Township of Gloucester
Planning Board Agenda
August 11, 2020

1) Call to Order
2) Salute to the Flag
3) Roll Call
4) Opening Statement
5) Swearing of Board Professionals
6) General Rules:
   - ** Meeting will start at 7:00 P.M.
   - ** No new applications will be heard after 10:00 P.M.
   - ** All persons testifying before the Board must be sworn in.
   - ** The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –

RESOLUTIONS FOR MEMORIALIZATION

MOTIONS FOR ADJOURNMENTS

NONE

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

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

#201014M Juscon Properties Zoned: R3	Minor Subdivision Block: 3901 Lots: 2, 2.01 & 3 Location: 771, 787 & 789 Somerdale Road,Blackwood Lot Line Adjustment

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

RECEIVED
MAY 28 2020
201014CM

LAND DEVELOPMENT APPLICATION CHECKLIST

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

X Taxes Paid Certification. Requested

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

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

X Escrow Fees.
- **ESCROW FEE = Engineer + Planner + Legal**

X Signed Escrow Agreement.

X Signed W-9 Form.

X Disclosure Statement (Corporations, LLC, and Partnerships).
- Corporations, LLC, and Partnerships must be represented by an attorney.

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

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

N/A Other reports (4 copies) – if applicable.
- Drainage Calculations
- Environmental Impact Statement
- Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED MAY 28 2020 BY:

For Office Use Only

Submission Date[1]: _____ Application No.: 201014CM

☑ Planning Board ☐ Zoning Board of Adjustment ☐ Redevelopment Entity

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

Taxes paid (YES) NO ____ (Initial)
Fees 260 Project # 13919
Escrow 1300 Escr.# 13919
Fire District # 2

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Juscon Properties, LLC	Name(s): See Attached _____
Address: 100 Lakeview Avenue	_____
City: Blackwood	Address: _____
State, Zip: New Jersey 08012	_____
Phone: (609) 315-8911 Fax: (____) ____-_____	City: _____, _____
Email: wmyackle@yahoo.com	State, Zip: _____, _____
	Phone: (____) ____-_____ Fax: (____) ____-_____

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

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

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

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

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

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

Name of Attorney: Charles D. Petrone, Esquire	City: Moorestown
Firm: _____	State, Zip: New Jersey 08057
Address: 325 New Albany Road	Phone: (856) 816-8135 Fax: (856) 222-0411
	Email: cdpnjesq@aol.com

6. Name of Persons Preparing Plans and Reports:

Name: Adam R. Grant, Consulting Engineer Services	Name: _____
Address: 645 Berlin-Croos Keys Road, Suite 1	Address: _____
Profession: Professional Land Surveyor	Profession: _____
City: Sicklerville	City: _____
State, Zip: New Jersey 08081	State, Zip: _____
Phone: (856)228-2200 Fax:(856)232-2346	Phone: (___)____-_____ Fax:(___)____-_____
Email: agrant@ces-1.com	Email: _____

7. Location of Property:

Street Address: 771, 787 and 789 Somerdale Road

Block(s): 3901, Lot(s): 2, 2.01 and 3

8. Land Use:

Existing Land Use (Describe the Application): Residential

Proposed Land Use (Describe the Application): Residential

Application is for a Lot Line Adjustment to increase the Lot Area of Lot 2 by 5,974 square feet and Lot 2.01 by 4,068 square feet. Lot 3 will decrease by 10,042 square feet

9. Property:

Number of Existing Lots: _3	**Proposed Form of Ownership:**	
Number of Proposed Lots: 3	☐ Fee Simple	☐ Cooperative
	☐ Condominium	☐ Rental
Are there any existing deed restrictions?	☐ No ☐ Yes	**(If yes, attach copies)**
Are there any proposed deed restrictions?	☐ No ☐ Yes	

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

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

☐ Check here if zoning variances are required.

☐ Check here if a conditional use is required.

