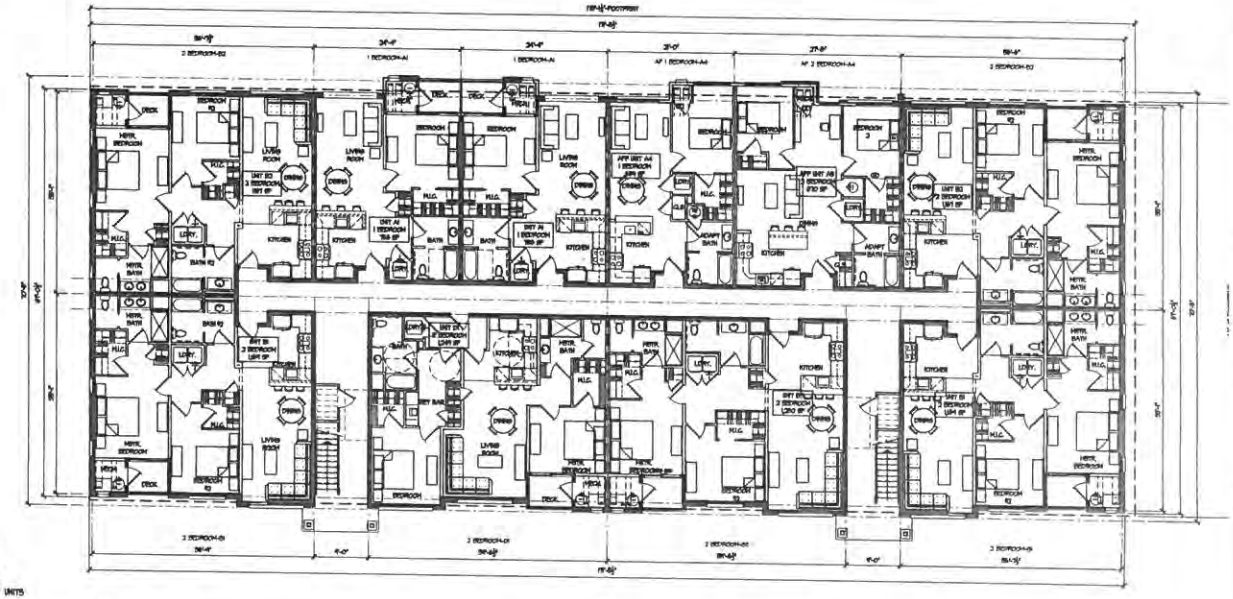
CAPITAL PROJECT I.D.
SIZE
DATUM
FILE

DRAWING TITLE
OVERALL BUILDING ELEVATIONS

A2



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



1 / A1 FIRST FLOOR PLAN
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	5	10 %
2 BR UNIT	6	6	6	18	60 %
2 BR AFFORDABLE UNIT	1	1	1	5	10 %
Total	10	10	10	50	

TOTAL UNIT COUNT SUMMARY:

Total Unit Count:	
1 BR UNIT	6
1 AFFORDABLE BR UNIT	5
2 BR UNIT	18
2 AFFORDABLE BR UNIT	5
TOTAL UNIT COUNT	50 UNITS

Rafael Da Silva, AIA
NJ-21AR101709

EP Design Services, LLC
SOLUTIONS FOR ARCHITECTURE, ADMINISTRATION AND CONSTRUCTION

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

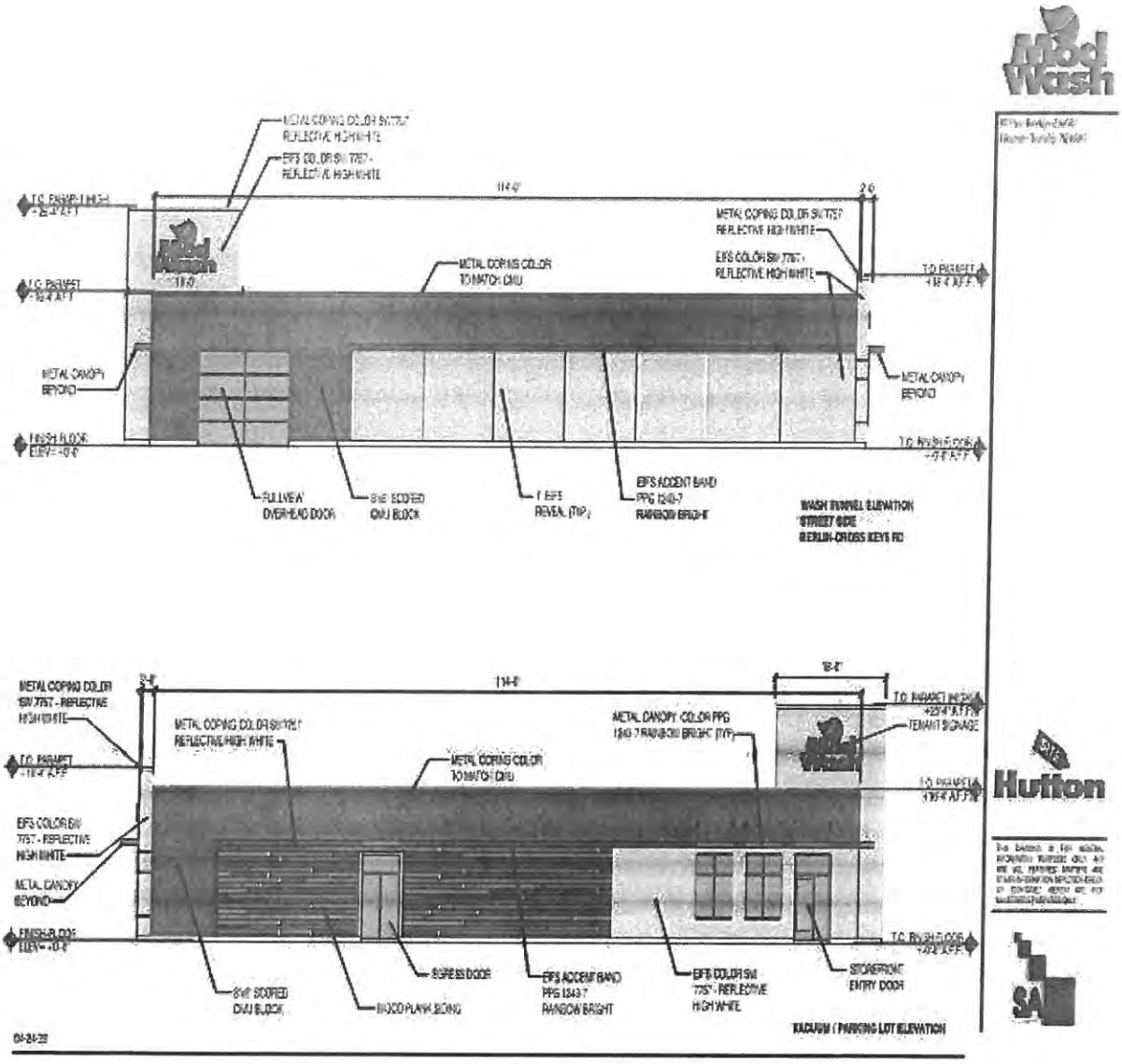
THE LOFTS AT BLACKWOOD
PROPOSED 30 UNIT CONDOMINIUMS
TURNERVILLE ROAD & BARNSBORO ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NEW JERSEY 08080

DESCRIPTION	DATE
SCHEMATIC PHASE	4/29/25

DRAWN: EMC
CHECKED: EMC
DATE: 1/04

FIRST AND SECOND FLOOR PLAN

A1


METAL COPING COLOR SW 7757 - REFLECTIVE HIGH WHITE
EIFS COLOR SW 7757 - REFLECTIVE HIGH WHITE
METAL COPING COLOR TO MATCH CMU
METAL CANOPY BEYOND
FINISH FLOOR ELEV = 0'-0"
FULL VIEW OVERHEAD DOOR
8"x8" SCORED CMU BLOCK
1" EIFS REVEAL (TYP.)
EIFS ACCENT BAND PPG 1343-7 RAINBOW BRIGHT
WASH TUNNEL ELEVATION
STREET SIDE
BERLIN-CROSS KEYS RD
METAL COPING COLOR SW 7757 - REFLECTIVE HIGH WHITE
EIFS COLOR SW 7757 - REFLECTIVE HIGH WHITE
METAL COPING COLOR TO MATCH CMU
METAL CANOPY COLOR PPG 1343-7 RAINBOW BRIGHT (TYP.)
TENANT SIGNAGE
METAL CANOPY BEYOND
FINISH FLOOR ELEV = 0'-0"
8"x8" SCORED CMU BLOCK
WOOD PLANK SIDING
EIFS ACCENT BAND PPG 1343-7 RAINBOW BRIGHT
EIFS COLOR SW 7757 - REFLECTIVE HIGH WHITE
STOREFRONT ENTRY DOOR
VACUUM / PARKING LOT ELEVATION
Hutton

Bmt# 1

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 24, 2020 **APPLICATION No.** #182039DCPFMSP

APPLICANT: HUTTON GLOUCESTER NJ ST, LLC **PROJECT No.** 13759

F/N/A: TRIPLE C DEVEOPMENT INC

BLOCK(S): 18103 **LOT(S):** 7.01 **LOCATION:** 810 NEW BROOKLYN-ERIAL RD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GTEMS

STATUS OF APPLICATION:

- ☐ **New Application -**
- ☒ Revision to Prior Application: **Prelim/Final Major Site Plan**

RECEIVED MAR 12 2020

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by MARCH 14, 2020***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy - **Minor Site Plan, Plan of Existing Conditions & Demolition, checklist & Comprehensive Storm water Report**
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Prelim/Final Major Site Plan ☐ Use (D) Variance

OK 3-9-20 JKG BLdg

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

February 27, 2020

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

RECEIVED
MAR 05 2020
BY:

Re: Application #182039DCPFMSP
Hutton Gloucester NJ ST, LLC
810 New Brooklyn-Erial Road, Erial, NJ 08081
Block 18103, Lot 7.01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 24, 2020 | **APPLICATION No. #182039DCPFMSP**

APPLICANT: HUTTON GLOUCESTER NJ ST, LLC | **PROJECT No. 13759**

F/N/A: TRIPLE C DEVEOPMENT INC

BLOCK(S): 18103 LOT(S): 7.01 | **LOCATION: 810 NEW BROOKLYN-ERIAL RD**

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☒ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GTEMS

STATUS OF APPLICATION:

- ☐ **New Application -**
- ☒ Revision to Prior Application: **Prelim/Final Major Site Plan**

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by MARCH 14, 2020***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy - **Minor Site Plan, Plan of Existing Conditions & Demolition, checklist & Comprehensive Storm water Report**
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED MAR 04 2020

☐ Variance Plan ☒ Prelim/Final Major Site Plan ☐ Use (D) Variance

#206 3/3/2020

Signature

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #182039DCPFMSP – 810 New Brooklyn Rd. **Block: 18103** **Lot: 7.01**

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

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

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

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

■Other

On page C-2.0 (Site Plan): Recommended installation of a "No Left Turns" sign (R3-2) on the exit to Berlin Cross Keys Road. Roadway goes from one lane westbound to two lanes in this area and may lead to increase of right angle collisions if left turns are not prohibited.

One page SD-1.0 (Standard Detail): There is a detail for the "Do Not Enter" Sign (R5-1) however this sign location is not listed on page C-2.0 of the site plan.

RECEIVED
MAR 04 2020

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED
FEB 26 2020
BY:

DATE: February 24, 2020

APPLICATION No. #182039DCPFMSP

APPLICANT: HUTTON GLOUCESTER NJ ST, LLC

PROJECT No. 13759

F/N/A: TRIPLE C DEVEOPMENT INC

BLOCK(S): 18103 LOT(S): 7.01

LOCATION: 810 NEW BROOKLYN-ERIAL RD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GTEMS

STATUS OF APPLICATION:

- ☐ **New Application -**
- ☒ Revision to Prior Application: **Prelim/Final Major Site Plan**

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by MARCH 14, 2020***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy - **Minor Site Plan, Plan of Existing Conditions & Demolition, checklist & Comprehensive Storm water Report**
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Prelim/Final Major Site Plan ☐ Use (D) Variance

OK.
No Issues.

Signature

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #202008CDUPFMSP** **Escrow #13779**
Provco Pinegood Erial Clementon, LLC
BLOCK 16401, Lots 1, 2, 3, 4 and 42
Black Horse Pike

DATE: June 29, 2020

The Applicant requests use variance and preliminary and final major site plan approval to construct a "Proposed Wawa with fueling station" within the NC – Neighborhood Commercial District. The project is located on the southeast corner of New Brooklyn and Erial Roads.

The plans have been reviewed for conformance to the Land Development Ordinance and New Vision Redevelopment Plan of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Provco Pinegood Erial Clementon, LLC, 795 e. Lancaster Avenue, Suite 200, Villanova, PA 19085 (telephone #610-520-2010).
- Owner (Lots 1 and 42): Investors Bank, Successor by Merger to GCF Bank, 381 Egg Harbor Road, Sewell, NJ 08080.
- Owner (Lots 2, 3 and 4): Gary J, and Lizabeth G. Scott, 24 Innsbruck Drive, Erial, NJ.
- Engineer: Ahmad Tamous, PE, Bohler Engineering NJ, LLC, 10000 Midlantic Drive, Suite 410W, Mount Laurel, NJ 08054 (telephone #856- 930-4000).
- Traffic Engineer: Deanna B. Drumm, PE, PTOE, Traffic Planning and Design, Inc., One Port Center, 2 Riverside Drive, Suite 506, Camden, NJ 08103 (telephone #856-966-4242).
- Surveyor: James C. Weed, PLS, Control Point Associates, Inc., 305 Fellowship Road, Suite 210, Mt. Laurel, NJ 08054 (telephone #609-857-2099.
- Attorney: Timothy M. Prime, Esq., Prime & Tuvel, LLC, 1400 Horizon Way, Suite 325, Mount Laurel, NJ 08054 (telephone #856-273-8300).

