

**Township of Gloucester  
Planning Board Agenda  
August 25, 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 – Special Meeting  
August 05, 2020**

**RESOLUTIONS FOR MEMORIALIZATION**

**Juscon Properties  
#201014M  
Zoned: R3**

**Minor subdivision  
Block: 3901 Lots: 2, 2.01  
& 3**

**MOTIONS FOR ADJOURNMENTS**

**NONE**

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

**UNFINISHED OR ADJOURNED HEARINGS**

None

**NEW APPLICATIONS**

**#201022CU**

**Doctor Dan's Auto  
Repair, LLC  
Zoned: NC**

**Conditional Use**

**Block: 7101 Lot: 2 & 3  
Location: 920 E. Blenheim  
Avenue, Blackwood, NJ  
Using warehouse as a spill  
Over location for auto-repair  
Shop**

**#201017CMPS**

**Lidl US Operations  
Zoned: NC**

**Preliminary/Final Major Site  
With Variances**

**Block: 12402 Lot: 12-15  
Location: 912 S. Black  
Horse Pike  
31,042 sf. Lidl supermarket  
associated improvements**

**CORRESPONDENCE - OTHER BUSINESS**

**Meeting Adjourned**

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD  
"SPECIAL MEETING"  
Tuesday August 5<sup>th</sup>, 2020

---

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

**Roll Call:**

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Englebert	Present
Mr. Hutchison	Present
Mrs. Bradley	Absent
Mrs. Rossi (Alt.)	Absent
Mrs. Keeley	Present
Mr. Hojnowski	Absent
Ms. Botsford (Alt.)	Present
Mrs. Marks	Present
Chairperson MacPherson	Present
Mr. Budic, Esq.	Present
Mr. Bach	Present
Mr. Lechner	Present

Opening Statement made by Mr. Lechner.  
Chair McPherson announces the general rules of the meeting.  
Chair McPherson asked that the Board Professionals be Sworn In.  
Mr. Boraske swears in Mr. DiRosa & Mr. Lechner.  
Chair McPherson asked Ms. Botsford be seated for Mr. Hojnowski who agreed.

**Minutes for Memorialization**

Minutes from June 9<sup>th</sup>, 2020.  
Chair McPherson requests a motion to adopt the minutes.  
Mr. Guevara made the motion seconded by Ms. Botsford.  
Chair McPherson requested a roll call.

**Roll Call:**

Mr. Guevara	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The June 9<sup>th</sup>, 2020 Minutes were Memorialized.

**Resolutions for Memorialization**

NONE

**Motions for Adjournments**

NONE

**Public Comments on Non-Agenda Items**

Seeing No one present for comments  
Chair MacPherson moved onto next agenda.

**Unfinished or Adjourned Hearings**

NONE

**New Applications for Review**

NONE

#O-20-07

Adopting the Lakeland Area  
Redevelopment Plan (Phase 3)  
Of the Lakeland Redevelopment  
Area for the Entirety of  
Block: 12302 Lot: 1.06

**NOTES:**

Mr. Lechner provided the Board an overview of the proposed ordinance which is the third redevelopment plan within the Lakeland redevelopment Area. The project is within Washington Township, Gloucester County and Gloucester Township, Camden County. The proposed ordinance provides for uniform development across the two municipalities. The Board inquired about the requirements for affordable housing. Mr. Bach explained the Ordinance requires 15% or 18 units would be used for affordable housing and contribute to the total of the Townships obligation.

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

**Roll Call:**

<b>Mr. Dintino</b>	Yes
<b>Mr. Guevara</b>	Yes
<b>Mr. Englebert</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Mrs. Keeley</b>	Yes
<b>Ms. Botsford</b> (Alt.)	Yes
<b>Mrs. Marks</b>	Yes
<b>Chairperson MacPherson</b>	Yes

The Ordinance O-20-07 was approved.

**General Correspondence – Other Business**

NONE

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

Recording Secretary,

Christopher Nowak

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING MINOR SUBDIVISION/LOT  
LINE ADJUSTMENT APPROVAL  
FOR JUSCON PROPERTIES  
APPLICATION NO.: 201014M**

**WHEREAS**, on August 11, 2020 consideration was given to the application of Juscon Properties (the "Applicant") for the property located at 771, 787 & 789 Somerdale Road, identified on the Tax Map for the Township of Gloucester as Block 3901, Lots 2, 2.01 & 3 ("the Property"), located in the Township's R3 – Residential Zone, for Minor Site Plan approval (the Application") in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (the "LDO"); and

**WHEREAS**, prior to the Applicant's public hearing, the Applicant submitted to the Board various plans and documents related to the Application, including that certain "Plan of Survey & Minor Subdivision," prepared by Consulting Engineer Services, dated 01/23/20 (collectively, the "Applicant's Plans"); and

**WHEREAS**, Mr. Charles D. Petrone, Esq., appeared on behalf of the Applicant, introduced, summarized, and provided an overview of the Application for the Board; and

**WHEREAS**, referencing the Applicant's Plans, Mr. Petrone explained that the Applicant proposes a simple lot line adjustment in accordance with an agreement of sale concerning the various lots comprising the Property; that no new construction or other site improvements are proposed; and that no variances or waivers are required, as the adjusted lots resulting from the Application will meet all standards and requirements applicable to lots in the Township's R-3 Zone; and

**WHEREAS**, the Board Professionals presented and discussed their professional review letters; and the Board members and Board Professionals questioned and discussed various aspects of the Application with the Applicant's attorney; and

**WHEREAS**, the Applicant agreed to all comments and conditions expressed within the Board Planner Kenneth Lechner, PP, AICP July 13, 2020 Review Letter, to the extent not already addressed by the testimony or evidence of the Applicant; and

**WHEREAS**, the Applicant agreed to all comments and conditions expressed within the Board Engineer Stephen Bach, PE, RA, PP, CME July 2, 2020 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

**WHEREAS**, the meeting was opened to the public, and no members of the public appeared to testify; and

**WHEREAS**, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water

Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, and having reviewed makes the following factual findings and conclusions of law in approving the Application for minor site plan approval:

1. The Applicant and Owner of the Property is Juscon Properties. The Property is located at 771, 787 & 789 Somerdale Road, identified on the Tax Map for the Township of Gloucester as Block 3901, Lots 2, 2.01 & 3, located in the Township's R3 – Residential Zone.
2. Requested Relief: minor site plan approval to permit the Applicant to adjust the lot lines of the Property as depicted by the Applicant's Plans.
3. The Applicant's proposed use of the Property is permitted in the R-3 Zone. LDO § 416.B(5).
4. The Application requires the granting of various checklist and other completeness waivers as set forth in the Board Professionals' Review Letters as requested on the record by the Applicant.
5. The Application does not require any variances or design waivers.
6. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated July 13, 2020, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
7. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated July 2, 2020, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
8. No members of the public appeared to testify at the Applicant's public hearing.
9. With regard to the requested minor subdivision/lot line adjustment approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the proposed minor subdivision as depicted by the Applicant's Plans complies with all subdivision and other standards, specifications, and requirements established by the LDO not addressed by variances and waivers as detailed herein, and that the Property is suitable for the proposed improvements given the size of the Property, and because the resulting resubdivided lots will not require any variances or design waivers, such that the Application furthers the purpose and objectives of the Township's Master Plan and

LDO, and benefits the health and general welfare of the Township's residents, particularly those residing in the R-3 Zone. See, e.g., *Levin v. Livingston Twp.*, 35 N.J. 500, 510-11 (1961); *Pizzo Mantin Group v. Randolph Twp.*, 261 N.J. Super. 659 (App. Div. 1993), *aff'd. as modified*, 137 N.J. 216 (1994).