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

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

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

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

15. Signature of Applicant

William [signature]

Signature of Applicant

_____

Date

_____

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).**

3/11/20
Date

Kevin McCahill Jr.
Signature

Print Name KEVIN McCAHILL, JR. (Lots 2 and 2.01)

Signature

Print Name WILLIAM YACKLE, Managing Member (Lot 3)

Sworn and Subscribed to before me this 11th day of March, 2020 (Year).
Attorney at Law State of NJ

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:		
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

WILLIAM YACKLE
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 02/10/2020, shows and discloses the premises in its entirety, described as Block 3901 Lot 2, 2.01 and 3; 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:

WILLIAM YACKLE 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 3rd day of March, 2020 before the following authority.

Notary public
Charles D. Petrone
Attorney at Law
State of New Jersey

JUSCON PROPERTIES, LLC
BLOCK 3901, LOTS 2, 2.01 AND 3
SOMERDALE ROAD

APPLICATION SUPPLEMENT

2. Owners

Lot 2	Kevin McCahill and Kevin McCahill, Jr. 1011 High Street Haddon Heights, NJ 08035
Lot 2.01	Kevin McCahill, Jr. 1011 High Street Haddon Heights, NJ 08035
Lot 3	Juscon Properties, LLC 100 Lakeview Avenue Blackwood, NJ 08012

11. List of Application Submission Materials

- Plan of Survey and Minor Subdivision, prepared by Adam R. Grant, PLS, New Jersey License No. 24GS04335700, Consulting Engineer Services, dated 1/23/20;
- Legal Description – Portion of Lot 3 to be transferred to Lot 2
- Legal Description – Portion of Lot 3 to be transferred to Lot 2.01
- Legal Description – Proposed Lot 2
- Legal Description – Proposed Lot 2.01
- Legal Description – Proposed Lot 3

12. List of Previous or Pending Applications for this Parcel

Parcel was part of a major subdivision approved by the Planning Board of the Township of Gloucester on June 24, 2008 and revised and approved by the Planning Board on August 11, 2009.

13. Zoning

	Existing Lot 2	Proposed Lot 2	Existing Lot 2.01	Proposed Lot 2.01	Existing Lot 3	Proposed Lot 3
Lot Frontage	113.43 FT	113.43 FT	79.89 FT	79.89 FT	178.61 FT	178.61 FT
Lot Depth	123.37 FT	185.62 FT	135.62 FT	186.02 FT	561.50 FT	561.50 FT
Lot Area	18,075 SF	24,049 SF	10,935 SF	15,004 SF	197,895 SF	187,852 SF

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #201014CM*** ***Escrow #13919***
Juscon Properties, LLC
BLOCK 3901, LOTS 2, 2.01 and 3

DATE: July 13, 2020

The Applicant requests minor subdivision (resubdivision) approval of Block 3901, Lots 2, 2.01 and 3 within the R-3 Residential district. The property is located on the north side of Somerdale Road west of McKinley Avenue.

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

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

- Applicant/Owner: Juscon Properties, LLC, 100 Lakeview Avenue, Blackwood, NJ 08012 (telephone #609-315-8911).
- Surveyor: Adam R. grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Charles D. Petrone, Esq., 325 New Albany road, Moorestown, NJ 08057 (telephone #856-816-8135).

I. INFORMATION SUBMITTED

1. Charles D. Petrone, Esq. Transmittal Letter dated 3/17/20.
2. Land Development Application Form with Checklist, dated 5/28/20.
3. Disclosure Statement dated 3/17/20.
4. Plan of Survey & Minor Subdivision, as prepared by Consulting Engineer Services, comprising one (1) sheet dated 01/23/20.

II. ZONING INFORMATION

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed (Lot 2)	Proposed (Lot 2.01)	Complies
Lot size (min.)	9,375 sf	24,049 sf	15,004 sf	yes / yes
Lot frontage (min.)	75 ft.	113.43 ft.	79.89 ft.	yes / yes
Lot depth (min.)	125 ft.	185.62 ft.	185.62 ft.	yes / yes
Building coverage	20%	< 20%	n/a	yes / n/a
Lot coverage	40%	< 40%	n/a	yes / n/a

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	27.9 ft.	30 ft.	yes / yes
Side yard (min.)	10 ft.	30.92 ft. / ±59 ft.[1]	10 ft.	yes / yes
Rear yard (min.)	30 ft.	±104 ft.[1]	30 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

1 = Scaled Data.