I. INFORMATION SUBMITTED

1. Prime & Tuvel, LLC Taxes Paid Letter dated 3/25/20.
2. Prime & Tuvel, LLC Transmittal Letter dated 02/24/20.
3. Land Development Application Form and checklist dated 3/02/20.
4. Disclosure Statement dated 01/28/20.
5. Transportation Impact Study, as prepared by Traffic Planning and Design, Inc. dated 10/25/29.
6. Environmental Impact Statement, as prepared by Bohler Engineering NJ, LLC dated January 2020.

7. Stormwater Management Report, as prepared by Bohler Engineering NJ, LLC dated January 2020.
8. Stormwater Management Facilities Operations & Maintenance Manual, as prepared by Bohler Engineering NJ, LLC dated January 2020.
9. ALTSA/NSPS Land Title Survey, as prepared by Control Point Associates, Inc. comprising two (2) sheets dated 11/25/19.
10. Engineering plans, as prepared by Bohler Engineering NJ, LLC consisting of the following:

Sheet	Plan Description	Date / Latest Revision
C-01	Cover Sheet	01-08-20
C-02	Demolition Plan	01-08-20
C-03	Site Layout Plan	01-08-20
C-04	Grading Plan	01-08-20
C-05	Drainage & Utilities Plan	01-08-20
C-06	Landscaping Plan	01-08-20
C-07	Landscape Notes & Details Sheet	01-08-20
C-08	Soil Erosion and Sedimentation Control Plan	01-08-20
C-09	Soil Erosion Control Notes & Details	01-08-20
C-10-13	Detail Sheet	01-08-20
C-14	Storm Sewer Profiles	01-08-20
C-15	ADA Grading Plan	01-08-20
1	WB 50 Fuel Truck Turning Exhibit	01-08-20
2	WB 50 Delivery Truck Turning Exhibit	01-08-20
1	Lighting Plan	01-08-20
2	Lighting Details	01-08-20

II. ZONING REVIEW

1. Convenience store with gasoline dispensing is permitted conditional use as [§415.D(2)(5)].

§415.D(2) – NC - Neighborhood Commercial District.

Description	Required (Retail Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	2.214 acres	yes
Lot frontage (min.)			
New Brooklyn Road	80 ft.	251.535 ft.	yes
Erial Road	80 ft.	401.555 ft.	yes
Lot depth (min.)	200 ft.	±375 ft.[1]	yes
Building Coverage (max.)	25%	5.8%	yes
Lot coverage (max.)	75%	69.2%	yes
Front yard (min.)			
New Brooklyn Road	75 ft.	±218 ft.[1]	yes
Erial Road	75 ft.	97.8 ft.[1]	yes
Side yard (min.)	10 ft.	49.4[1]	yes
Rear yard (min.)	30 ft.	91.4 ft.[1]	yes
Building Height (max.)	40 ft.	1 Story	yes
Floor Area Ratio (max.)	0.25	0.058	yes

[1] = Scaled data.

CONDITIONAL USE REQUIREMENTS			
Description	**Required**	**Proposed**	**Conforms**
Distance from pump to parking space (min.)	30 ft.	±42 ft.[1]	yes
Canopy setback (min.) New Brooklyn Road Erial Road	 20 ft. 20 ft.	 95.5 ft. 72.2 ft.	 yes yes
Lot Area	**3 ac.**	**2.214 ac.**	**no***
Drive-thru facilities	7 vehicles	n/a	n/a
Public restrooms	yes	yes	yes
Buffer (min.)	**50 ft.**	**4.7 ft.**	**no***

[1] = Scaled data.

* = **Variance required.**

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

PARKING AREA SETBACK			
Description	**Required**	**Proposed**	**Conforms**
Parking (min.) – 5 spaces per 1,000 sf	28 spaces	55 spaces	yes
From any right-of-way (min.) New Brooklyn Road	 25 ft.	 ±57 ft.[1]	 yes
Erial Road	**25 ft.**	**18.8 ft.**	**no***
From Side Property Line (min.)	**10 ft.**	**4.7 ft.**	**no***
From Rear Property Line (min.)	10 ft.	15.5 ft.	yes

[1] = Scaled data.

* = **Variance required.**

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

SIGN STANDARDS (FREE-STANDING)			
Description	**Required**	**Proposed**	**Conforms**
Number (max.) - §426.AA(2)	2	2	yes
Area (max.) - §426.R(1) – Residential abutting	**20 sf**	**59.75 sf**	**no***
Change Copy Area (max.) - §426.AA(10)[1] (5 sf per grade)	 **10 sf**	 **12.25 sf**	 **no***
Height (max.) - §426. AA(2)	**8 ft.**	**20 ft.**	**no***
Property line setback (min.) - §426.AA(3)	10 ft.	15 ft.	yes

[1] = Applies to changeable copy signs on free-standing signs to display grades of fuel.

* = **Variance required.**

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

SIGN STANDARDS (FACADE)			
Description	**Required**	**Proposed**	**Conforms**
Number (max.) - §426.Q(2)	1	2	yes
Area (max.) - §426.Q(1) "Wa Wa + Goose Logo" (West elevation)	98.11 sf	67.70 sf	yes
Area (max.) - §426.Q(1) "Wa Wa + Goose Logo" (East elevation)	98.11 sf	36.90 sf	yes
Location - §426.Q(1) – Residential Side	**N.P.**	**yes**	**no***

N.P. = Not permitted.

* = **Variance required.**

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

SIGN STANDARDS (CANOPY)			
Description	**Required**	**Proposed**	**Conforms**
"Wawa" – (39.33 4.2 sf) – Qty. 2	**N.P**	**yes**	**no***

N.P. = Not permitted.

* = **Variance required.**

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

SIGN STANDARDS (SPANNERS)			
Description	**Required**	**Proposed**	**Conforms**
"Wawa" – (39.33 4.2 sf) – Qty. 2	**N.P**	**yes**	**no***

N.P. = Not permitted.

* = **Variance required.**

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

III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a preliminary major site plan or has requested a waiver, except for the following.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].

   a. The Environmental Impact Statement indicates no wetlands were identified on the site based on NJ GeoWeb mapping.

      i. The Applicant should provide a certification based on a field investigation in lieu of the required Letter of Interpretation, Presence/absence determination.

2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].

   a. The Application shall be revised to provide an architect's scaled elevation of the front, side and rear of any structure including the location of all facade signage.

3. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

   a. The plans shall be revised to depict the location of all free-standing and facade signs.

4. All side, rear, and front setback lines with dimensions. [Checklist #53].

   a. The plans and Zoning table should be revised to depict the yard and bulk ordinance requirements for the "Retail and Office Use" classification.

5. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

8. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].

9. Acceleration/deceleration lanes. [Checklist #75].

10. Traffic channelization [Checklist #76].

11. Fire lanes [Checklist #77].

12. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].

13. Environmental Constraints Map (See §519). [Checklist #108].

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirement.

1. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
2. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
   a. The plan should be revised to provide required benchmarks with legend and symbol.
3. Cross sections [Checklist #94].
   a. We would defer to the Planning Board Engineer.
4. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
   a. We would defer to the Planning Board Engineer.

The Application as submitted requires a waiver from the following Article V, Performance and design Standards:

5. To provide zero (0) street shade trees where sixteen (16) are required as per §508.D(4), Recommended Plantings.
6. To exceed an average of 2.0 foot candle site lighting as per §508.F(2).

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.D(2), Conditional Use

1. Lot area: (2.214 ac. provided v. 3 ac. minimum required).
2. Buffer: (4.7 ft. provided v. 50 ft. minimum required).

§415.F, Area, Yard, Height and Building Coverage – Parking Setbacks

3. Erial Road: (18.8 ft. provided v. 25 ft. minimum required
4. Side property: (4.7 ft. provided v. 10 ft. minimum required).

FREE-STANDING SIGNS

§426.R(1) Free Standing Sign Requirements.

5. Sign area: (59.74 sf provided v. 20 sf maximum allowed).

§426.AA(2) Free Standing Sign Requirements.

6. Height: (20 ft. provided v. 8 ft. maximum allowed).

§426.AA(10) Free Standing Sign Requirements.

7. Change copy area (5 sf per grad: (12.25 sf provided v. 10 sf max. allowed).

FACADE SIGNS

8. Location – Residential side: (1 provided v. Not permitted).

CANOPY SIGNS

9. "Wawa" 0.03 sf: (1 provided v. Not permitted).

SPANNERS

10. "Wawa" 39.33 sf: (2 provided v. Not permitted).

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

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

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

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

POSITIVE CRITERIA ("D3")

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

12. The Board has the power to grant a variance for a deviation from a specification or standard pertaining soley to a conditional use (basis N.J.S.A. 40:55-70d(3).
    a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance.

NEGATIVE CRITERIA

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

VI. SITE PLAN DESIGN REVIEW COMMENTS

1. The plans should be revised to provide a permanent benchmark a per §503.C(3), Monuments.
2. The plans should be revised to remove landscaping within the sight triangle easement(s) as per §507.A(5)(f), Location of Plantings.
3. The plans should be revised to amend the trash enclosure as per §510.L, Refuse/Recyclable Storage Areas, as follows:
    a. Masonry construction with the exterior covering being compatible with that of the principal structure(s) and be not less than five (5) feet in height nor more than eight (8) feet in height.
    b. A solid gate that can be fastened closed shall be provided.
4. The plans should be revised to provide new concrete curb and sidewalks along Erial Road as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.
    a. Several sections of the existing concrete curb and sidewalks are damaged and spalling to the point of showing exposed aggregate and replacement would provide a uniform site improvement.
5. The plans should be revised to indicate the existing concrete curb and sidewalk along New Brooklyn Road that is determined to be damaged and/or elevated sidewalks shall be repaired or replaced as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.
    a. I believe anything greater than ¼" elevation is the County standard for repair.
6. The plans be revised to provide concrete sidewalks and corresponding pedestrian crosswalks to the proposed store at the following approximate locations as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
    a. Southeasterly from Erial Road.
    b. Northeasterly along the south side entrance drive from New Brooklyn Road.
7. The plans should be revised to provide a 2 or 3 Board Vinyl Estate Style fence with black vinyl coated wire protective fabric along the retaining wall and New Brooklyn Road as per §517, Stormwater Collection and Management.
    a. The purpose of this request is to enhance the streetscape where a stormwater management basin in the front yard should also serve as a landscape feature.

VII. ENVIRONMENTAL IMPACT STATEMENT REVIEW COMMENTS

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

VIII. TRAFIC IMPACT STATEMENT

The applicant must provide professional testimony and/or revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

VIII. GENERAL REVIEW COMMENTS

1. The plans should be revised to provide materials, specifications, colors, etc. of the proposed retaining wall of the stormwater management basin.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

X. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

I have no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the meeting to advance the planning process. Should the Applicant have any questions please contact our office at (856) 374-3511.

cc: Timothy M. Prime, Esq.
Ahmad Tamous, PE
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: 202008CDCUPFMSP

Taxes Paid Yes/No _____ (Initial)

Fees 1400 Project # 13779

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 834630 Escr.# 13779

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Provco Pinegood Erial Clementon, LLC	Name(s): See attached
Address: 795 E. Lancaster Ave., Suite 200	Address:
City: Villanova	City:
State, Zip: PA 19085	State, Zip:
Phone: (610) 520 - 2010 Fax: (___) ___ - ___	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email: MCooley@Provcogroup.com	

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

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

RECEIVED MAR 02 2020 By: _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	(NC)	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: Timothy M. Prime, Esq.	Firm: Prime & Tuvel, LLC
Address: 1400 Horizon Way, Suite 325	State, Zip: NJ 08054
City: Mount Laurel	Phone: (856) 273 - 8300 Fax: (856) 273 - 8383
	Email: tim@primelaw.com

Donna Barrett

From: Marianne Barton <marianne@primelaw.com>
Sent: Thursday, April 2, 2020 10:13 AM
To: Donna Barrett; Ken Lechner
Cc: 'Tim Prime'
Subject: RE: Provco Pinegood Erial Clementon, LLC documents requested
Attachments: Variances and Waivers 03.31.2020.pdf; Revised page 2 of township application.pdf

Good afternoon Donna,

I hope you are doing well! Our office has been in contact with our client and engineer on this application. There is a minor change on page 2 of the application and the variance list has been updated. Attached please find the revised Page 2 of the application to note that there are existing deed restrictions. Please note that the deed restriction is noted on the survey that was previously supplied to your office with our package on February 20, 2020. Also attached please find the revised Variance list for this matter.

Please let us know if you need anything further from our office to deem this application complete. We understand that we are all in a unique situation with this virus in scheduling hearing dates. Once things settle down and you know what the township's hearing schedule is moving forward, please let us know what hearing date we have been scheduled for.

Thank you very much! Please stay safe and healthy!

Marianne Barton, Paralegal

PRIME & TUVEL
ATTORNEYS AT LAW

Please send all correspondence to our South Jersey Office

South Jersey Office:
14000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
Phone: (856) 273-8300
Fax: (856) 273-8383

North Jersey Office:
2 University Plaza, Suite 109
Hackensack, New Jersey 07601
Phone: (201) 883-1010
Fax: (856) 273-8383

E-Mail: Marianne@primelaw.com

CONFIDENTIALITY NOTE: This e-mail transmission is intended only for the addressee, and may contain privileged and/or confidential information from the law firm of Prime & Tuvel. If you are not the intended recipient, please do not use, disseminate or copy this material. If you believe you have received this e-mail transmission in error, please notify us immediately by return e-mail, and delete or destroy any copies after sending that notice.