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

**WHEREAS**, a motion was duly made by Councilman Hutchinson and seconded by Ms. Marks to **APPROVE** the Application as set forth herein, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Chairwoman MacPherson	X	
Councilman Hutchinson	X	
Ms. Botsford	X	
Ms. Marks	X	
Ms. Keely	X	

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

1. The Applicant shall comply with the comments and conditions set forth in the Board Engineer's Review Letter and Board Planner's Review Letter to the satisfaction of the Board Professionals, including but not limited to:
  - a. submitting a grading plan to the Township Engineer for review and approval prior to the issuance of a building permit. Evidence of the Township Engineer's approval of the grading plan must be submitted to the Board Professionals to satisfy this condition;
  - b. revising plans to state that grading plan must be submitted for review and approval in accordance with the above condition;
  - c. all other comments and conditions agreed to by the Applicant on the record during the Applicant's public hearing.
2. The Applicant shall comply with and adhere to all representations made to the Board during the Applicant's public hearing relating to the use and operations of the facility and Property, including but not limited to: hours of operation, number of employees, number of patients, compliance with State law requirements relating to number of employees to number of patients, and miscellaneous site improvements.

3. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.
4. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.
5. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.
6. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.
7. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.
8. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer, and Planner.

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

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREA MACPHERSON, CHAIRWOMAN

#### CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 25th day of August 2020 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 11th day of August 2020.

KENNETH LECHNER, SECRETARY

# ZONING PERMIT DENIED

900 E BLENHEIM AVE  
Block/Lot 7101/2

Applicant

Doctor Dan's Auto Repair, LLC  
850 N. Black Horse Pike  
Blackwood, NJ 08012

Real Estate Owner

AUDUBON PROF BLDG LLC - VIP CONST  
15 FRESH PONDS ROAD  
MONROE TWP, NJ 08831

*This is to certify that the above-named applied for a permit to/authorization for*  
a proposed use for "auto repair" use.. This application for approval is hereby denied

**Zone**  
**NC**  
**Application is**

**Denied**

**Comments on Decision:**

proposed use is permitted as a "Conditional" use within the NC zone. A Planning Board approval is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
June 17, 2020

Applic No. 13997  
8381

Cut Here

**Deliver to...**

Doctor Dan's Auto Repair, LLC  
850 N. Black Horse Pike  
Blackwood, NJ 08012



## LAND DEVELOPMENT APPLICATION CHECKLIST

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

- Taxes Paid Certification.
- Land Development Application Form – completed, signed, and notarized.
- Filing Fees.
  - **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- Escrow Fees.
  - **ESCROW FEE = Engineer + Planner + Legal**
- Signed Escrow Agreement.
- Signed W-9 Form.
- Disclosure Statement (Corporations, LLC, and Partnerships).
  - Corporations, LLC, and Partnerships must be represented by an attorney.
- Twelve (12) copies of the development plan (signed and sealed).
- Seven (7) copies of the Ordinance Checklist (§817).
- 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.

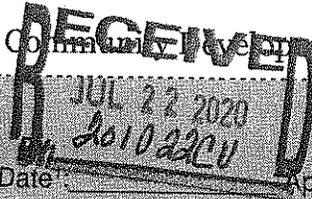
NOTE: All municipal site plan and subdivision approvals are conditioned upon Camden County Planning Board Approval.

**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



### For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: 201022CV

Taxes paid YES NO (Initial)

Fees: 150 Project # 14146

Planning Board  Zoning Board of Adjustment  Redevelopment Entity

Escrow \_\_\_\_\_ Escr # \_\_\_\_\_

<sup>1</sup> Upon receipt of all fees, documents, plans, taxes paid, etc.

Fire District # 3

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Doctor Dan's Auto Repair, LLC  
 Address: 850 North Black Horse Pike  
 City: Blackwood  
 State, Zip: NJ \_\_\_\_\_, 08012  
 Phone: (856) 335-3495 Fax: (\_\_\_\_) \_\_\_\_\_  
 Email: drdansauto@me.com

### 2. Owner(s) (List all Owners)

Name(s): Audubon Professionals LLC  
 Address: 15 Fresh Ponds Road  
 City: Monroe Township  
 State, Zip: NJ \_\_\_\_\_, 08831  
 Phone: (732) 274-0522 Fax: (\_\_\_\_) \_\_\_\_\_

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

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

<sup>2</sup> 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	<b>R-3</b>	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
<b>NC</b>	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: <u>Renee Bergmann</u>	City: <u>Westmont</u>
Firm: <u>Bergmann Law LLC</u>	State, Zip: <u>NJ</u> _____, <u>08108</u>
Address: <u>320 Haddon Ave</u>	Phone: ( <u>609</u> ) <u>318-3208</u> Fax: ( <u>866</u> ) <u>494-9199</u>
	Email: <u>rbergmann@bergmannlawllc.com</u>

**6. Name of Persons Preparing Plans and Reports:**

Name: Renee Bergmann  
 Address: 320 Haddon Ave  
 Profession: Attorney for Applicant  
 City: Westmont  
 State, Zip: NJ, 08108  
 Phone: 609-318-3208 Fax: 866-494-9199  
 Email: rbergmann@bergmannlawllc.com

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Profession: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
 Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 920 East Blenheim Avenue, Blackwood, NJ 08012  
 Block(s): 7101, Lot(s): 2 & 3

**8. Land Use:**

Existing Land Use (Describe the Application): Warehouse  
 Proposed Land Use (Describe the Application): Doctor Dan's Auto Repair ("Dr. Dan's") wants to use the warehouse as a spill-over location for his auto-repair shop. This would simply include storage of vehicles while being repaired. There would be no customers on site, no oil storage, and no parking. The location would not be open to the public; it would be accessed only by Dr. Dan's employees for extra room for his business.

**9. Property:**

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

**10. Utilities:** (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet. SEE ATTACHED SURVEY AND BUILDING OVERVIEW

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

### 13. Zoning

**All Applications (property dimensions)** SEE ATTACHED SURVEY

Lot frontage 1 \_\_\_\_\_  
 Lot frontage 2 (corner lots) \_\_\_\_\_  
 Lot depth \_\_\_\_\_  
 Lot area \_\_\_\_\_

**Abbreviations/Footnotes**

<sup>1</sup> = E.O.P = Edge of pavement  
<sup>2</sup> = Applies to corner lots.

**Fence Application**

Setback from roadway E.O.P.<sup>1</sup> \_\_\_\_\_  
 Setback from roadway E.O.P.<sup>2</sup> (corner lots) \_\_\_\_\_  
 Fence type (i.e. wood, vinyl, etc.) \_\_\_\_\_  
 Fence height \_\_\_\_\_

**Shed Application**

Shed area (length x width) \_\_\_\_\_  
 Shed height \_\_\_\_\_  
 Shed wall height \_\_\_\_\_  
 Setback from front property line 1 \_\_\_\_\_  
 Setback from front property line 2<sup>2</sup> \_\_\_\_\_  
 Setback from side property line \_\_\_\_\_  
 Setback from rear property line \_\_\_\_\_  
 Number of sheds \_\_\_\_\_  
 Distance from other building(s) \_\_\_\_\_

**Garage Application**

Garage Area (length x width) \_\_\_\_\_  
 Garage height \_\_\_\_\_  
 Garage wall height \_\_\_\_\_  
 Number of stories \_\_\_\_\_  
 Number of garages \_\_\_\_\_  
 (Includes attached garages if applicable) \_\_\_\_\_  
 Distance from other building(s) \_\_\_\_\_

**Swimming Pool Application**

Swimming pool area or diameter \_\_\_\_\_  
 Setback\* from front property line 1 \_\_\_\_\_  
 Setback\* from front property line 2<sup>2</sup> \_\_\_\_\_  
 Setback\* from side property line \_\_\_\_\_  
 Setback\* from rear property line \_\_\_\_\_  
 Distance\*\* from dwelling \_\_\_\_\_

\* Setback = Distance from pool apron.  
 \*\*Distance = Distance from edge of water.