Standard	Required	Proposed (Lot 3)	Complies
Lot size (min.)	9,375 sf	4.312 ac.	yes
Lot frontage (min.)	75 ft.	178.61 ft.	yes
Lot depth (min.)	125 ft.	561.50 ft.	yes
Building coverage	20%	< 20%	yes
Lot coverage	40%	< 40%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	79.2 ft.	yes
Side yard (min.)	10 ft.	±50 ft.[1] / ±68 ft.[1]	yes / yes
Rear yard (min.)	100 ft.[1]	±468 ft.[1]	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a

1 = Scaled Data.

III. APPLICATION SUBMISSION CHECKLIST

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

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. The Applicant's professional provided Note #12 indicating there are no wetlands based on NJDEP Mapping.
2. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
    a. <u>The plans should be revised to provide building coverage</u>.
3. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
    a. <u>The plans should be revised to provide lot coverage</u>.
4. 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].
    a. <u>The plans should be revised to label all buildings and structures and provide dimensions from property lines</u>.

5. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
    a. In lieu of providing a grading plan for Block 3901, Lot 2.01 the plan should be revised to provide the following note:
        i. "Grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance.

IV. VARIANCE REVIEW COMMENTS

The application as submitted does not require variances.

V. SUBDIVISION REVIEW COMMENTS

1. The plan should be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed Lot 13.01 as per §504.A, Driveways (Residential) or request a waiver.
2. The plan should be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VII. RECOMMENDATIONS

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

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

cc: Juscon Properties, LLC
Charles D. Petrone, Esq.
Adam R. Grant, PLS
Stephen Boraske, Esq.
Steven M. Bach, PE

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

June 15, 2020

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

RECEIVED
JUN 16 2020
BY:

Re: Application #201014CM
Juscon Properties, LLC
771, 787 & 789 Somerdale Road, Blackwood, NJ 08012
Block 3901, Lots 2, 2.01 & 3

Gentlemen:

In response to your transmittal regarding the above application, sewer is not available.

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

Bn# 61

B

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

June 3, 2020

Applicant: Juscon Properties, LLC
100 Lakeview Avenue
Blackwood, NJ 08012

Application: #201014CM
Block: 3901 Lots: 2, 2.01 & 3
Zoned: R3
Escrow: #13919

LOCATION: 771, 787 & 789 Somerdale Road, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION –Lot Line Adjustmet to increase the Lot Area of Lot: 2 by 5.974 sq. ft. and Lot: 2.01 by 4,068 sq. ft. Lot: 3 will decrease by 10.042 Sq. ft.

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

SIGNATURE----------

OK 6.30.20 JTG Bldg

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #201014CM –771, 787, 789 Somerdale Rd, Blackwood, NJ Block: 3901 Lot: 2, 2.01 &3

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

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

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

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

☐Other

RECEIVED
JUL - 1 2020

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: 206 Date: 6/17/2020

CHARLES D. PETRONE
Attorney at Law
325 NEW ALBANY ROAD
MOORESTOWN, NEW JERSEY 08057
cdpnjesq@aol.com

MEMBER
NJ BAR

TELEPHONE 856-816-8135
FACSIMILE 856-222-0411

March 17, 2020

Sandra Ferguson, Tax Collector
Township of Gloucester
1261 Chews Landing Road
Blackwood, NJ 08012

RECEIVED
MAY 28 2020

Re: Juscon Properties, LLC.
Block 3901, Lots 2, 2.01 and 3
Somerdale Road

Dear Ms. Ferguson:

This office represents Juscon Properties, LLC, owner of Block 3901, Lot 3. Juscon is filing a Development Application with the Gloucester Twp. Planning Board for a lot line adjustment that includes Lots 2 and 2.01. As such, I am enclosing a Tax Certification for each Lot and requesting that you complete the Certification, returning the originals to Lydia Pendino, Planning Board Clerk, and a copy to this office. Thank you for your attention in this matter.