From: marianne@primelaw.com [mailto:marianne@primelaw.com]
Sent: Thursday, February 27, 2020 2:20 PM
To: dmbarrett@glotwp.com; 'Ken Lechner' <klechner@glotwp.com>

Cc: Tim Prime <tim@primelaw.com>
Subject: Provco Pinegood Erial Clementon, LLC documents requested

Good afternoon Donna,

Per our phone conversation, attached is the certification of taxes paid that we received today via regular mail signed by the Tax Collector. The original is being sent to your office. I have also attached a copy of our property owner list from December. Per your request, we are ordering an updated list. We are confirming with our engineer whether or not this site is within 200 feet of another township or county. If so, we will obtain the required lists and will notice the appropriate parties for the public hearing once it has been scheduled.

Thank you!

Marianne Barton, Paralegal

PRIME & TUVEL

ATTORNEYS AT LAW

Please send all correspondence to our South Jersey Office

South Jersey Office:
14000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
Phone: (856) 273-8300
Fax: (856) 273-8383

North Jersey Office:
2 University Plaza, Suite 109
Hackensack, New Jersey 07601
Phone: (201) 883-1010
Fax: (856) 273-8383

E-Mail: Marianne@primelaw.com

CONFIDENTIALITY NOTE: This e-mail transmission is intended only for the addressee, and may contain privileged and/or confidential information from the law firm of Prime & Tuvel. If you are not the intended recipient, please do not use, disseminate or copy this material. If you believe you have received this e-mail transmission in error, please notify us immediately by return e-mail, and delete or destroy any copies after sending that notice.

6. Name of Persons Preparing Plans and Reports:

Name: Ahmad Tamous, P.E.	Name:
Address: 10000 Midlantic Drive Suite 410W	Address:
Profession: Civil Engineer	Profession:
City: Mount Laurel	City:
State, Zip: NJ, 08054	State, Zip:
Phone: (856) 930 - 4000 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: atamous@bohlereng.com	Email:

7. Location of Property:

Street Address: 1990 New Brooklyn-Erial Road & 2071, 2077 & 2085 Erial-Clementon Road Block(s): 16401

Tract Area: 2.214 Acres Lot(s): 1, 2, 3, 4 & 42

8. Land Use:

Existing Land Use: Bank use with parking area and single family residential lots

Proposed Land Use (Describe Application): Proposed Wawa with fueling station, improvements include parking area, construction of underground utilities such as water and sewer, stormwater conveyance system and stormwater basin.

9. Property:

Number of Existing Lots: 5

Number of Proposed Lots: 1

Proposed Form of Ownership:

- ■ Fee Simple
- ☐ Cooperative
- ☐ Condominium
- ☐ Rental

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

Are there *proposed* deed restrictions? ■ No ☐ Yes **Please refer to survey

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

Please refer to cover letter

12. List Previous or Pending Applications for this Parcel:

Unknown

BOHLER//

VARIANCE AND SUBMISSION WAIVER LIST
FOR
Provco Pinegood Erial Clementon, LLC
Gloucester Township, Camden County, New Jersey
March 31, 2020
BENJ#: Job No. 130635
Prepared by:
BOHLER ENGINEERING

10000 Midlantic Drive, Suite 410W, Mt. Laurel, NJ 08054

ZONE: Neighborhood Commercial (NC Zone)
Gloucester Township, Camden County, New Jersey

VARIANCES	
§415	Proposed Use: Convenience Store with Gasoline Station
§415.D.2.c.5.a	Min. Lot Area: 3 acres (For convenience stores over 3,200 sf of building area) Existing: Lot 1 & 42 - 0.958 ac. Lot 2 - 0.439 ac. Lot 3 - 0.373 ac. Lot 4 - 0.444 ac. Proposed: 2.214 ac.
§415.F	Max. Building Area for Convenience Store with Fueling: 3,200 sf Existing: N/A Proposed: 5,585 sf.
§415.F	Max. Lot Coverage: 65% Existing: Existing: Lot 1 & 42 - 53.6% Lot 2 - 46.9% Lot 3 - 60.6% Lot 4 - 37.6% Proposed: 69.2%
§415.D.2.c.5.d	Min. Residential Buffer: 50' Proposed: 4.7'
§415.F	Min. Parking Area Setback from Side Property Line: 10' Proposed: 4.7'
§415.D.2.c.4	Max. Number of Fuel Dispensers: 4 Proposed: 8
§426.R	Max. Sign Area: Erial-New Brooklyn Road - 35 sf. Erial Clementon Road - 20 sf. Proposed: 59.75 sf.
§426.R	Max. Height Above Grade: 8' Proposed: 20'
§426.AA	Max. Gasoline Station Sign Area: 5 sf. Per fuel grade sold on freestanding sign Proposed: 30.25 sf.
§426.Q	Max. Number of Wall Signs: 2 (1 sign permitted per frontage) Proposed: 5
§426.Q	Max. Wall Sign Area: 100 sf. Proposed: 104.60 sf.
§426.O	Max. Directional Sign Area: 4 sf. Proposed: 6.75 sf.
§426.O	Max. Directional Sign Height: 30" Proposed: 49"
§426.O	Directional Signs cannot contain commercial message.
§426.O	Directional Signs cannot be illuminated.
DESIGN WAIVERS	
§507	Street trees shall also be installed between the curb and sidewalk providing a grass area of at least six (6) feet in width is provided. Otherwise, street trees shall be installed five (5) feet behind th sidewalk.
§507	The buffer area shall be a minimum of twenty-five (25) feet in width.
§508	Max. Average Illumination within Parking Lot: 2.0 fc Proposed: 2.96 fc
§508	Max. Light Level at Property Line: 0.25 fc Proposed: 4.87 fc

6. Name of Persons Preparing Plans and Reports:

Name: Ahmad Tamous, P.E.	Name:
Address: 10000 Midlantic Drive Suite 410W	Address:
Profession: Civil Engineer	Profession:
City: Mount Laurel	City:
State, Zip: NJ, 08054	State, Zip:
Phone: (856) 930 - 4000 Fax: (___) ___ - ___	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email: atamous@bohlereng.com	Email:

7. Location of Property:

Street Address: 1990 New Brooklyn-Erial Road & 2071, 2077 & 2085 Erial-Clementon Road Block(s): 16401

Tract Area: 2.214 Acres Lot(s): 1, 2, 3, 4 & 42

8. Land Use:

Existing Land Use: Bank use with parking area and single family residential lots

Proposed Land Use (Describe Application): Proposed Wawa with fueling station, improvements include parking area, construction of underground utilities such as water and sewer, stormwater conveyance system and stormwater basin.

9. Property:

Number of Existing Lots: 5

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

Please refer to cover letter

12. List Previous or Pending Applications for this Parcel:

Unknown

13. Zoning

All Applications	Proposed
Front setback 1	116.5'
Front setback 2	59.4'
Rear setback	91.4'
Side setback 1	40.5'
Side setback 2	
Lot frontage	648.8'
Lot depth	163'
Lot area	2.214 Ac.
Building height	1 Story

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 28 spaces
Number of parking spaces provided: 55 spaces
Number of loading spaces required: 1 space
Number of loading spaces provided: 1 space

15. Relief Requested:

■ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 1-16-20

Provco Pinegood Erial Clementon, LLC

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

1-16-20
Date

Signature

Provco Pinegood Erial Clementon, LLC
Print Name

Sworn and Subscribed to before me this 16th day of January, 2020 (Year).

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☐ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☐ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☐ No	☐ Yes
D. Is the applicant a corporation?	☐ No	☐ Yes
E. Is the applicant a limited liability corporation?	☐ No	☐ Yes
F. Is the applicant a partnership?	☐ No	■ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	■ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☐ No	☐ Yes

Signature of Applicant

Provco Pinegood Erial Clementon, LLC
Print Name

1-16-20
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/25/2019, shows and discloses the premises in its entirety, described as Block 16401 Lot 1, 2, 3, 4 & 42, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of ~~New Jersey~~, Pennsylvania
County of ~~Camden~~: Delaware
Michael J. Cooley of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Provco Pinegood Erial Clementon, LLC
Name of property owner or applicant

Sworn and subscribed to
On this 16th day of January, 2020 before the following authority.

Notary public

Commonwealth of Pennsylvania - Notary Seal
WILLYS K. SILVERS, JR., Notary Public
Delaware County
My Commission Expires September 4, 2023
Commission Number 1152692

17. Consent of Owner(s):

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

1-21-2020
Date

Sworn and Subscribed to before me this 21 day of JANUARY, 2020 (Year).

Gary J Scott
Signature

Scott, Gary J & Lizabeth G (Owners of Lots 2, 3, and 4)
Print Name

Lizabeth G Scott
Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☐ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☐ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☐ No	☐ Yes
D. Is the applicant a corporation?	☐ No	☐ Yes
E. Is the applicant a limited liability corporation?	☐ No	☐ Yes
F. Is the applicant a partnership?	☐ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	☐ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES: List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☐ No	☐ Yes

Signature of Applicant

Provco Pinegood Erial Clementon, LLC
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/25/2019, shows and discloses the premises in its entirety, described as Block 16401 Lot 1, 2, 3, 4 & 42 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Susan M Sutphen Wilson of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Provco Pinegood Erial Clementon, LLC
Name of property owner or applicant

Sworn and subscribed to
On this 21 day of January, 20 20 before the following authority.

Susan M Sutphen Wilson
Notary public

SUSAN M SUTPHEN-WILSON
Notary Public
State of New Jersey
My Commission Expires Nov. 14, 2022
I.D.# 2426968

17. Consent of Owner(s):

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

2/4/2020
Date

Signature

Investors Bank, successor by merger to GCF Bank (Owner of Lots 1) Jose Valente 2/4/2020
Print Name

Sworn and Subscribed to before me this 4 day of February, 2020 (Year).

Signature

JASON T. ROCHA
NOTARY PUBLIC OF NEW JERSEY
ID # 50010693
My Commission Expires Feb. 27, 2020

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☐ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☐ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☐ No	☐ Yes
D. Is the applicant a corporation?	☐ No	☐ Yes
E. Is the applicant a limited liability corporation?	☐ No	☐ Yes
F. Is the applicant a partnership?	☐ No	■ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	■ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES: List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☐ No	☐ Yes

Signature of Applicant

Date

Provco Pinegood Erial Clementon, LLC
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/25/2019, shows and discloses the premises in its entirety, described as Block 16401 Lot 1, 2, 3, 4 & 42; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

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

Provco Pinegood Erial Clementon, LLC
Name of property owner or applicant

Notary public

Application for Provco Pinegood Erial Clementon, LLC

1990 New Brooklyn Erial Road & Erial Clementon Road,
Gloucester Township, Camden County, NJ
Block 16401, Lots 1, 2, 3, 4, & 42

List of Property Owners

Block 16401, Lots 1 and 42:

GCF Bank
381 Egg Harbor Road
Sewell, NJ 08080

Block 16401, Lots 2 and 4

Scott, Gary J & Lizabeth G
24 Innsbruck Drive
Erial, NJ 08081

Block 16401, Lot 3

Scott, Gary J & Lizabeth G
2077 Erial Clementon Road
Erial, NJ 08081

APPLICANTS DISCLOSURE STATEMENT

Pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-48.1 and 48.2, a corporation, partnership or other business entity that makes application for a subdivision of land into six or more lots, or site plan approval for commercial purposes, or a variance to construct a multiple dwelling of 25 or more family units, must disclose the name(s} and address(es} of all persons, stockholders, or individual partners owning at least 10% of the stock in the corporation or at least 10% of the interest in the partnership or other entity.

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

NAME	ADDRESS
Jonathan Caruso	127 Mill Brook Lane, Media, PA 19063
Peter J Caruso	512 Chaumont Drive, Villanova, PA 19085
Michael Cooley	233 Ashwood Road, Villanova, PA 19085
Joseph S. Botta Jr.	118 Magnolia Drive, Phoenixville, PA 19460

1/28/20
DATE

APPLICANTS SIGNATURE

Michael Cooley
APPLICANT (PRINT FULL NAME)

Bmt 13

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 2, 2020 APPLICATION No. #202008CDUPFMSP

APPLICANT: PROVCO PINEGOOD ERIAL CLEMENTON, LLC PROJECT No. 13779

BLOCK(S): 16401 LOT(S): 1,2,3,4 & 42 LOCATION: 1990 NEW BROOKLYN ERIAL RD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☑ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GTEMS

STATUS OF APPLICATION:

☐ **New Application -**

☒ Revision to Prior Application: **Prelim/Final Major Site Plan/Conditional Use/ Bulk C & Use D Variances**

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by March 20, 2020***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy – Prelim & Final Major Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☒ **Conditional Use Variance Plan** ☒ Prelim/Final Major Site Plan ☒ **Bulk C** /Use (D) Variance

OK 3.23.20 JK Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 2, 2020 APPLICATION No. #202008CDUPFMSP

APPLICANT: PROVCO PINEGOOD ERIAL CLEMENTON, LLC PROJECT No. 13779

BLOCK(S): 16401 LOT(S): 1,2,3,4 & 42 LOCATION: 1990 NEW BROOKLYN ERIAL RD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ GTEMS

STATUS OF APPLICATION:

☐ **New Application -**

☒ Revision to Prior Application: **Prelim/Final Major Site Plan/Conditional Use/ Bulk C & Use D Variances**

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by March 20, 2020***

☐ For Your Files.

RECEIVED MAR 12 2020 BY:

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy – Prelim & Final Major Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☒ **Conditional Use Variance Plan** ☒ Prelim/Final Major Site Plan ☒ **Bulk C** /Use (D) Variance

No Issues. Better use of the site
Heavy traffic issues - needs review.
★ Deed of Consolidation Needed put all lots into 16401-1.

Signature Assessor 3/12/20

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

March 9, 2020

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

RECEIVED
MAR 10 2020

Re: Application #202008CDUPFMSP
Provco Pinegood Erial Clementon, LLC
1990 New Brooklyn Erial Road, Erial, NJ 08081
Block 16401, Lots 1, 2, 3, 4 & 42

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #202008CDUPFMSP - 1990 New Brooklyn Road **Block: 16401** **Lot: 1,2,3,4 & 42**

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

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

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

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

■Other

Although a traffic report was completed and attached, any planned improvements to the roadway, especially in the area of New Brooklyn Road and Williamstown Road, should be vetted by Camden County Engineers as there have been discussions regarding intersection improvements. Specifically the intersection of New Brooklyn Road and Williamstown Road has a crash history that has been the subject of complaints by residents to the Camden County Department of Public Works.