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

- Check here if zoning variances are required.
- Check here if a conditional use is required.
- Check here if waivers from the Land Development Ordinance's performance and design standards are requested.
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested.
  - Such waivers require application to and approval from the N.J. Site Improvement Advisory Board].

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

**15. Signature of Applicant**

DocuSigned by:

*Daniel Lynch, Member, Doctor Dan's Auto Repair, LLC*  
82906864501F411...

7/10/2020

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).

7/13/2020

Date

*[Signature]*  
Signature

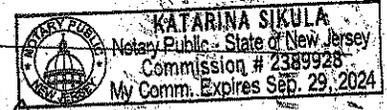
Audubon Professionals, LLC.  
Print Name

Sworn and Subscribed to before me this

13<sup>th</sup> day of July  
2020 (Year).

*[Signature]*  
Signature

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

- No  Yes

**IF YES TO ANY OF THE ABOVE:**

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

1. Daniel Lynch, 850 N. Blackhorse Pike, Blackwood, NJ 08012

**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

*Daniel Lynch, Member, Doctor Dan's Auto Repair, LLC*

Signature of Applicant

Daniel Lynch

Print Name

7/10/2020

Date

**18. Survey / sketch plat waiver certification:**

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 04/02/14, shows and discloses the premises in its entirety, described as Block 7101 Lot 2 & 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:

*Peter Kapadia* 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 20 day of before the following authority.

Audubon Professional Building  
Name of property owner or applicant

*[Signature]*  
Notary public





**BERGMANN LAW LLC**  
Business & Real Estate - Complex Issues Simplified  
320 Haddon Avenue  
Westmont, New Jersey 08108

July 13, 2020

VIA: Priority Mail

Kenneth Lechner  
Township of Gloucester Planning Board  
1261 Chews Landing Road, PO Box 8  
Blackwood, NJ 08012



RE: Doctor Dan's Auto Repair - Zoning / Land Use matter  
920 East Blenheim Avenue, Blackwood, NJ 08012

Dear Kenneth:

This office represents Doctor Dan's Auto Repair, LLC ("Dr. Dan's") and in that capacity, enclosed is its application for a land development application for the above-referenced property. Dr. Dan's is in the process of executing a lease with the owner of this property, Audubon Professionals, LLC. Dr. Dan's intends to use the space as "overflow" capacity for his current auto repair shop facility and offices located at 850 N. Black Horse Pike.

There will be no signage, no public access or public parking at the overflow site, no additional parking requirements will be necessary. The proposed use for unit 1 at this facility as an auto repair facility is only for overflow capacity. No cars will be stored outside the facility and the only parking to be utilized will be for Dr. Dan's employees.

Enclosed is our firm's checks in the amount of \$100.00 for a conditional use filing fee and \$50.00 for publication, as well as the "as built" survey and the interior layout of the premises. It should be noted that Dr. Dan's is looking for conditional use for Unit 1 only, as that portion is to be leased.

Please let me know if you need more information and I look forward to hearing the Planning Board's decision.

Very truly yours,

*Renee F. Bergmann*

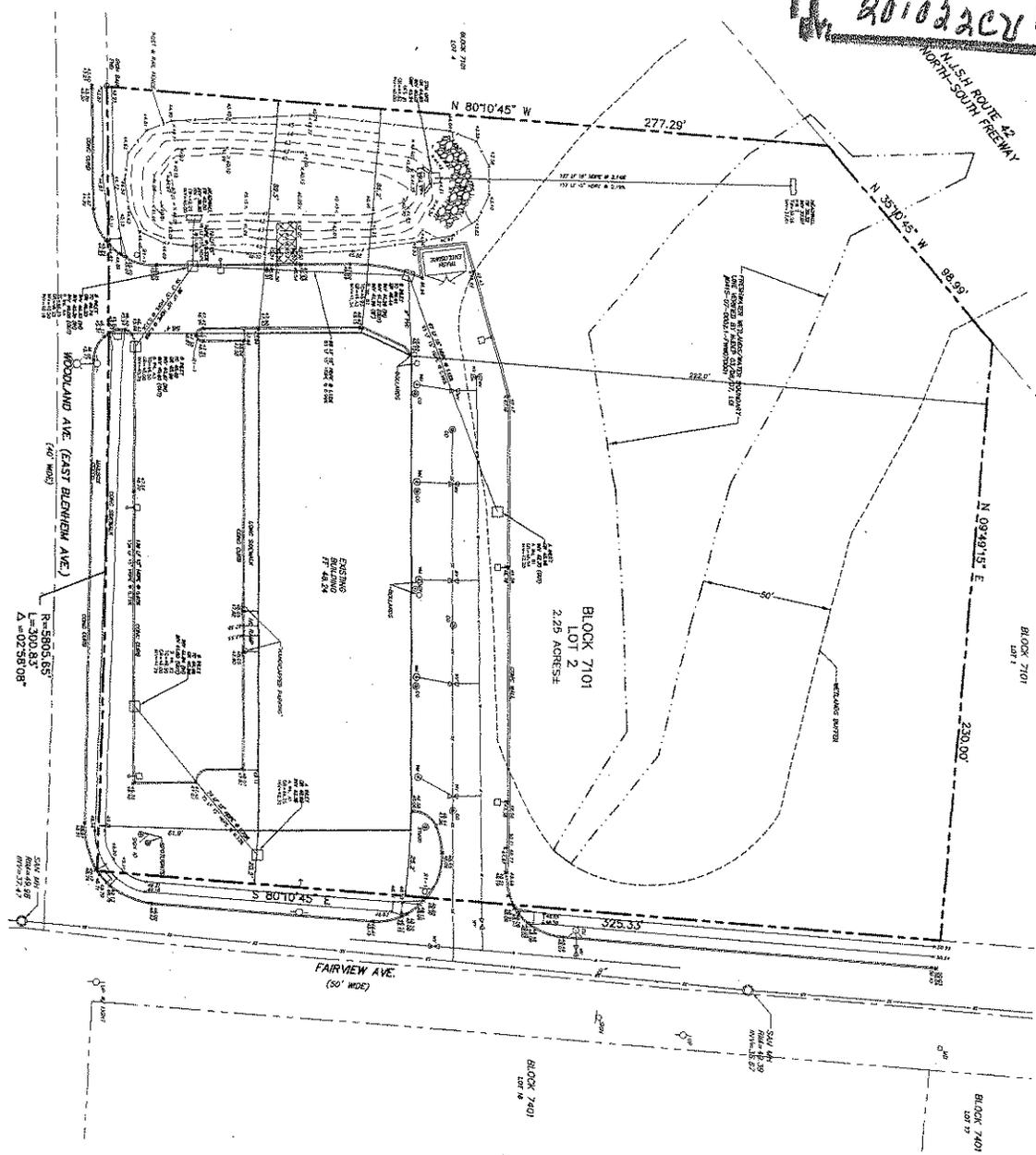
Renee F. Bergmann, Esq.  
BERGMANN LAW, LLC

RFB/ja  
Encl.