Very truly yours,

CHARLES D. PETRONE

CDP/cp/enc.

cc: Planning Board

TAX CERTIFICATION

DATE: 5/21/20

I have reviewed the Tax Records of the Township of Gloucester and preliminarily note that:

✓ taxes or assessments for local improvements are current

_____ taxes or assessments for local improvements are not current

_____ water and sewer charges are current

_____ water and sewer charges are not current

on the property that is the subject matter of the following application:

Juscon Properties, LLC
(Name)

771 Somerdale Road
(Address)

Block No. 3901 Lot No. 3

Tax Collector

NOTE: *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Land Development Board. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*

TAX CERTIFICATION

DATE: 5/21/20

I have reviewed the Tax Records of the Township of Gloucester and preliminarily note that:

✓ taxes or assessments for local improvements are current

_____ taxes or assessments for local improvements are not current

_____ water and sewer charges are current

_____ water and sewer charges are not current

on the property that is the subject matter of the following application:

Kevin McCahill and Kevin McCahill, Jr.
(Name)

789 Somerdale Road
(Address)

Block No. 3901 Lot No. 2

Tax Collector

NOTE: *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Land Development Board. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*

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DATE: 5/21/20

I have reviewed the Tax Records of the Township of Gloucester and preliminarily note that:

_____ taxes or assessments for local improvements are current

✓ taxes or assessments for local improvements are not current

_____ water and sewer charges are current

_____ water and sewer charges are not current

on the property that is the subject matter of the following application:

Kevin McCahilll, Jr.
(Name)

787 Somerdale Road
(Address)

Block No. 3901 Lot No. 2.01

Tax Collector

NOTE: *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Land Development Board. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*

Department of Public Works

Louis Cappelli, Jr.
Freeholder Director
Barbara Holcomb
Freeholder
John Wolick
Director

camden county

Making It Better, Together.

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

Board Members
Freeholder Barbara Holcomb - Alternate
George W. Jones - Chairman
Daniel P. Cosner - Vice Chairman
Thomas Schina - Secretary
Matthew Marrone
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Beckett - County Engineer

June 2, 2020

Juscon Properties, LLC
100 Lakeview Ave
Blackwood NJ, 08012

RE:	**Residential Subdivision**
Plan Type:	subdivision
Block(s):	3901
Lot(s):	2,2.01, and 3

Dear Applicant/Agent:

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

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

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

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

Al/cs

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

M-15-2-20

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

July 2, 2020

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

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision / Lot Line Adjustment
Juscon Properties, LLC
771, 787, & 789 Somerdale road
Block 3901, Lots 2, 2.01 & 3
Review No. 1
Bach Project No. GTPB-2020-4
GTPB Application No. 201014CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated May 28, 2020, received by Bach Associates June 5, 2020.
- Township of Gloucester Land Development Submission Checklist.
- Legal Description entitled "Portion of existing Lot 3 to be transferred to Proposed Lot 2 – Block 3901, Lands Situate Gloucester Township Camden County New Jersey", prepared by Consulting Engineer Services., dated February 11, 2020, no revision.
- Legal Description entitled "Portion of existing Lot 3 to be transferred to Proposed Lot 2.01 – Block 3901, Lands Situate Gloucester Township Camden County New Jersey", prepared by Consulting Engineer Services., dated February 11, 2020, no revision.
- Legal Description entitled "Proposed Lot 2 – Block 3901, Lands Situate Gloucester Township Camden County New Jersey", prepared by Consulting Engineer Services., dated February 11, 2020, no revision.
- Legal Description entitled "Proposed Lot 2.01 – Block 3901, Lands Situate Gloucester Township Camden County New Jersey", prepared by Consulting Engineer Services., dated February 11, 2020, no revision.
- Legal Description entitled "Proposed Lot 3 – Block 3901, Lands Situate Gloucester Township Camden County New Jersey", prepared by Consulting Engineer Services., dated February 11, 2020, no revision.