RECEIVED
MAR 04 2020
By:

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature:_____ Date:_____

Donna Barrett

From: Dave Vaughan <dvaughan@bohlereng.com>
Sent: Wednesday, June 24, 2020 3:03 PM
To: Ken Lechner
Cc: marianne@primelaw.com; tim@primelaw.com; Donna Barrett; jmellett@churchillengineers.com; acosta5@comcast.net; C.J. Bock
Subject: RE: Provco Pinegood Erial Clementon, LLC documents requested
Attachments: Wawa Gilbarco E700S Mocks with ADA Auxillairy Keypad (Rev C)3.1.2019.pdf

Ken,

The Spanner sign is on sheet C-11. Attached are the details we have of the dispenser. I will forward the building elevations as soon as we have them.

Dave Vaughan
Assistant Project Manager
1600 Manor Drive, Suite 200
Chalfont, PA 18914
o 215-996-9100 x2127 / **c** 267-247-6656 / dvaughan@bohlereng.com
Check out our new website

BOHLER//

Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.

From: Ken Lechner <klechner@glotwp.com>
Sent: Wednesday, June 24, 2020 2:09 PM
To: Dave Vaughan <dvaughan@bohlereng.com>
Cc: marianne@primelaw.com; tim@primelaw.com; Donna Barrett <dmbarrett@glotwp.com>; jmellett@churchillengineers.com; acosta5@comcast.net; C.J. Bock <CBOCK@bohlereng.com>
Subject: Re: Provco Pinegood Erial Clementon, LLC documents requested

EXTERNAL: Use caution with attachments and links.

I have the free-standing sign information. But, I need the facade sign locations on the building because the maximum sign sizes are a percentage of the building facade. Also, Wawa usually has signs at their fueling stations and a sign type they call "spanners."

Sent from my iPhone

> On Jun 24, 2020, at 1:45 PM, Dave Vaughan <dvaughan@bohlereng.com> wrote:
>
> Ken,

The details for the signs are on pages C-10 and C-11 of the Preliminary/Final Ste Plan Set. I've attached the pages to the email. Locations of the signs appear on page C-03 the "Site Layout Plan".

Additionally, we are currently coordinating the preparation of Architectural elevations with Wawa and their architect and anticipate we will have them by the beginning part of July. We will forward them on to you as soon as they are completed.

If you should need anything additional please let me know.

Best Regards,

Dave Vaughan
Assistant Project Manager
1600 Manor Drive, Suite 200
Chalfont, PA 18914
o 215-996-9100 x2127 / **c** 267-247-6656 / dvaughan@bohlereng.com
Check out our new website

Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.

---------- Forwarded message ---------
From: **Ken Lechner** <klechner@glotwp.com>
Date: Tue, Jun 23, 2020 at 1:27 PM
Subject: RE: Provco Pinegood Erial Clementon, LLC documents requested
To: marianne@primelaw.com <marianne@primelaw.com>, Tim Prime <tim@primelaw.com>
Cc: Donna Barrett <dmbarrett@glotwp.com>, James J Mellett <jmellett@churchillengineers.com>, Anthony Costa <acosta5@comcast.net>

Hello! Do you have architectural plans and/or building elevations that depict the location of the proposed façade signs? Also, required is signage information associated with fueling stations. My experience with former Wawa applications is there are signs for Directional signs, and sign spanners, and Multi-Product Dispenser signs. This is information is required to complete my review, thank you.

Kenneth D. Lechner, PP, AICP, Director

Department of Community Development & Planning

P.O. Box 8

Blackwood, NJ 08012

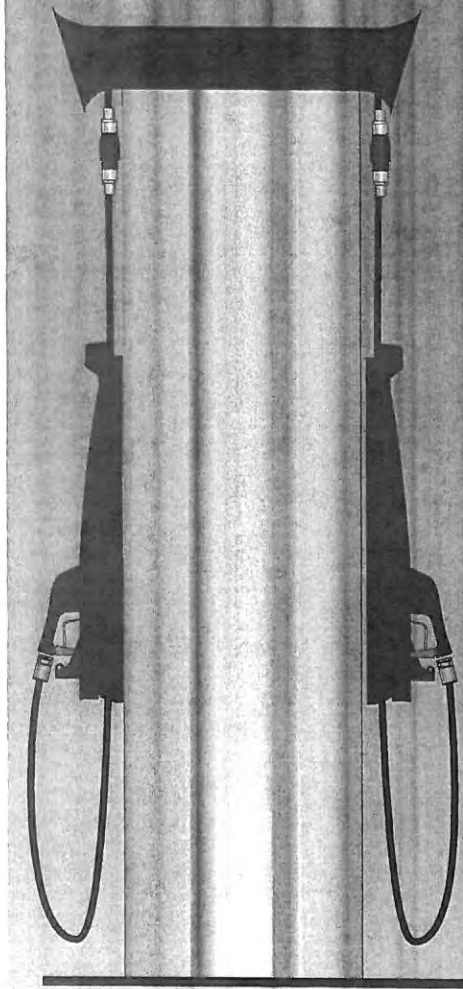
(856) 374-3511 – direct

(856) 374-3500 – office

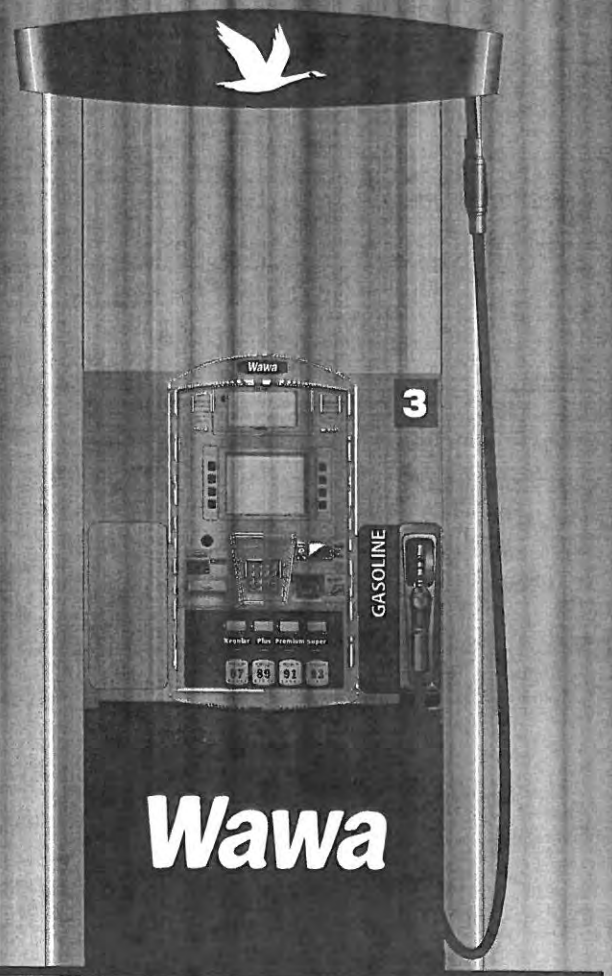
(856) 232-6229 – fax

www.glotwp.com

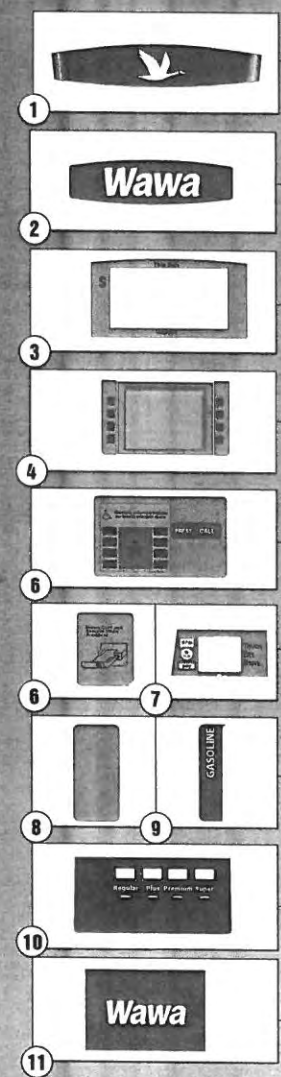
<C-10 Detl.pdf>
<C-11 Detl.pdf>



Side Sheathing (Left Side Shown)



4+0 Front and Rear View



Brandview Canopy Assembly - Painted Blue END
EN55010GA1000

Crown Graphic Overlay
ENS1401G402

Main Display Panel
ENE0201G004

10.4 Colorscreen
ENE0302G003
Left Side Display
ENE0402G003
Right Side Display
ENE0502G003

Auxilliary Keypad Overlay
ENE0615G084 with call button

Scanner Blank, Card Reader Instructions
ENE0606G004

ECIM Flexpay IV, With Contactless Cutout
ENE0706G013

Left Nozzle Putdown Graphic
ENS1105G006

Right Nozzle Putdown Graphic
ENS1103G394

4+0 Grade Brand Panel
ENS0805G039

Lower Door Assembly (Side A and B)
EN13001GA1153

Vince Cipollone

3/1/2019

WAWA	ENCORE 700S ECIM Model NN2 4+0	**Color Legend**	**Options**
	Designer: Rhonda Henry rhonda.henry@gilbarco.com 336-547-5239	Red PMS 187 END 7301 Silver END 7442 Black C:0 M:0 Y:0 K:100 END 7000 White C:0 M:0 Y:0 K:0 END 7001	Upper Housing Top Cover *Black (B0)* Upper Housing Bottom Cover *Black (B0)* Inner Column Sheathing *Duramax* One Piece Outer Column Sheathing *Duramax* CD Module Top Cover *Duramax (END 2991- Y7)* Bezel Door Color *Silver (END 2949 T6)* Base Rail Cover *Black (B0)*
GR0011298	March 1, 2019 Rev. C		

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential This print is the property of Gilbarco Inc. NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

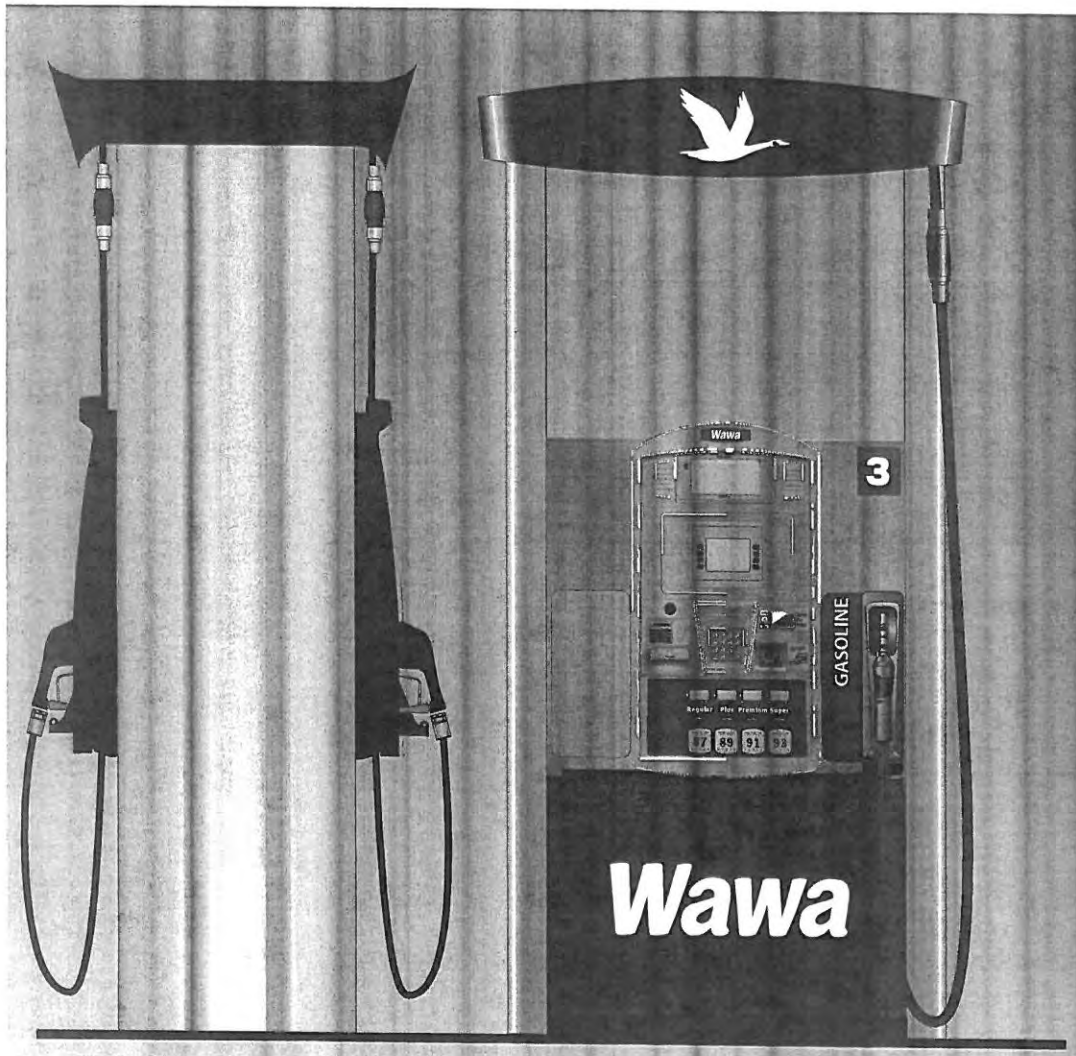
GILBARCO VEEDER-ROOT
7300 West Friendly Avenue
P.O. Box 29087
Greensboro, NC 27420-9087
Phone 336.547.5759
Fax 336.547.5994