☎ 609-318-3208    www.bergmannlawllc.com

rbergmann@bergmannlawllc.com

**RECEIVED**  
 JUL 22 2020  
 20102202

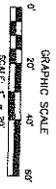


**NOTES:**

1. RIGHT OF WAY, PROPERTY LINES AND EXISTING DIMENSIONS ARE SHOWN FOR A PORTION OF LOT 228, BLOCK 7101, AUDUBON PROFESSIONAL LLC, PLATE 71, BLOCK 7101, LOT 2, AS SHOWN ON THE AS-BUILT SURVEY.
2. EXISTING SITE INFORMATION FROM RECORD DRAWINGS PROVIDED BY CONSULTING ENGINEERS IS SHOWN FOR INFORMATION ONLY. THE CONSULTING ENGINEERS HAVE CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAVE OBSERVED THAT THE EXISTING SITE INFORMATION IS IN SUBSTANTIAL COMPLIANCE WITH THE RECORD DRAWINGS.
3. LOCATIONS OF UNRECORDED EASEMENTS ARE SHOWN FOR INFORMATION ONLY. THE CONSULTING ENGINEERS HAVE CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAVE OBSERVED THAT THE EXISTING SITE INFORMATION IS IN SUBSTANTIAL COMPLIANCE WITH THE RECORD DRAWINGS.
4. EXISTING DIMENSIONS ARE SHOWN FOR INFORMATION ONLY. THE CONSULTING ENGINEERS HAVE CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAVE OBSERVED THAT THE EXISTING SITE INFORMATION IS IN SUBSTANTIAL COMPLIANCE WITH THE RECORD DRAWINGS.

**LEGEND**

	EXISTING OUTCROPS
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING LOT NUMBER
	PROPOSED LOT NUMBER
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	EXISTING SURVEY LINES
	PROPOSED SURVEY LINES
	EXISTING UTILITY LINES
	PROPOSED UTILITY LINES
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING SANITARY CLEANOUT
	PROPOSED SANITARY CLEANOUT
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE VALVE
	PROPOSED FIRE VALVE
	EXISTING GAS VALVE
	PROPOSED GAS VALVE
	EXISTING METER BOX
	PROPOSED METER BOX
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM DRAIN INLET
	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN OUTLET
	PROPOSED STORM DRAIN OUTLET
	EXISTING STORM DRAIN CATCHMENT
	PROPOSED STORM DRAIN CATCHMENT



PREPARED BY  
**CONSULTING ENGINEER SERVICES**  
 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
 645 WEST 10TH STREET, SUITE 100, ROCKY HILL, CT 06067  
 PHONE: (860) 261-2222 FAX: (860) 261-2244  
 WWW: WWW.CES-INC.COM

**AS-BUILT SURVEY**  
**AUDUBON PROFESSIONAL LLC**  
 PLATE 71, BLOCK 7101, LOT 2  
 GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

*Norman K. Rodgers, III*  
**NORMAN K. RODGERS, III**  
 DATE: 4.2.18  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 39710



**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**

---



**TO:** Planning Board

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

**RE:** **APPLICATION #201022CU**  
**Doctor Dan's Auto Repair, LLC**  
**BLOCK 7101, LOTS 2 & 3**

**DATE:** August 12, 2020

The Applicant requests a conditional use permit for "Storage of vehicles while being repaired" within the NC – Neighborhood Commercial District. The project is located on the northeast corner of East Blenheim and Fairview Avenues.

The planning Board should note the subject property receive a use variance by Zoning Board of Adjustment Resolution #062110CD adopted November 09, 2006.

The application has been reviewed for conformance to the Land Development Ordinance and Blackwood West Redevelopment Plan of Gloucester Township and the following comments are offered for your consideration.

**Applicant:** Doctor Dan's Auto Repair, LLC, 850 North Black Horse Pike, Blackwood, NJ 08012 (telephone #856-335-3495).  
**Owner:** Audobon Professionals, LLC 15 Fresh Ponds Road, Monroe Township, NJ 08831 (telephone #732-274-0522).  
**Attorney:** Renee Bergman, Esq., Bergman Law, LLC, 320 Haddon Avenue, Westmont, NJ 08108 (telephone #609-318-3208).

**I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 7/22/20.
2. Bergman Law, LLC Transmittal Letter dated 7/13/20.
3. Copy of As-Built Survey (Letter size), as prepared by Consulting Engineer Services comprising one (1) sheet dated 4/01/14.
4. Copy of floor plan, as prepared by Ronald Bernard Muscelli comprising one (1) sheet dated 7/09/07.

## II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial [§415].

- The following bulk and setback variances were approved by Zoning Board of Adjustment Resolution #072046-PSP adopted August 09, 2007.

### Section 415.D. NC – Neighborhood Commercial District

Description	Other Uses	Proposed	Complies
Lot size (min.)	1 ac.	2.25 ac.	yes
Lot frontage (min.)			
East Blenheim Avenue	150 ft.	300.83 ft.	yes
Fairview Avenue	150 ft.	325.33 ft.	yes
Minimum lot depth (min.)	300 ft.	277.29 ft.	no*
Building coverage (max.)	15%	11.2%	yes
Lot Coverage (max.)	50%	30.9%	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)			
East Blenheim Avenue	20 ft.	58.2 ft.	yes
Fairview Avenue	20 ft.	20.4 ft.	yes
Side yard (min.)	10 ft.	86.1 ft.	yes
Rear yard (min.)	25 ft.	206.6 ft.	yes
Building Height (max.)	35 ft.	< 35 ft.	yes
Floor Area Ratio (max.)	0.25	≤ 0.14	yes
Buffers (min.)	25 ft.	25 ft.	yes
Parking			
Office (1/250 sf) – 2,750 sf	11 spaces		
Warehouse (1/1,500 sf) – 8,233 sf	6 spaces		
Business Vehicle (1/vehicle)			
Total	17 spaces	17 spaces	yes
<b>Parking Area Setback</b>			
From any Right-of-way			
East Blenheim Avenue	25 ft.	10 ft.	no*
Fairview Avenue	25 ft.	34 ft.	yes
From side property line	10 ft. <sup>2</sup>	±59 ft. ft <sup>1</sup> .	yes
From rear property line	10 ft.	±170 ft. <sup>1</sup>	yes

<sup>1</sup> = Scaled data.

CONDITIONAL USE REQUIREMENTS			
Description	Required (Auto service facilities and service stations)	Proposed	Conforms
Lot size (min.)	1 ac.	2.25 ac	yes
Motor fuel pumps setback (min.)	28 ft.	n/a	n/a
Motor fuel canopy setback (min.)	20 ft.	n/a	n/a
Lower Landing and Little Gloucester Roads	N.P.	n/a	n/a
Buffer (min.) <sup>1</sup>	35 ft.	20.2 ft.	enc

<sup>1</sup> = The building depicted on the as-built survey indicates an existing non-conforming setback approved by Zoning Board of Adjustment Resolution #072046-PSP adopted August 09, 2007.

### III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

#### 1. Business Use

- a. The Applicant should provide testimony addressing operation of the proposed use in Unit 1 including but not necessarily limited to the following:
  - i. The type and condition of proposed vehicles to be stored.
  - ii. The proposed number of vehicles to be stored.
  - iii. Trip generation and traffic related issues.
  - iv. Motor vehicle emissions including dust, dirt, fumes, vapors associated with the propose use.
  - v. The number of employees.
  - vi. Hours of operation.