- Drawing entitled "Plan of Survey & Minor Subdivision, Juscon Properties, LLC, Plate 39, Block 3901, Lots 2, 2.01 & 3, Township of Gloucester, County of Camden, State of New Jersey", prepared by RMS Land Surveying, LLC, dated 3-16-20 (endorsed by professional 2-20-20), no revision.

SITE INFORMATION:

Applicant: Juscon Properties, LLC
100 Lakeview Avenue
Blackwood, NJ 08012
609-315-8911
wmyackle@yahoo.com

Owner(s): Lot 2
Kevin McCahill and Kevin McCahill, Jr.
1011 High Street
Haddon Heights, NJ 08035

Kevin McCahill, Jr.
Lot 2.01
1011 High Street
Haddon Heights, NJ 08035

Lot 3
Juscon Properties, LLC
100 Lakeview Avenue
Blackwood, NJ 08012

PROJECT SUMMARY:

This application is for the lot line adjustment between three (3) existing residential lots having frontage on Somerdale Road. Existing Lot 3 is a 4.281 Acre parcel of land containing an existing one-story single family home, garage and associates site improvements, Existing Lot 2 is a 0.383 parcel of land containing an existing dwelling, garage and associated site improvements and Existing Lot 2.01 is a 0.229 acre vacant and partially wooded lot. The application proposes to subdivide a portion of existing Lot 3 to enlarge Existing Lots 2 and 2.01. Are three (3) properties are located within the Township's R-3 Residential Zoning District. It shall be noted that no construction is proposed at this time for any of the lots. The applicant is seeking a Minor Subdivision approval with no variances.

It shall be noted that this parcel was part of a major subdivision approved by the Planning Board on June 24, 2008.

COMPLETENESS:

The applicant has requested waivers from the following Land Development Ordinance Submission Checklist items:

1. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. ***Our office has no objection to a waiver being granted for this item.***

2. Checklist Item #106 – If service is to be provided by an existing water or sever utility company, a letter from that company shall be submitted indicating that service shall be available before occupancy of any proposed structure. ***Our office has no objection to a waiver being granted for this item.***

The applicant has not requested the following waivers from the Land Development Ordinance Submission Checklist but they have not been provided:

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

2. Checklist Item #57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. ***Our office has no objection to a waiver being granted for this item.***

3. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. ***Our office has no objection to a waiver being granted for this item.***

4. Checklist Item #59 – Location and dimensions of manmade 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. ***Our office has no objection to a waiver being granted for this item.***

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

VARIANCES/WAIVERS:

The applicant is not requesting any variances or waivers as part of the application for Minor Subdivision.

REVIEW COMMENTS:

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

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

2. The Zoning Chart shown on the plan shall indicate lot coverage in acres or square feet and as a percentage of lot area.

3. A variance is required for the front yard of Lot 2. The existing front yard setback provided is 27.9 feet where 30 feet is the minimum required.

4. Dimensions of the original lots shall be shown on the plan to verify the land being transferred.

5. Legal descriptions of the proposed right of way easements shall be provided for review.

6. The existing accessory building located on Proposed Lot 2 shall be identified and dimensions shall be provided to show conformity with Gloucester Township zoning requirements.

7. There is a discrepancy between the tie distance shown on the plan and the legal description for Proposed Lot 2. Clarification shall be made.

8. Somerdale Road is a county road and therefore approval will be required from the Camden County Planning Board. The Applicant is also responsible for obtaining approvals required by any other Local, State and Federal agencies having jurisdiction over this project.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items as well as any and all concerns of the Board contained in the approving resolution.

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

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

When the plan is resubmitted for review it shall be accompanied by a point by point response letter keyed to the comments contained in this letter.

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Juscon Properties, LLC, Applicant
Kevin McCahill, Owner
Kevin McCahill, Jr., Owner
Adam R. Grant, PLS, Applicant's Professional

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