SPECIAL NOTES:

Octane Kit EU02005G001

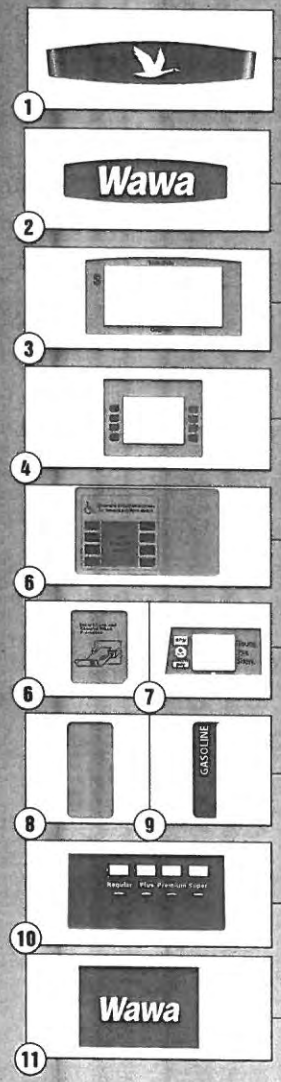
3

Pump Number Kit
EU04001G1448



Side Sheathing (Left Side Shown)

4+0 Front and Rear View



Brandview Canopy Assembly - Painted Blue END	EN55010GA1000
Crown Graphic Overlay	ENS1401G402
Main Display Panel	ENE0201G004
5.7 Colorscreen	ENE0301G003
Auxilliary Keypad Overlay	ENE0611G004
Encore S Ecim Flexpay IV, With Contactless Cutout	ENE0706G004
Scanner Blank, Card Reader Instructions	ENE0606G004
Left Nozzle Putdown Graphic	ENS1105G006
Right Nozzle Putdown Graphic	ENS1103G394
4+0 Grade Brand Panel	ENS0805G039
Lower Door Assembly (Side A and B)	EN13001GA1153

WAWA

ENCORE 700S ECIM
Model NN2 4+0
NEW JERSEY
5.7 Screen

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | **Rev. C**

Color Legend

- Red PMS 187 END 7301
- Silver END 7442
- Black C 0 M 0 Y 0 K 100 END 7000
- White C 0 M 0 Y 0 K 0 END 7001

Options

- Upper Housing Top Cover *Black (B0)*
- Upper Housing Bottom Cover *Black (B0)*
- Inner Column Sheathing *Duramax*
- One Piece Outer Column Sheathing *Duramax*
- CD Module Top Cover *Duramax (END 2991- Y7)*
- Bezel Door Color *Silver (END 2949 T6)*
- Base Rail Cover *Black (B0)*

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential. This print is the property of Gilbarco Inc. NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

GILBARCO VEEDER-ROOT

7300 West Friendly Avenue
P.O. Box 29087
Greensboro, NC 27420-9087
Phone 336.547.5539
Fax 336.547.5094

SPECIAL NOTES:

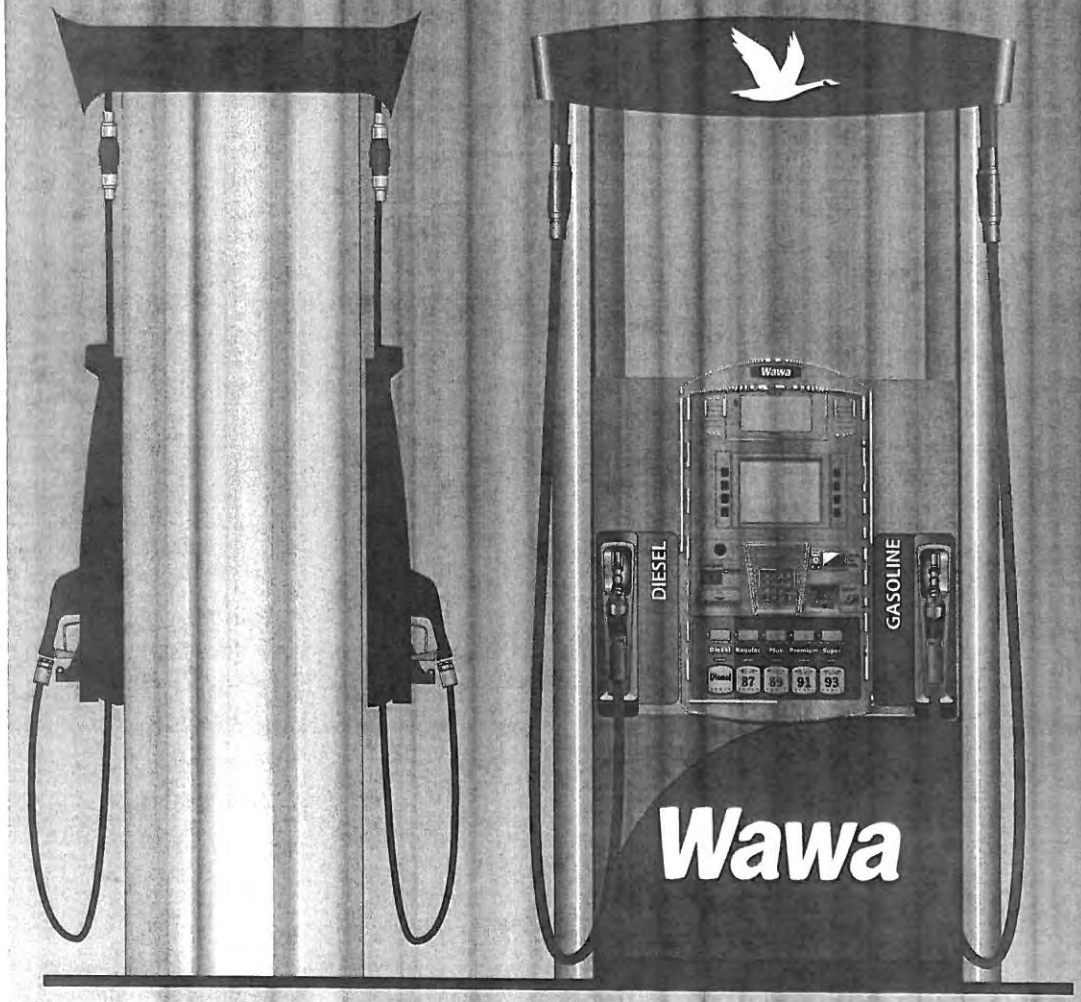
NEW JERSEY

Octane Kit EU02005G001

Vince Cipollone
3/1/2019

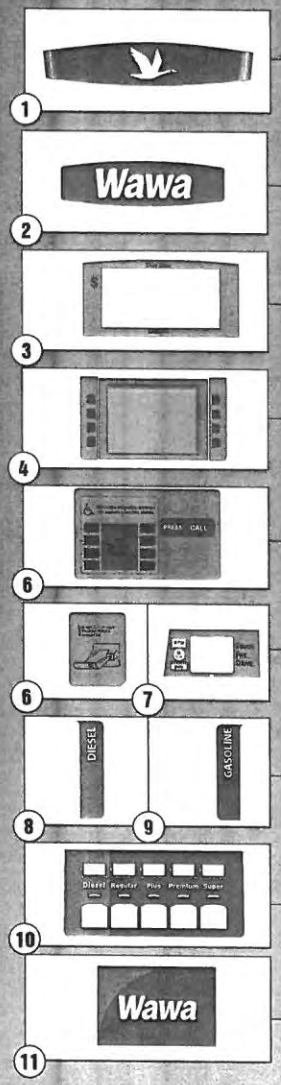
3

Pump Number Kit
EU04001G1448



Side Sheathing (Left Side Shown)

4+1 Front and Rear View



1. Brandview Canopy Assembly - Painted Blue END EN55010GA1000
2. Crown Graphic Overlay ENS1401G402
3. Main Display Panel ENE0201G004
4. Left Side Display ENE0402G003; 10.4 Colorscreen ENE0302G003; Right Side Display ENE0502G003
6. Auxilliary Keypad Overlay ENE0615G084 with call button
6, 7. Encore S Ecim Flexpay IV, With Contactless Cutout ENE0706G013; Scanner Blank, Card Reader Instructions ENE0606G004
8, 9. Left Nozzle Putdown Graphic ENS1104G262; Right Nozzle Putdown Graphic ENS1103G394
10. 4+1 Grade Brand Panel ENS0905G149
11. Lower Door Assembly (Side A and B) EN13001GA1155

WAWA

ENCORE 700S ECIM
Model NL2 4+1

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | Rev. C

Color Legend

- Red PMS 187 END 7301
- Silver END 7442
- Green PMS 177
- Black C:0 M:0 Y:0 K:100 END 7000
- White C:0 M:0 Y:0 K:0 END 7001

Options

- Upper Housing Top Cover *Black (B0)*
- Upper Housing Bottom Cover *Black (B0)*
- Inner Column Sheathing *Duramax*
- One Piece Outer Column Sheathing *Duramax*
- CD Module Top Cover *Duramax (END 2991- Y7)*
- Bezel Door Color *Silver (END 2949 T6)*
- Base Rail Cover *Black (B0)*

10.4 Screen
Brandview Canopy
Duramax Tuxedo Side Sheathing
Silver Bezel Door

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential This print is the property of Gilbarco Inc. NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

GILBARCO VEEDER-ROOT
7300 West Friendly Avenue
P.O. Box 22087
Greensboro, NC 27420-2087
Phone 336.547.5700
Fax 336.547.5994

SPECIAL NOTES:

Diesel 87 89 91 93

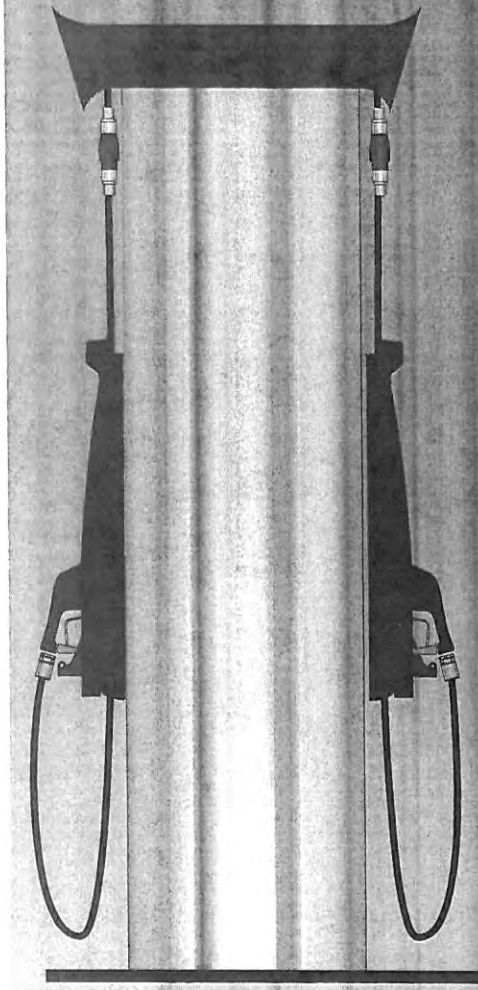
Octane Kit EU02005G001

Vince Cipollone

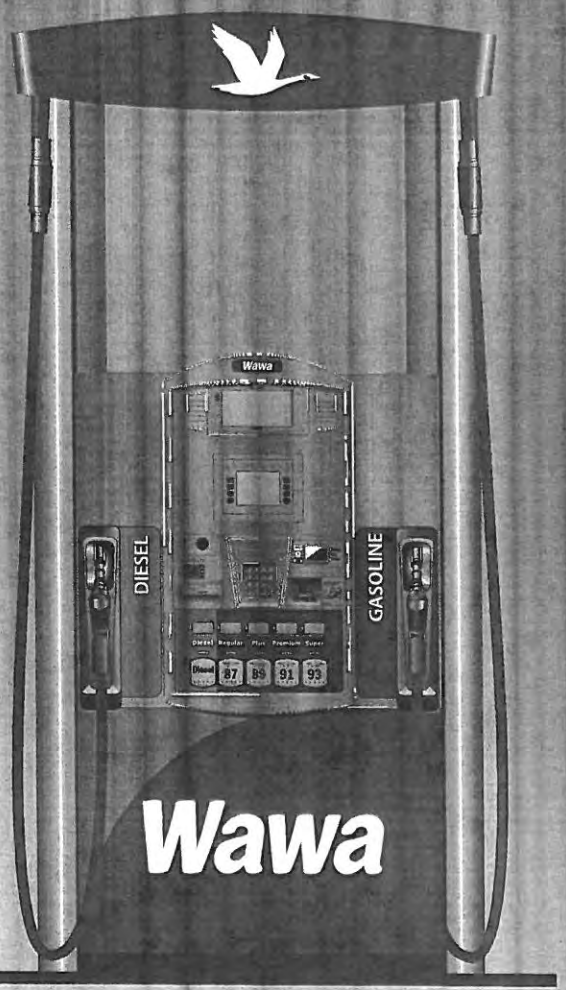
3

3/1/2019

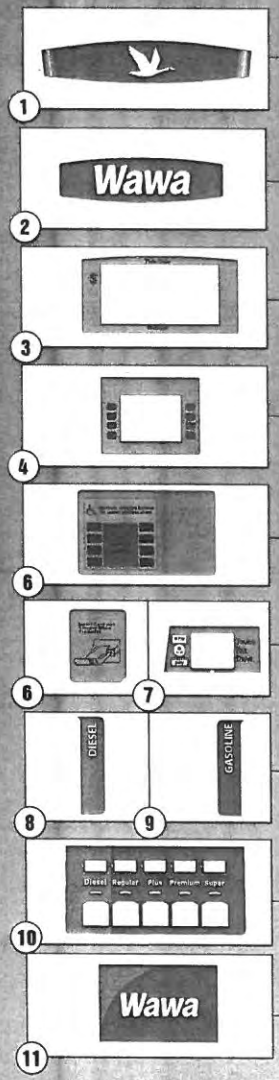
Pump Number Kit
EU04001G1448



Side Sheathing (Left Side Shown)