### IV. 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, General, §1103, Zoning Permit.*

**V. RECOMMENDATIONS**

1. The Applicant must address the above underlined comments.

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

cc: Doctor Dan's Auto Repair, LLC  
Renee Bergman, Esq.  
Stephen Boraske, Esq.  
Steven M. Bach, PE



**BACH Associates, P.C.**  
ENGINEERS • ARCHITECTS • PLANNERS

August 19, 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: LIDL Grocery Store  
LIDL U.S. Operations, LLC  
912 South Black Horse Pike  
Block 12402, Lots 12-15  
Preliminary and Final Major Site Plan and Minor Subdivision  
Review No. 1  
Bach Project No. GTPB-2020-5

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 7-1-20.
- Township of Gloucester Land Development Submission Checklist, dated 7-1-20.
- Correspondence from DeIDuca Lewis Law Firm to Kenneth D. Lechner, dated June 18, 2020.
- List of Variances (unsigned and undated, not on letterhead)
- Refuse and Recycling Memorandum for Proposed Lidl Grocery Store Development, 912 S. Black Horse Pike, Township of Gloucester, Camden County, New Jersey, prepared by Bohler Engineering, dated May 1, 2020.
- Stormwater Management Report for Proposed Grocery Store #1452, Block 12402, Lots 12-15, 912 S. Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Bohler Engineering, dated May 2020.
- Stormwater Management Facilities Operations & Maintenance Manuel for Proposed Grocery Store #1452, Block 12402, Lots 12-15, 912 S. Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Bohler Engineering, dated May 2020.

LiDL Grocery Store  
 LiDL U.S. Operations, LLC  
 912 South Black Horse Pike  
 Block 12402, Lots 12-15  
 Preliminary and Final Major Site Plan and Minor Subdivision  
 Review No. 1  
 Bach Project No. GTPB-2020-5  
 August 19, 2020  
 Page 2 of 12

- Report Entitled "NJDOT Traffic Impact Study for LiDL U.S. Operations, LLC, Proposed Discount Grocery Supermarket, Block 12402, Lots 12-15, 912 South Black Horse Pike (NJ Route 168), Gloucester Township, Camden County, New York, prepared by Bohler Engineering, dated May 19, 2020.
- Resolution No. R-02-20-23 from the Gloucester Township Municipal Utilities granting Form 'A' approval, dated February 20, 2020.
- Will Serve correspondence from Aqua, to Bruce Boyer, Bohler Engineering, dated May 1, 2020.
- Architectural fixture and elevation plans (4 plans) prepared by MG2, dated May 8, 2020, revised to 8-21-2020.
- Plan entitled "Minor Subdivision Plat, LIDL US Operations, LLC, 912 South Black Horse Pike, Block 12402, Lots 12, 13, 14 & 15, Township of Gloucester, Camden County, New Jersey", prepared by Control Point Associates, dated 7-30-2020, no revision.
- Drawings entitled "Preliminary & Final Site Plan and Minor Subdivision for LIDL U.S. Operations, LLC, Proposed Grocery Store #1452, Block 12402, Lots 12 – 15, Zone NC, Tax Map Sheet 124, VG-RD Overlay District, 912 S. Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Bohler Engineering:

Sheet	Title	Date/Last Revision
C-101	Cover Sheet	4-24-20 / None
C-201	Demolition Plan	4-24-20 / None
C-301	Site Layout Plan	4-24-20 / None
C-401	Grading Plan	4-24-20 / None
C-402	Drainage Plan	4-24-20 / None
C-501	Utilities Plan	4-24-20 / None
C-601	SESC Plan	4-24-20 / None
C-602	SESC Notes & Details	4-24-20 / None
C-701	Landscape Plan	4-24-20 / None
C-702	Landscape Notes and Details	4-24-20 / None
C-703	Lighting Plan	4-24-20 / None
C-801	Storm Profiles	4-24-20 / None
C-802	Storm Profiles	4-24-20 / None
C-803	Sanitary Profiles	4-24-20 / None
C-804	Water and Fire Profile	4-24-20 / None
C-901	Detail Sheet	4-24-20 / None
C-902	Detail Sheet	4-24-20 / None
C-903	Detail Sheet	4-24-20 / None
C-904	Detail Sheet	4-24-20 / None

LIDL Grocery Store  
LIDL U.S. Operations, LLC  
912 South Black Horse Pike  
Block 12402, Lots 12-15  
Preliminary and Final Major Site Plan and Minor Subdivision  
Review No. 1  
Bach Project No. GTPB-2020-5  
August 19, 2020  
Page 3 of 12

C-905	Detail Sheet	4-24-20 / None
C-906	Detail Sheet	4-24-20 / None
C-907	Detail Sheet	4-24-20 / None
C-908	Detail Sheet	4-24-20 / None
C-909	NJDOT Site Improvements Plan	4-24-20 / None
C-910	NJDOT Site Grading Plan	4-24-20 / None
C-911	Delivery Truck Circulation Plan	4-24-20 / None

#### SITE INFORMATION:

Applicant: LIDL U.S. Operations, LLC  
3500 South Clark Street  
Arlington, VA. 22202  
703-967-3285  
Adam.Hendricks@lidl.us

Owner: Black Horse Properties, LLC  
915 S. Black Horse Pike  
Blackwood, NJ 08012  
856-227-2030  
856-227-3525

#### PROJECT SUMMARY:

This application is for the construction of a 31,042 SF discount grocery store and associated site improvements on an existing 5.47 acre parcel of vacant land located on the northwesterly corner of South Black Horse Pike (NJSH Route 168) and Lakeland Road (County Route 747) in the Township's NC Neighborhood Commercial Zoning District. The applicant is proposing to subdivide the existing parcel, consisting of Lots 12, 13, 14 and 15 of Block 12402 into two (2) larger parcels. Proposed Parcel A is 3.656 acres in size and will be for the development of the Lidl Grocery Store and Parcel B is 1.809 acres in size and will be for future development. The applicant is seeking Preliminary and Final Major Site Plan and Minor Subdivision approval with variances and waivers.

#### VARIANCES / WAIVERS:

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

1. No. 5 - The applicant is requesting a waiver from the requirement of providing and Environmental Impact Report. **Our office does not recommend this waiver. An Environmental Impact Report shall be provided as a condition of any approval.**

LIDL Grocery Store  
LIDL U.S. Operations, LLC  
912 South Black Horse Pike  
Block 12402, Lots 12-15  
Preliminary and Final Major Site Plan and Minor Subdivision  
Review No. 1  
Bach Project No. GTPB-2020-5  
August 19, 2020  
Page 4 of 12

The following Gloucester Township Checklist items shall be shown on the Subdivision Plat:

1. Checklist Item # 9 – The area of wetlands shall be delineated and calculated per NJDEP regulations. Waiver recommended for completeness only.

The following design waivers have been requested:

1. §507.B-4 – To permit a stormwater management facility in a buffer area when no stormwater management facility shall be permitted in a buffer.
2. §508.F-2 – To permit an average illumination of 3.22 footcandles where the he maximum average illumination shall not exceed 2.0 foot-candles.
3. §508.F-4 – To permit a maximum illumination of 3.7 footcandles at the property line where the maximum illumination shall not exceed 0.25 at all property lines and right of ways.
4. §509-B(1) – To permit one (1) off-street loading space where two (2) are proposed because the building exceeds 15,000 sf.
5. §510-M(7) – To permit an access drive of approximately 60 feet in length where the minimum drive length permitted is 100 feet.

#### GENERAL:

1. A full and complete set of dimensioned architectural floor plans shall be provided for the proposed building.
2. The Cover Sheet lists a Phase I Environmental Site Assessment prepared by Whitestone Associates Inc. However, the applicant has requested a waiver from an environmental report and no Phase I report has been received. Clarification shall be made.
3. It shall be noted that Lakeland Road (CR 747) is a County Road and the applicant is responsible for restoring the roadway in accordance with County standards.
4. It shall be noted that South Black Horse Pike (NJSH Route 168) is a State Highway and the applicant is responsible for restoring the roadway in accordance with NJDOT standards.
5. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.



**BACH Associates, PC**  
ENGINEERS • ARCHITECTS • PLANNERS

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

LIDL Grocery Store  
LIDL U.S. Operations, LLC  
912 South Black Horse Pike  
Block 12402, Lots 12-15  
Preliminary and Final Major Site Plan and Minor Subdivision  
Review No. 1  
Bach Project No. GTPB-2020-5  
August 19, 2020  
Page 5 of 12

6. The applicant shall provide testimony regarding the size and location of the proposed trash dumpster. The dumpster appears undersized for the size and use of the proposed grocery store and in conflict with delivery trucks to the loading dock. It shall be noted that in accordance with §509.D(3), "loading areas are not to be used for the storage of refuse, recyclable material, or inventory unless approved by the appropriate Township Authority".

**SUBDIVISION:**

1. In accordance with Title 46 Chapter 26B-2.b.(7) "all permanent easements, including sight right easements and utility easements shall be shown and dimensioned."
2. In accordance with Title 46 Chapter 26B-2.b.(8) "a minimum of three corners distributed around the tract shall indicate coordinate values."
3. The applicant shall confirm if Camden County or the State of New Jersey will require an easement for any additional roadway widening.
4. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.
5. A note should be added to the plan indicating the number of lots as a result of the minor subdivision.
6. A Legal Description shall be provided for each new lot created by the proposed subdivision.
7. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
8. 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.
9. The applicant should address the encroachment along the southwest corner by the utility wires. An easement should be provided for the utility.
10. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

**PERFORMANCE STANDARDS (ARTICLE V):**

**A. Grading (Section 506)**

1. The benchmarks shown on the Site Layout Plan shall also be shown on the Grading Plan and a symbol shall be shown in the legend in accordance with §506.A(4).
2. Top and bottom of curb elevations shall be shown at all PC's and PT's within the parking area.
3. All existing and proposed contours shall have an elevation label.
4. There is a high point elevation of 69.70 at the end of a curbed island in northeasterly corner of the property that is inconsistent with the proposed grading of the site. The grading shall be revised.
5. Clarification shall be made regarding the proposed door elevation of 70.25 at the top of the loading dock. Please indicate if a step is proposed at this location.
6. The plans propose to construct storm inlet grates at the normal gutter grade of the pavement whereas the ordinance requirement per §517-D is to provide a 2" sump below the normal gutter grade. The inlet grate elevation shall be revised.
7. The applicant is proposing to change existing grades within five (5) feet of a property line whereas per §506-A the ordinance requirement is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.
8. Numerous paving grades do not conform to the minimum paving grade of 1% as required per § 506 (A).1. The ordinance permits paving grades along curb gutter lines to be reduced to 0.5% when concrete gutter is utilized. It shall be noted this reduction does not apply to areas of sheet flow within the parking or drive aisle areas. The plans shall be revised accordingly.
9. The following note shall be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer".
10. Our office recommends the grading on the northwesterly corner of the proposed building be redesigned to in consideration of future development of the proposed Lot B. It is our concern that the grading of any future development may encroach upon the LIDL development.

B. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note shall be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.
2. In accordance with §507.A.4.b, underground irrigation systems are required for non-residential development. The applicant shall provide testimony regarding underground irrigation.
3. In accordance with Section 508-F.4, light shields are required to maintain a maximum illumination of 0.25 footcandles at any property line or right-of-way. The plans indicate illumination levels in excess of 3 footcandles. A waiver has been requested.
4. The plans indicate an average illumination of 3.22 footcandles where the maximum average illumination shall not exceed 2.0 foot-candle in accordance with §508-F.2. A waiver has been requested.
5. There appears to be insufficient lighting along South Black Horse Pike and Lakeland Road. All existing lights within 100 feet of the site shall be shown on the plans in accordance with §508.G(1). Any existing lights to remain on site, including the street lights along South Black Horse Pike and Lakeland Road shall be incorporated into the lighting design.
6. We defer additional review of the landscaping and lighting to the Township Planner.

C. Off Street Parking (Section 510)

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.
2. The width of all concrete islands shall be shown on the plans.
3. The proposed trash enclosure shall be designed in accordance with §510.L.

D. Sidewalks/Curbs (Section 516)

1. The proposed sidewalk at the northwesterly side of the proposed building shall be revised to be a minimum of four (4') feet wide in accordance with §516.B(1).

E. Stormwater Management (Section 517)

1. The project will cause a disturbance of more than one acre of land and an increase in impervious coverage of more than one quarter of an acre, therefore it is considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8) and this site is required to comply with the NJDEP Stormwater Regulations for stormwater quantity and quality reductions.
2. The project will cause a disturbance of more than one acre of land and an increase in impervious coverage of more than one quarter of an acre, therefore it is considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8) and this site is required to comply with the NJDEP Stormwater Regulations for groundwater recharge.
3. The proposed stormwater management facilities utilize infiltration basins to address the NJDEP Stormwater Regulations for stormwater quantity and quality reductions. It shall be noted that according to N.J.A.C. 7:8 Chapter 9.5, "the use of infiltration basins is recommended in this manual only for the water quality design storm or smaller storm events." The use of infiltration basins on this site for larger storm events is acceptable due to the physical constraints of the site and the adverse impacts stormwater could have on the state highway or county stormwater system.
4. Emergency spillways for each surface basin shall be provided with supporting calculations. Routing calculations shall be provided confirming at least 1 foot (1') of freeboard is maintained over the peak elevation of the 100 year storm passing the spillway in accordance with NJAC 5:21-7.8(d)4(6).
5. A groundwater mounding analysis should be performed for the surface infiltration basin in accordance with N.J.A.C. 7:8 Chapter 6.
6. A cross-section detail of the proposed surface infiltration basin shall be provided.
7. The side slopes of the basins should be labeled.
8. In accordance with Section 517.H.3 "basins near residential uses or that are readily visible to the public shall be aesthetically designed. Side slopes of 4:1 or flatter shall be provided where practical."
9. In accordance with Section 517.H.9 "for a privately maintained basins, an easement shall be provided to allow the Township to enter, inspect, and maintain the basins in an emergency situation, with the costs being charged to the owner."

10. In accordance with Section 517.J.3. "A three (3) foot separation should be provided between the basin bottom and the estimated seasonal high groundwater table."
11. In accordance with Section 517.J.5 "the maintenance schedule shall require scarifying and reseeding of the soils on a regular basis (not to exceed five (5) years) or when infiltration rates decrease such that the system retains water for forty-eight (48) hours."
12. In accordance with Section 517.J.4 "fencing shall be provided for the full perimeter."
13. In accordance with Section 517.J.6 "retention basin bottoms shall be kept clean of leaves at all times."
14. In accordance with Section 517.J.7 "post-construction percolation and permeability test will be required at retention basins to verify that the design infiltration rates have been obtained."
15. In accordance with Section 517.J.8 "at no time after final basin grading and permanent stabilization should any equipment be allowed to operate within the retention basins which could smear or compact the soils leading to a reduction in the percolation rate. This includes mowing and the annual removal of accumulated silt. This does not pertain to the reestablishment of the basin bottom every five (5) years."
16. Our office has concerns regarding the location and maintenance accessibility of the proposed storm pipe on the northwesterly side of the proposed building directly adjacent to the proposed property line. The applicant shall provide testimony.