4+1 Front and Rear View



1. Brandview Canopy Assembly - Painted Blue END EN55010GA1000
2. Crown Graphic Overlay ENS1401G402
3. Main Display Panel ENE0201G004
4. 5.7 Colorscreen ENE0301G003
6. Auxilliary Keypad Overlay ENE0611G004
6, 7. Encore S Ecim Flexpay IV With Contactless Cutout ENE0706G004; Scanner Blank, Card Reader Instructions ENE0606G004
8, 9. Left Nozzle Putdown Graphic ENS1104G262; Right Nozzle Putdown Graphic ENS1103G394
10. 4+1 Grade Brand Panel ENS0905G149
11. Lower Door Assembly (Side A and B) EN13001GA1155

WAWA

ENCORE 700S ECIM
Model NL2 4+1
NEW JERSEY
5.7 Screen

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | **Rev. C**

Color Legend	Options
Red PMS 187 END 7301	Upper Housing Top Cover *Black (B0)*
Silver END 7442	Upper Housing Bottom Cover *Black (B0)*
Green PMS 177	Inner Column Sheathing *Duramax*
Black C.0 M.0 Y.0 K.100 END 7000	One Piece Outer Column Sheathing *Duramax*
White C.0 M.0 Y.0 K.0 END 7001	CD Module Top Cover *Duramax (END 2991- Y7)*
	Bezel Door Color *Silver (END 2949 T6)*
	Base Rail Cover *Black (B0)*

5>7 Screen
Brandview Canopy
Duramax Tuxedo Side Sheathing
Silver Bezel Door

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential This print is the property of Gilbarco Inc., NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

GILBARCO VEEDER-ROOT
7300 West Friendly Avenue
P.O. Box 22087
Greensboro, NC 27416-2087
Phone 336.547.5554
Fax 336.547.5994

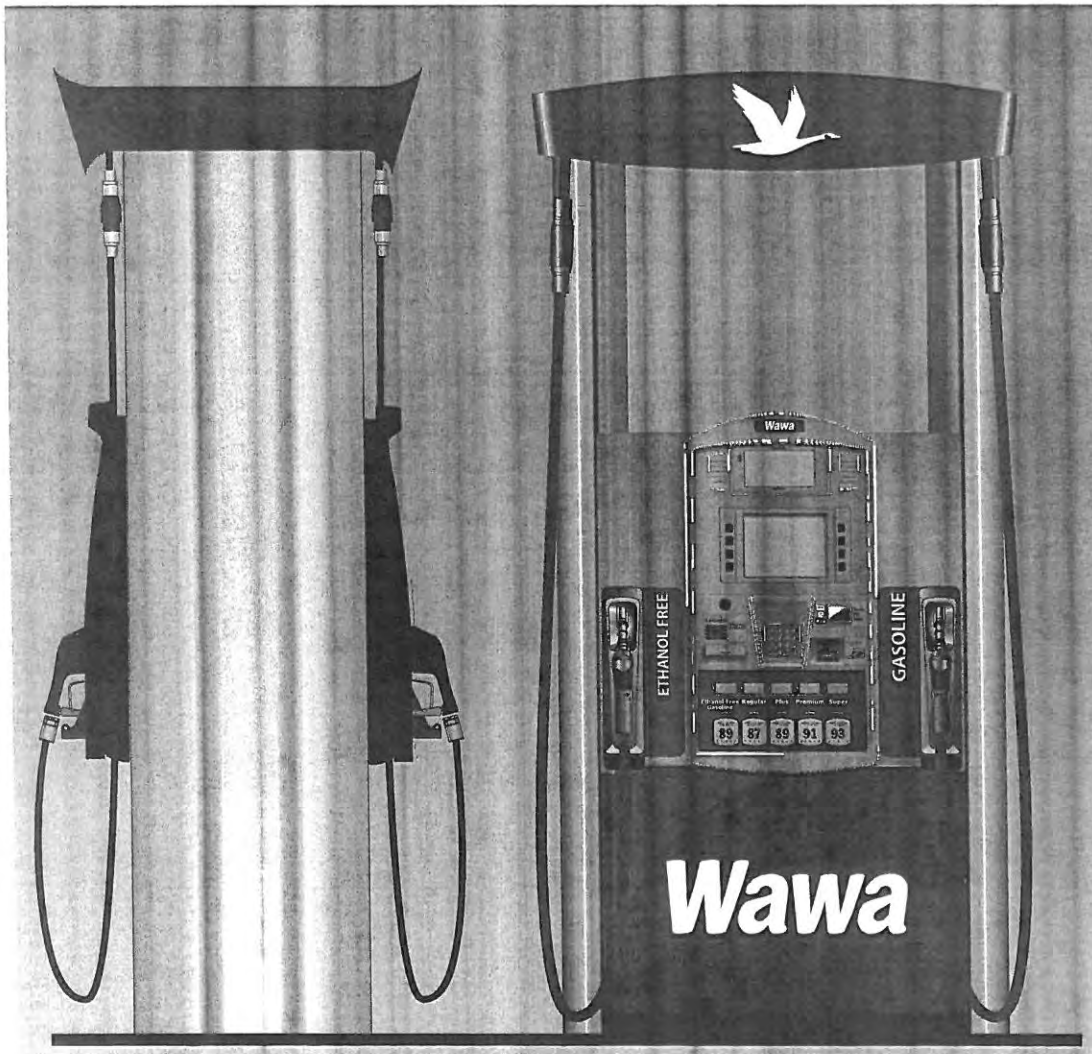
SPECIAL NOTES: (NEW JERSEY ONLY)

Octane Kit EU02005G001

Vince Cipollone

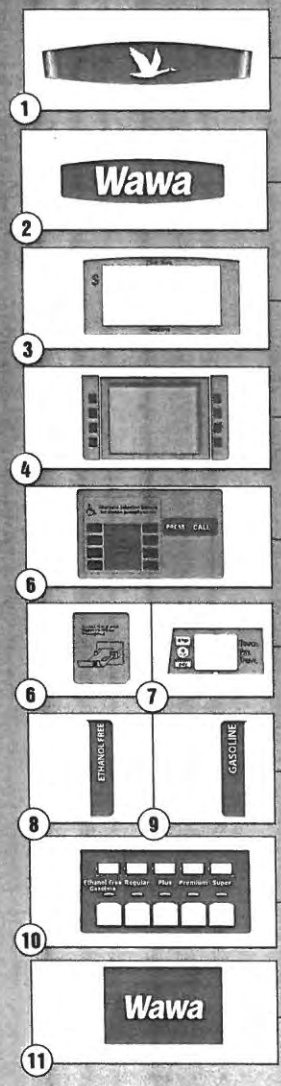
3 3/1/2019

Pump Number Kit
EU04001G1448



Side Sheathing (Left Side Shown)

4+1 Front and Rear View



Brandview Canopy Assembly - Painted Blue END
EN55010GA1000

Crown Graphic Overlay
ENS1401G402

Main Display Panel
ENE0201G004

Left Side Display
ENE0402G003

10.4 Colorscreen
ENE0302G003

Right Side Display
ENE0502G003

Auxilliary Keypad Overlay
ENE0615G084 with call button

Encore S Ecim Flexpay IV, With Contactless Cutout
ENE0706G013

Scanner Blank, Card Reader Instructions
ENE0606G004

Left Nozzle Putdown Graphic
ENS1104G263

Right Nozzle Putdown Graphic
ENS1103G394

4+1 Grade Brand Panel
ENS0905G170

Lower Door Assembly (Side A and B)
EN13001GA1394

WAWA

ENCORE 700S ECIM
Model NL2 4+1

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | **Rev. C**

Color Legend

- Red PMS 187 END 7301
- Silver END 7442
- Green PMS 377
- Black C:0 M:0 Y:0 K:100 END 7000
- White C:0 M:0 Y:0 K:0 END 7001

Options

Upper Housing Top Cover
Black (B0)
Upper Housing Bottom Cover
Black (B0)
Inner Column Sheathing
Duramax
One Piece Outer Column Sheathing
Duramax
CD Module Top Cover
Duramax (END 2991- Y7)
Bezel Door Color
Silver (END 2949 T6)
Base Rail Cover
Black (B0)

10.4 Screen
Brandview Canopy
Duramax Tuxedo Side Sheathing
Silver Bezel Door

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approvals

Gilbarco Inc. Confidential: This print is the property of Gilbarco Inc., NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

GILBARCO VEEDER-ROOT
7300 West Friendly Avenue
P.O. Box 23087
Greensboro, NC 27420-3087
Phone 336.547.5700
Fax 336.547.5754

SPECIAL NOTES:

87 | 89 | 91 | 93

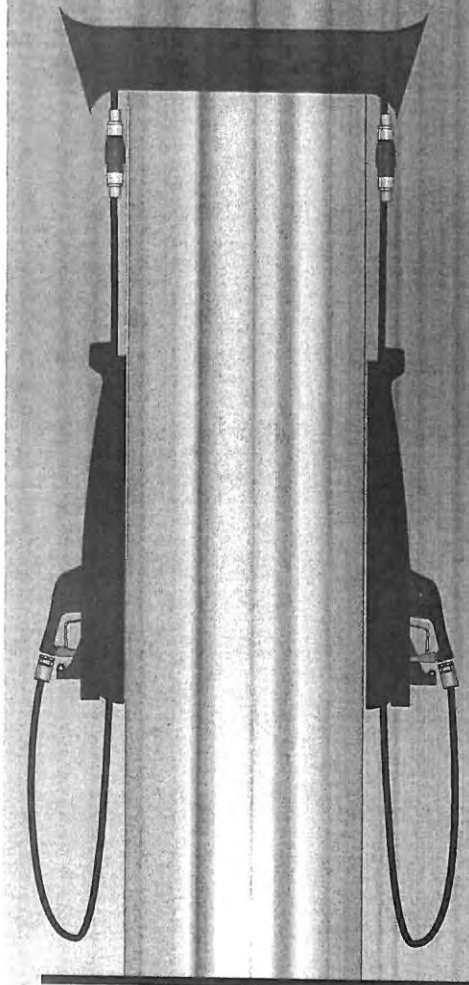
Octane Kit EU02005G001

Vince Cipollone

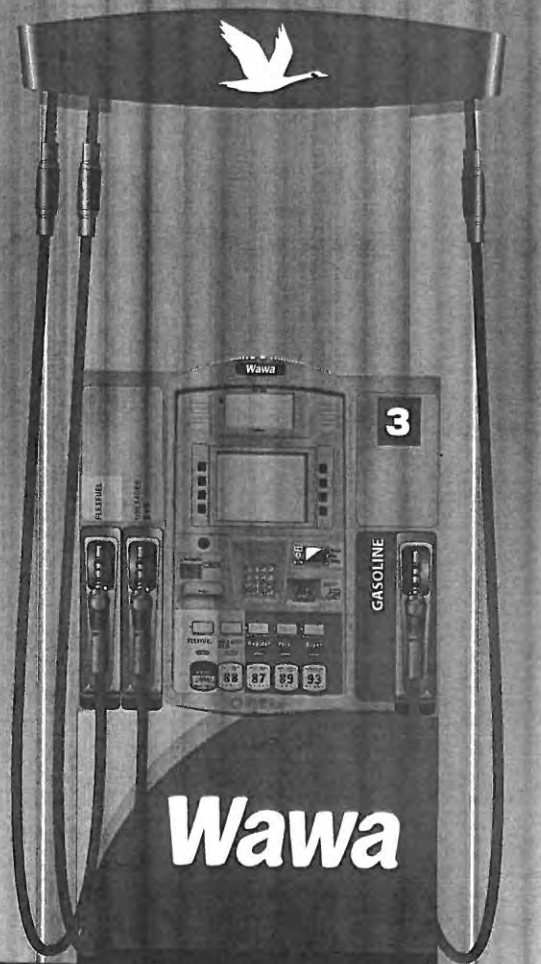
3

3/1/2019

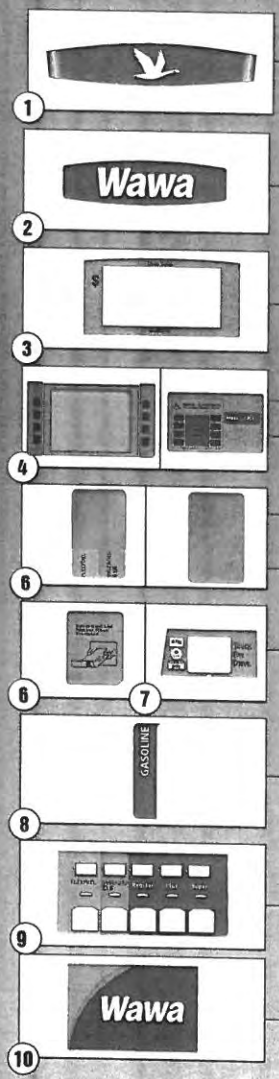
Pump Number Kit
EU04001G1448



Side Sheathing (Left Side Shown)



3+2 Front and Rear View



Brandview Canopy Assembly - Painted Blue END
EN55010GA1000

Crown Graphic Overlay
ENS1401G402

Main Display Panel
ENE0201G004

Left Side Display ENE0402G003 | 10.4 Colorscreen ENE0302G003 | Right Side Display ENE0502G003

Auxilliary Keypad Overlay
ENE0615G084 with call button

Left Upper Bezel Door Graphic
ENS1201G1121

Right Upper Right Bezel Door Graphic
ENS1201G013

ECIM Flexpay IV With Contactless Cutout
ENE0706G013

Scanner Blank, Card Reader Instructions
ENE0606G004

Right Nozzle Putdown Graphic
ENS1103G394

3+2 Grade Brand Panel
ENS0905G163

Lower Door Assembly (Side A and B)
EN13001GA2208

WAWA

ENCORE 700S ECIM
Model NJ5 3+2

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | Rev. C

Color Legend

- Red PMS 187 END 7301
- Silver END 7442
- Yellow PMS
- Orange PMS
- Black C 0 M 0 Y 0 K 100 END 7000
- White C 0 M 0 Y 0 K 0 END 7001