F. Utilities (Section 518)

1. Our office defers to Aqua New Jersey for review and approval of water improvements.
2. The applicant is proposing to extend sanitary sewer within the right of way of Lakeland Road to service the proposed grocery store. The applicant is required to provide all necessary permits from outside agencies.
3. Our office defers to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

4. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.

G. Traffic Impact Analysis (Section 815)

1. The Traffic Impact Study (TIS) indicates the proposed development consists of a 31,042 square foot (SF) LiDL discount supermarket. The TIS was prepared in accordance with NJDOT Access Code guidelines which are consistent with Township Ordinance requirements. The TIS concludes that traffic generated from the proposed site will have minimal impact on several of the study intersections.
2. The TIS also concludes the traffic generated from the proposed site will increase delay at the Black Horse Pike/Fairmont Avenue/Site Driveway intersection. The TIS indicates the impacts to the Black Horse Pike/Fairmont Avenue/Site Driveway will generally result in queue increases for the eastbound approach which will be facilitated onsite.
3. The TIS also concludes the traffic generated from the proposed site will increase delay at the Black Horse Pike/Church Street intersection. The TIS indicates the impacts to this intersection will result in violations of the NJDOT Level of Service criteria. The TIS calculates the Fair Share contribution for the proposed development to mitigate the subject intersection to be \$200,209.29.
4. The TIS concludes several unsignalized intersections along the Black Horse Pike are unable to be reasonably mitigated; therefore, the Applicant is requesting waivers from NJDOT requirements to mitigate the following road intersections with the Black Horse Pike: Fairmont Avenue, Dearborne Avenue, Frankford Avenue, Hillcrest Avenue, Fairfax Avenue, Drexel Avenue, Elaine Avenue, Grand Avenue, Cressmont Avenue, Fanelli Lane, Marshall Avenue, East Lake Avenue, West Lake Avenue, and West Central Avenue. The Applicant should expand upon the expected impacts at these intersections.
5. The Site Plan illustrates one (1) loading space. The Applicant is requesting a waiver from the two (2) required loading spaces in accordance with ordinance requirement. The Applicant shall provide justification for the requested waiver.
6. The Site Plan illustrates a main access drive within the minimum required setback (100 feet) per ordinance. The Applicant is requesting a waiver from this requirement. The Applicant shall provide justification for the requested waiver.

LiDL Grocery Store  
LiDL U.S. Operations, LLC  
912 South Black Horse Pike  
Block 12402, Lots 12-15  
Preliminary and Final Major Site Plan and Minor Subdivision  
Review No. 1  
Bach Project No. GTPB-2020-5  
August 19, 2020  
Page 11 of 12

7. The Site Plan illustrates one (1) full-movement access driveway along South Black Horse Pike (NJ 168) which is under the jurisdiction of the State of New Jersey and one (1) full-movement access driveway along Lakeland Road (CR 747) which is under the jurisdiction of Camden County. The Applicant should submit for State and County access approvals.

H. Environmental Impact Statement (Section 816)

1. The applicant has requested a waiver form an Environmental Impact Statement. Our office does not recommend this waiver.

I. Details:

1. Details of the proposed trash enclosure shall be shown on the plans.
2. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

**OUTSIDE AGENCY APPROVALS:**

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

1. New Jersey Department of Transportation
2. Camden County Planning Board
3. Gloucester Township Fire Marshal
4. Camden County Soil Conservation District
5. Gloucester Township Municipal Utilities Authority
6. Aqua NJ
7. Any other as may be necessary

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

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

LIDL Grocery Store  
LiDL U.S. Operations, LLC  
912 South Black Horse Pike  
Block 12402, Lots 12-15  
Preliminary and Final Major Site Plan and Minor Subdivision  
Review No. 1  
Bach Project No. GTPB-2020-5  
August 19, 2020  
Page 12 of 12

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.

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

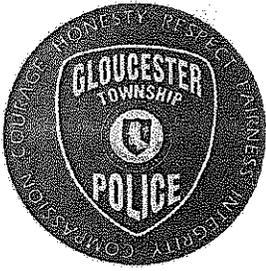
Very truly yours,  
BACH ASSOCIATES, PC



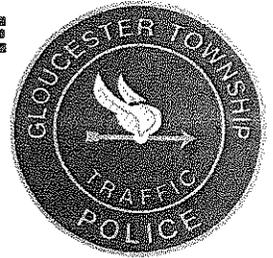
Steven M. Bach, PE, RA, PP, CME  
President

Cc: Steven Boraske, Esq. PB Solicitor  
Lydia Pendino, Gloucester Township  
LiDL US Operations, LLC, Applicant  
Black Horse Properties, LLC, Owner  
Damien O. DeDuca, Esq., Applicant's Attorney  
B.S. Crowder, PE, Applicant's Engineer  
Craig McGee, CCSCD

S:\GTPB2020 GTPB\5 Lid\Docs\GTPB2020-5 Lid\l Site Plan and Minor Sub Review No 1.doc

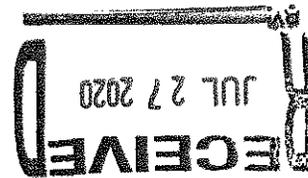


# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #201022CU – 920 E. Blenheim Ave, Blackwood      Block: 7101      Lot: 2 & 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



Reviewed By:  Lt. Timtohy R. Kohlmyer #206 Signature:  Date: 7/23/2020



Commissioners  
Richard P. Calabrese  
Chairman

Joseph Pillo  
Vice Chairman

Board Members

Frank Schmidt

Ken Garbowski

Dorothy Bradley

Alisa Smith

Frank Dintino



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Christopher F. Long, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

July 27, 2020

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

Re: Application #201022CU  
Doctor Dan's Auto Repair  
920 East Blenheim Avenue, Blackwood, NJ 08012  
Block 7101, Lots 2 & 3



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "RJC", written over the authority name.

Raymond J. Carr  
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL

July 23, 2020

Applicant: Doctor Dan's Auto RePAIR  
CONDITIONAL USE/Existing Warehouse

Application: # 201022CU  
Block: 7101 Lots: 2 & 3  
Zoned: NC  
Escrow: #14146

LOCATION: 920 East Blenheim Avenue, Blackwood, NJ

TRANSMITTAL TO:

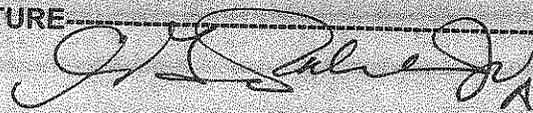
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Steven Boraske, Esq.        | <input checked="" type="checkbox"/> Tax Assessor   | <input type="checkbox"/> MUA            |
| <input type="checkbox"/> Camden County               | <input type="checkbox"/> Aqua Water Co.            | <input type="checkbox"/>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

**STATUS OF APPLICATION – Conditional Use - existing Warehouse to be used as a spill-over location for his auto-repair shop. This would simply include storage of vehicles while being repaired. No customers, no oil storage and no parking. Location would not be open to the public. Accessed only by Dr. Dan's employees for extra room for business.**

- 1 Copy Minor Sub/Preliminary & Final Major Site/Architectural Elevations/
- 1 Copy - Checklist/Application/Variances
- 1 Copy - As built survey & interior layout
- 1 Copy - Remedial Grading Plan
- 1 Copy Stormwater Management Report & Maintenance Plans
- 1 Copy - Traffic Impact Report
- 1 Copy - Resolution approving contingent Form "A" Application

THIS PROPERTY WAS INTENDED FOR LIGHT INAD USE. BIG ISSUE  
NEEDS TO BE CLARIFIED FOR "STORAGE OF VEHICLES" -  
1) NUMBER OF VEHICLES AT ONE TIME AND 2) MAX LENGTH  
OF STAY FOR ANY ONE VEHICLE. DO NOT NEED A JUNK-YARD!