Options

- Upper Housing Top Cover *Black (B0)*
- Upper Housing Bottom Cover *Black (B0)*
- Inner Column Sheathing *Duramax*
- One Piece Outer Column Sheathing *Duramax*
- CD Module Top Cover *Duramax (END 2991- Y7)*
- Bezel Door Color *Silver (END 2949 T6)*
- Base Rail Cover *Black (B0)*

10.4 Screen
Brandview Canopy
Duramax Tuxedo Side Sheathing
Silver Bezel Door

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential: This print is the property of Gilbarco Inc. NC USA. Information herein is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

GILBARCO VEEDER-ROOT

7300 West Friendly Avenue
P.O. Box 22087
Greensboro, NC 27420-2087
Phone 336.547.5700
Fax 336.547.5004

SPECIAL NOTES:

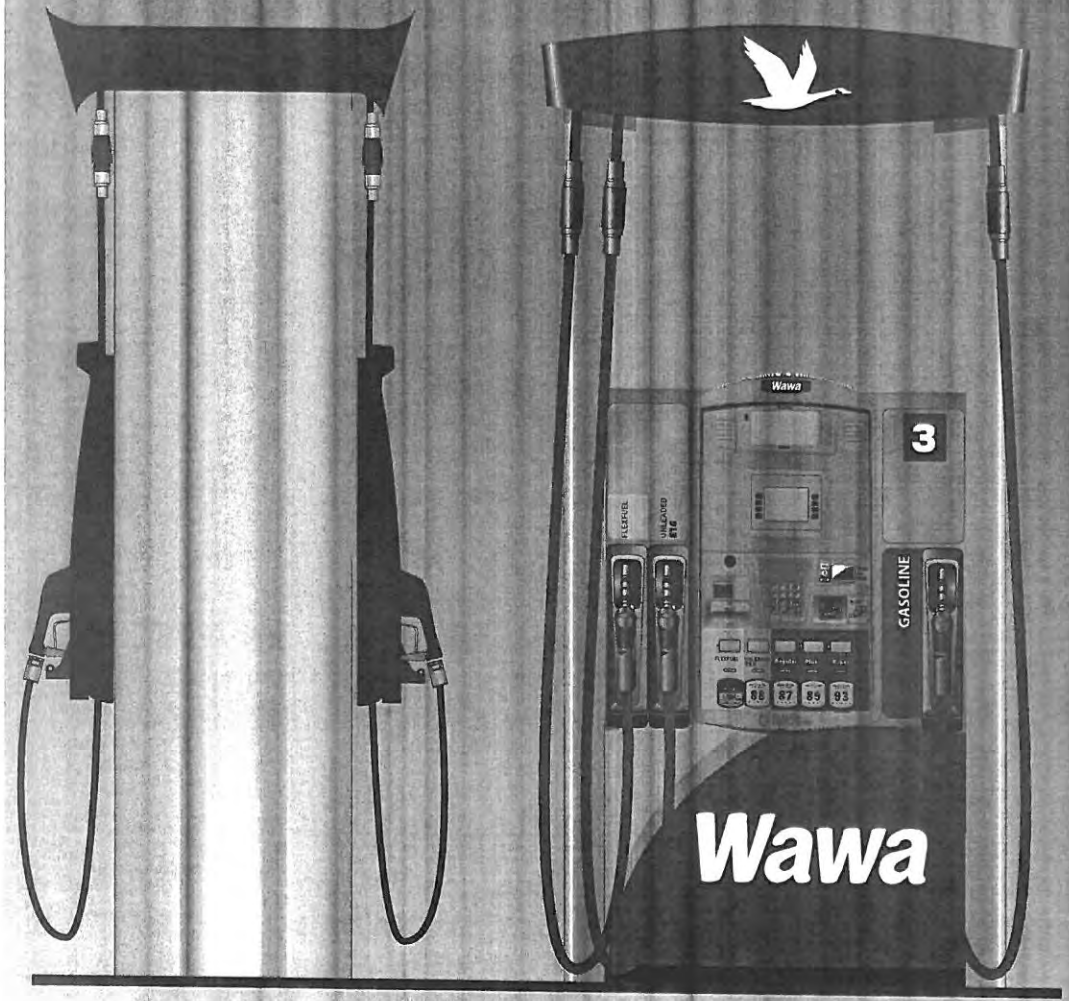
Octane Kit EU02005G001

3 **Pump Number Kit EU04001G1448**

- **Removed all references to "E85" on brand and upper left bezel door graphic. 12/20/18**

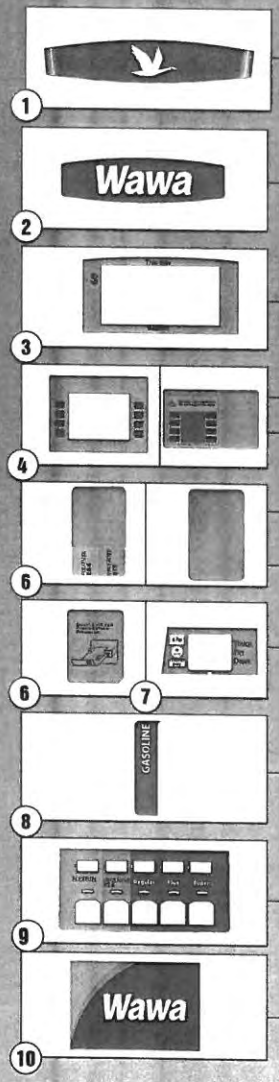
Vince Cipollone

3/1/2019



Side Sheathing (Left Side Shown)

3+2 Front and Rear View



Brandview Canopy Assembly - Painted Blue END
EN55010GA1000

Crown Graphic Overlay
ENS1401G402

Main Display Panel
ENE0201G004

5.7 Colorscreen
ENE0301G003

Auxilliary Keypad Overlay
ENE0611G004

Left Upper Bezel Door Graphic
ENS1201G1121

Right Upper Right Bezel Door Graphic
ENS1201G013

Encore S Ecim Flexpay IV With Contactless Cutout
ENE0706G004

Scanner Blank, Card Reader Instructions
ENE0606G004

Right Nozzle Putdown Graphic
ENS1103G394

3+2 Grade Brand Panel
ENS0905G163

Lower Door Assembly (Side A and B)
EN13001GA2208

WAWA

ENCORE 700S ECIM
Model NJ5 3+2
NEW JERSEY
5.7 Screen

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | Rev. C

Color Legend

- Red PMS 187 END 7301
- Silver END 7442
- Yellow PMS
- Orange PMS
- Black C0 M0 Y0 K 100 END 7000
- White C0 M0 Y0 K0 END 7001

Options

- Upper Housing Top Cover Black (B0)
- Upper Housing Bottom Cover Black (B0)
- Inner Column Sheathing Duramax
- One Piece Outer Column Sheathing Duramax
- CD Module Top Cover Silver (END 2949 T6)
- Base Rail Cover Black (B0)

5.7 Screen
Brandview Canopy
Duramax Tuxedo Side Sheathing
Silver Bezel Door

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are in above illustration only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential: This print is the property of Gilbarco Inc. NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without prior authorization.

GILBARCO VEEDER-ROOT
7300 West Friendly Avenue
P.O. Box 22087
Greensboro, NC 27420-2087
Phone 336.547.5039
Fax 336.547.5398

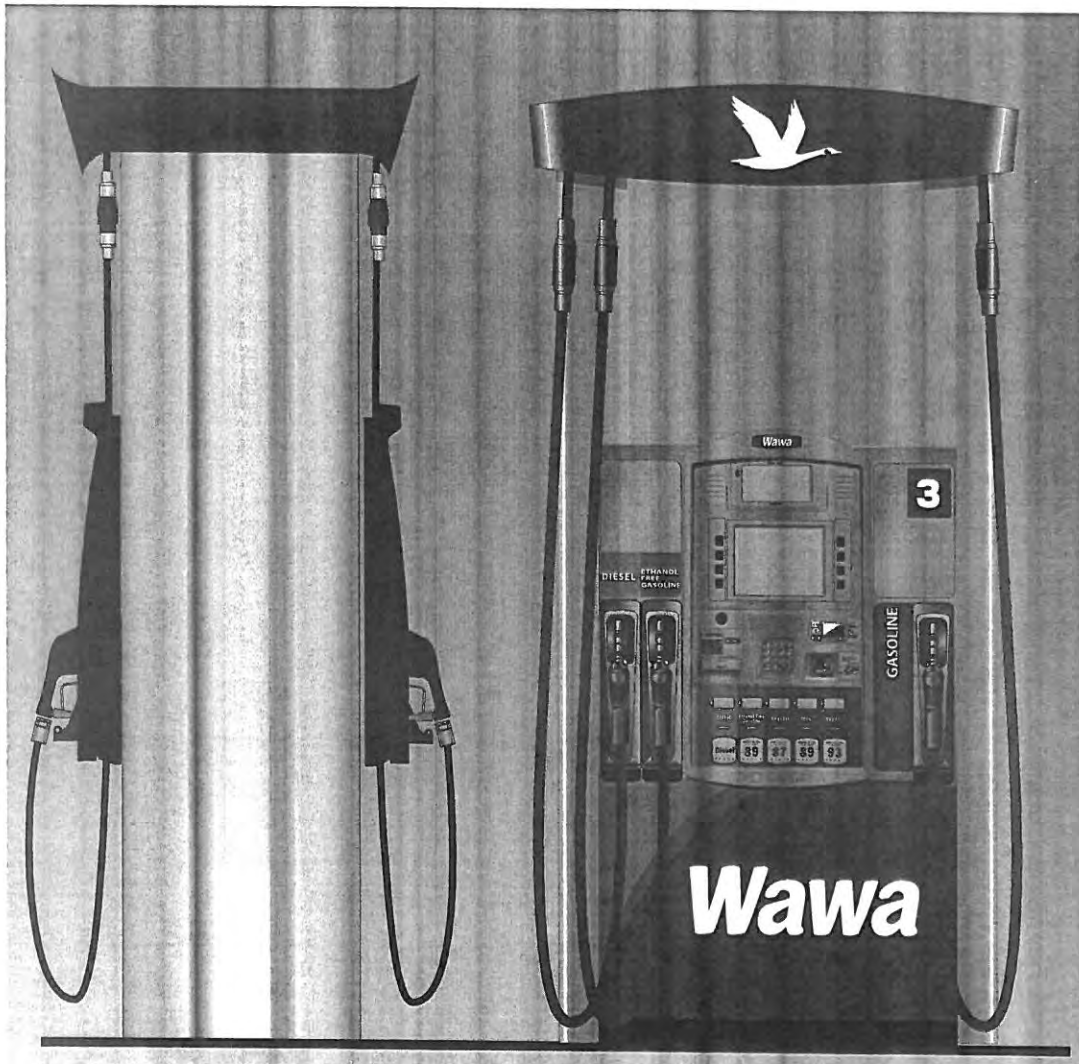
SPECIAL NOTES: (NEW JERSEY ONLY

Octane Kit EU02005G001

3 **Pump Number Kit EU04001G1448**

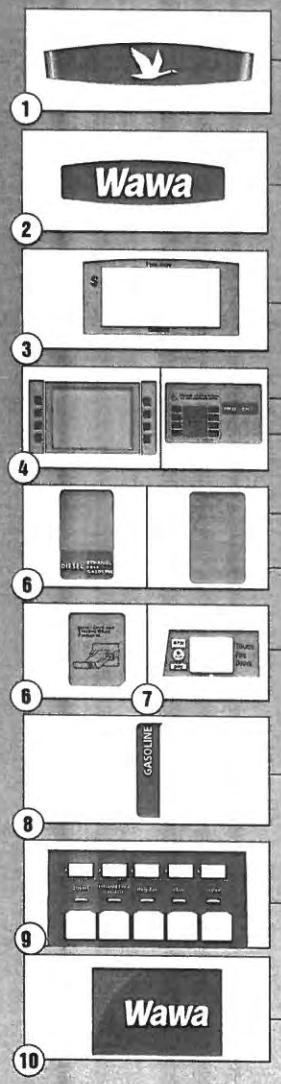
- **Removed all references to "E85" on brand and upper left bezel door graphic. 12/20/18**

Vince Cipollone
3/1/2019



Side Sheathing (Left Side Shown)

3+1+1 Front and Rear View



1. Brandview Canopy Assembly - Painted Blue END EN55010GA1000
2. Crown Graphic Overlay ENS1401G402
3. Main Display Panel ENE0201G004
4. Left Side Display ENE0402G003 / 10.4 Colorscreen ENE0302G003 / Right Side Display ENE0502G003
   Auxilliary Keypad Overlay ENE0615G084 with call button
6. Left Upper Bezel Door Graphic ENS1201G813
   Right Upper Right Bezel Door Graphic ENS1201G013
6. Encore S Ecim Flexpay Iv, With Contactless Cutout ENE0706G004
7. Scanner Blank, Card Reader Instructions ENE0606G004
8. Right Nozzle Putdown Graphic ENS1103G394
9. 3+1+1 Grade Brand Panel ENS0907G254
10. Lower Door Assembly (Side A and B) EN13001GA1781

WAWA

ENCORE 700S ECIM
Model NL3 3+1+1
(NO ETHANOL FREE SOLD IN NEW JERSEY)

Designer: Rhonda Henry
rhonda.henry@gilbarco.com
336-547-5239

GR0011298 | March 1, 2019 | Rev. C

Color Legend

- Red PMS 187 END 7301
- Silver END 7442
- Green PMS 377
- Blue PMS 7468
- Black C:0 M:0 Y:0 K:100 END 7000
- White C:0 M:0 Y:0 K:0 END 7001

Options

- Upper Housing Top Cover *Black (B0)*
- Upper Housing Bottom Cover *Black (B0)*
- Inner Column Sheathing *Duramax*
- One Piece Outer Column Sheathing *Duramax*
- CD Module Top Cover *Duramax (END 2991- Y7)*
- Bezel Door Color *Silver (END 2949 T6)*
- Base Rail Cover *Black (B0)*

10.4 Screen
Brandview Canopy
Duramax Tuxedo Side Sheathing
Silver Bezel Door

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to silver Masters only and are not to be used for color matching approvals.

Gilbarco Inc. Confidential: This print is the property of Gilbarco Inc. NC USA. Information hereon is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.

GILBARCO VEEDER-ROOT
7300 West Friendly Avenue
P.O. Box 22087
Greensboro, NC 27420-2087
Phone: 336.547.5724
Fax: 336.547.5754

SPECIAL NOTES: FOR ALL STATES EXCLUDING NEW JERSEY (NO ETHANOL FREE SOLD IN NEW JERSEY)

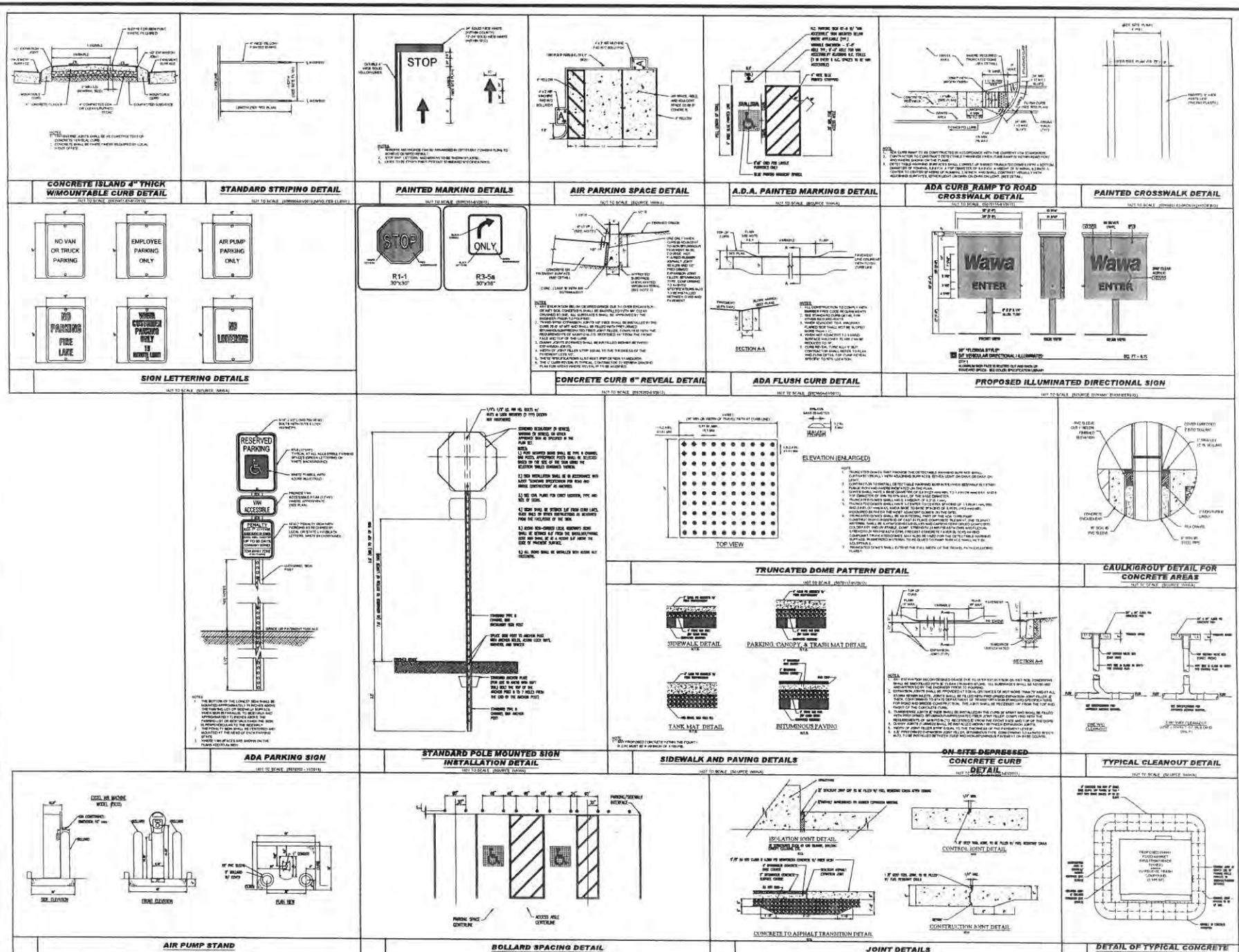
Vince Cipollone

Octane Kit EU02005G001

3

Pump Number Kit EU04001G1448

3/1/2019



BOHLER

REVISIONS

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PRELIMINARY / FINAL SITE PLAN

FOR

PROVCO PINEGOOD ERIAL CLEMENTON, LLC

PROPOSED WAWA FOOD MARKET AND FUELING STATION

1990 ERIAL-NEW BROOKLYN ROAD & 2071, 2077 & 2081 ERIAL-CLEMENTON ROAD TOWNSHIP OF GLOUCESTER CAMDEN COUNTY NEW JERSEY, 08081

BLOCK 15401, LOTS 1, 2, 3, 4 & 42 TAX SHEET #164, NC ZONE

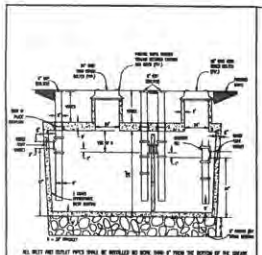
BOHLER

A. TAMOUS

PROFESSIONAL ENGINEER

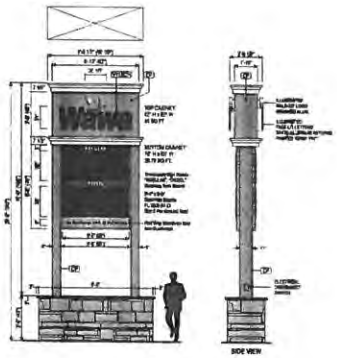
DETAIL SHEET

C-10



GREASE TRAP DETAIL

NOT TO SCALE (SOURCE: WAWA)

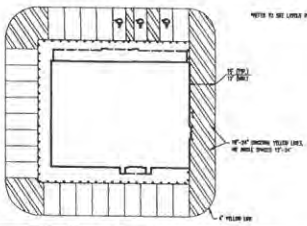


24"/2 PRODUCT
P-80 DIF ILLUMINATED PYLON SIGN (59.75 SF)

NOT TO SCALE (SOURCE: WAWA)

PROPOSED INTERNALLY ILLUMINATED CANOPY SIGN DETAIL

NOT TO SCALE (SOURCE: WAWA)



LOADING ZONE STRIPING DETAIL

NOT TO SCALE (SOURCE: WAWA)

PROPOSED 32" INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO

NOT TO SCALE (SOURCE: WAWA)

PROPOSED 44" INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO

NOT TO SCALE (SOURCE: WAWA)

PROPOSED GAS PUMP SPANNER (STACKED PUMPS)

NOT TO SCALE (SOURCE: WAWA)

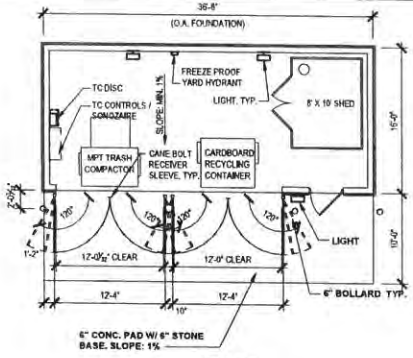
GENERAL REQUIREMENTS

WATER:
- 3/4" PE (POLYETHYLENE) PLASTIC PIPING, WITH INSERT FITTINGS.
- TYPE "K" COPPER TUBE WITH WROUGHT COPPER FITTINGS. SOLDER SHALL BE LEAD FREE.
- DUCTILE-IRON PIPE WITH PUSH-ON JOINTS AND FITTINGS AND RUBBER GASKETS.

NOTE: THE PORTION OF THE PIPE THAT PASSES UP THROUGH THE HOIST LINE AND EXPOSED PIPE MUST BE "HEAT TRACED".

DRAINAGE:
SLOPE TO GATE SIDE DRAIN PER DRAWING

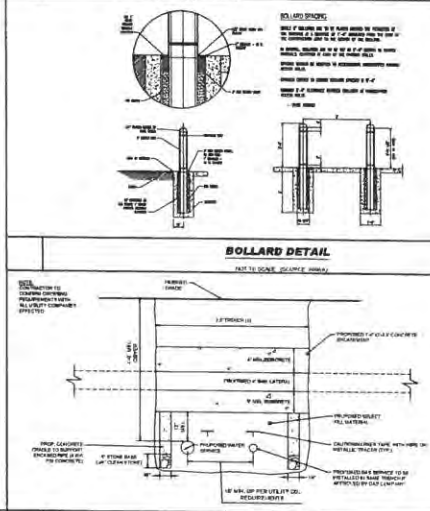
ELECTRICAL:
1 ΦPOWER FROM ELEC RM



MARC17
36'-8" x 16'-0"

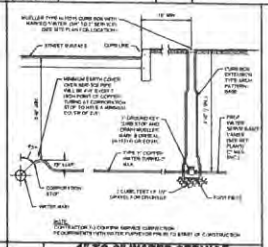
TRASH ENCLOSURE DETAIL

NOT TO SCALE (SOURCE: WAWA)



BOLLARD DETAIL

NOT TO SCALE (SOURCE: WAWA)

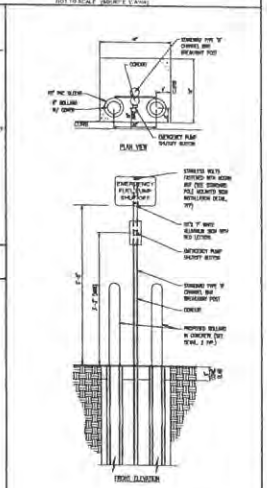


1" TO 2" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE (SOURCE: WAWA)

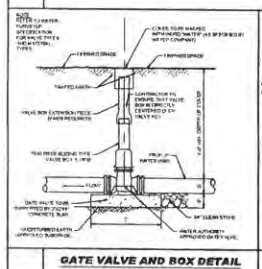
UTILITY CROSSING DETAIL

NOT TO SCALE (SOURCE: WAWA)



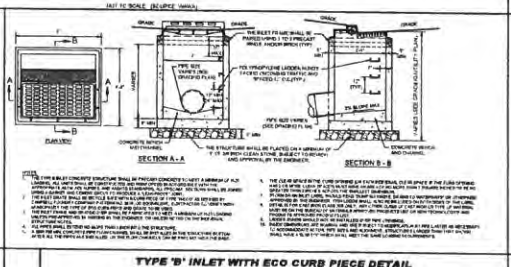
EMERGENCY PUMP SHUTOFF DETAIL

NOT TO SCALE (SOURCE: WAWA)



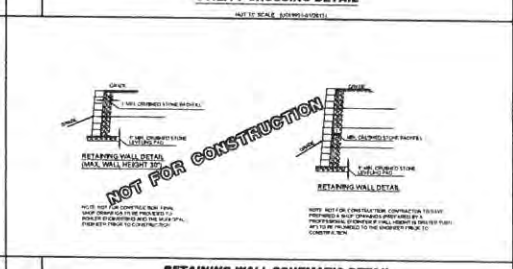
GATE VALVE AND BOX DETAIL

NOT TO SCALE (SOURCE: WAWA)



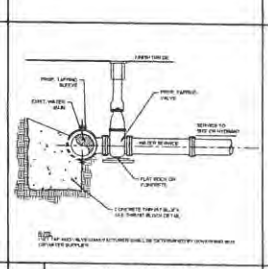
TYPE 'B' INLET WITH ECO CURB PIECE DETAIL

NOT TO SCALE (SOURCE: WAWA)



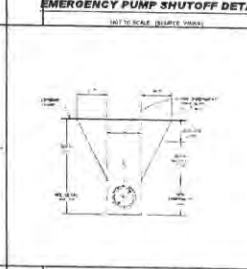
RETAINING WALL SCHEMATIC DETAIL

NOT TO SCALE (SOURCE: WAWA)



WET TAP DETAIL

NOT TO SCALE (SOURCE: WAWA)



TRENCH DETAIL

NOT TO SCALE (SOURCE: WAWA)

BOHLER

SITE CIVIL AND CONSULTING ENGINEERS
PROGRAM MANAGEMENT
LAND DEVELOPMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION ENGINEERING

REVISIONS

REV	DATE	COMMENT	
1	03/16/2020	RETAINING WALL CONNECTION	KC KT

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No. JN19075M
DRAWN BY TLC
CHECKED BY JT
DATE 01/08/2019
CAD I.D. J:\19075M\DTS-1A

PROJECT

PRELIMINARY / FINAL SITE PLAN
FOR
PROVCO
PINEGOOD ERIAL CLEMENTON, LLC

PROPOSED
WAWA FOOD MARKET AND FUELING STATION
1390 ERIAL-BERLIN BROOKLYN ROAD & 2071, 2077 & 2081 ERIAL-CLEMENTON ROAD
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY, 08081
BLOCK 16601, LOTS 1, 2, 3, 4 & 42
TAX SHEET #984, HC ZONE

BOHLER
10000 MIDLANTIC DRIVE, SUITE 410W
MOUNT LAUREL, NJ 08054
Phone (856) 955-4000
Fax (856) 955-4001
www.BohlerEngineering.com

A. TAMOUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24744
PENNSYLVANIA LICENSE No. 72403

SHEET TITLE
DETAIL SHEET

SHEET NUMBER
C-11

REVISION 1 - 03/16/2020