SIGNATURE \_\_\_\_\_

 7/23/20  
Assessor



ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

Council Members  
DAN HUTCHISON  
MICHAEL D. MIGNONE  
FRANKLIN T. SCHMIDT  
ANDREA L. STUBBS  
MICHELLE L. WINTERS

# GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator



CARLAMERE, ESQ.  
Solicitor

SEMARY DIJOSIE  
Township Clerk

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: AUDUBON PROF Bldg LLC - VIP CONST  
Address: 900 E Blenheim Ave  
Block: 7101 Lot: 2

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012  
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)  
[www.glotwp.com](http://www.glotwp.com)



Printed on recycled paper

# 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**  
JUL - 1 2020

**For Office Use Only**

Submission Date: \_\_\_\_\_ Application No. 2010170MPS  
 Planning Board    Zoning Board of Adjustment    Redevelopment Entity

Taxes paid: YES  NO  (Initial) EP  
 Fees: 850.00 Project # 14055  
 Escrow: 5,550.00 Escrow # 14055  
 Fire District # 4

<sup>1</sup> Upon receipt of all fees, documents, plans, taxes paid, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Lidl US Operations, LLC</u> Address: <u>3500 S. Clark Street</u> City: <u>Arlington</u> State, Zip: <u>VA 22202</u> Phone: (____) ____ - ____ Fax: (____) ____ - ____ Email: <u>Adam.Hendricks@lidl.us</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Black Horse Properties LLC</u> Address: <u>915 S. Black Horse Pike</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227 - 2030</u> Fax: <u>(856) 227 - 3525</u>
---	---

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

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

<sup>2</sup> 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: <u>Damien O. Del Duca, Esquire</u> Firm: <u>Del Duca Lewis, LLC</u> Address: <u>21 E. Euclid Ave, Suite 100</u>	City: <u>Haddonfield</u> State, Zip: <u>NJ 08033</u> Phone: <u>(856) 427-4200</u> Fax: (____) ____ - ____ Email: <u>dod@delducalewis.com</u>
---	---

**6. Name of Persons Preparing Plans and Reports:**

Name: Ben Crowder, P.E./Bohler Engineering  
Address: 10000 Midatlantic Dr., Suite 410W  
Profession: Engineer  
City: Mount Laurel  
State, Zip: NJ, 08054  
Phone: ( 856 ) 930-4000 Fax: (      )      -       
Email: bcrowder@bohlereng.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (      )      -      Fax: (      )      -       
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 912 S. Black Horse Pike  
Block(s): 12402, Lot(s): 12-15

**8. Land Use:**

Existing Land Use (Describe the Application): Vacant  
Proposed Land Use (Describe the Application): 31,042 sf Lidl supermarket and associated improvements that include 145 parking spaces.

**9. Property:**

Number of Existing Lots: <u>4</u>	<b>Proposed Form of Ownership:</b>	
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there any existing deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>(If yes, attach copies)</b>
Are there any proposed deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

**10. Utilities:** (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.



**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).

5/12/20  
Date

*[Signature]*  
Signature

AMEDEO PETRUSOLO MEMBER  
Print Name

Sworn and Subscribed to before me this

12<sup>TH</sup> day of MAY

2020 (Year) *[Signature]* Signature

JOSEPH P. MCMICHAEL  
NOTARY PUBLIC OF NEW JERSEY

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

- No  Yes

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

No  Yes

*[Signature]*  
Signature of Applicant

Sam Kachidza Joseph W. Gallo  
Print Name

5.6.2020  
Date

**18. Survey / sketch plat waiver certification**

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 12402 Lot 12-15; 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:

AMEDEO PETRUSOLO 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 12<sup>TH</sup> day of MAY,  
20 20 before the following authority.

*[Signature]*  
Name of property owner or applicant

*[Signature]*  
Notary public

JOSEPH P. MCMICHAEL  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JAN. 24, 2021

Lidl US Operations, LLC  
Proposed Lidl Grocery Store  
Summary of Application  
Gloucester Township Planning Board  
Block 12402, Lots 12, 13, 14 and 15  
912 S. Black Horse Pike

The applicant, Lidl US Operations, LLC ("Lidl"), is the contract purchaser of real property located at the 912 S. Black Horse Pike, designated as Block 12402, Lots 12, 13, 14 and 15 on the municipal tax map. The property is located at the northwest corner of S. Black Horse Pike and Lakeland Road. These lots are currently vacant and are approximately 5.47 acres in the aggregate. Lidl seeks preliminary and final major site plan approval to develop the property with a 31,042 square foot Lidl grocery store and associated improvements. Lots 12, 13, 14 and 15 are within the VG-RD (Village of Gloucester Township Rehabilitation District Overlay District). Grocery stores are a permitted use.

Lidl also seeks minor subdivision approval to subdivide the overall tract into two new lots. Proposed parcel A will be 3.66 acres and will contain the Lidl grocery store. Proposed parcel B will be 1.81 acres and will remain vacant at this time.

Lidl seeks the following variances, which are all related to Lidl's proposed signage:

1. Section 426-R-1 - Maximum sign area for a freestanding sign: 35 sf permitted; 94.64 sf proposed on the Black Horse Pike and 94.64 sf proposed on Lakeland Road;
2. Section 426-R-7 - Maximum sign height for a freestanding sign: 8' permitted; 20' proposed.
3. Section 426-AA-2 - Maximum number of freestanding signs; 2 permitted; 3 proposed;
4. Section 426-AA-5 - Maximum size of façade signs; 100 sf permitted; 128.51 sf proposed;
5. Section 426-Q-2 -One facade sign per building, or ground level store in a shopping center, shall be permitted per each road frontage; 2 façade signs proposed per each road frontage.
6. Section 426-E-7 - Maximum projection of facades signs; 12" permitted; 16" proposed;
7. Section 426-R-10 - Style of freestanding sign; monument style required; pylon style sign proposed.

Lidl also seeks all other variances and other approvals that may be required.

The variances are can be granted under N.J.S.A. 40:55D-70 (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning and the benefits of the deviation substantially outweigh the detriments). Deviations from the ordinance requirements will advance purposes of zoning, namely the safe and free flow of traffic and promotion of a desirable visual environment through creative development techniques, good civic design and arrangement. The benefits of granting the variances substantially outweigh any detriments.

Granting the variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The proposed signage is consistent with other signage along the Black Horse Pike commercial corridor. The variances will not substantially impair the intent and the purpose of the zone plan or zoning ordinance.



LIDL Gloucester

Variance:

1. 426-R-1 Maximum Sign Area:

Black Horse Pike: No residential abutting; Two (2) lane road with 40 mph speed limit; 20 sf permitted; whereas, 94.64 proposed;

Lakeland Road: Residential abutting; Two (2) lane road with 35 mph speed limit; 20 sf permitted; whereas, 94.64 proposed;

2. 426-R-7 Freestanding signs shall not exceed a height of eight (8) feet.

Whereas, 20' is proposed.

3. 426-AA-2 - One freestanding sign for each collector or arterial roadway that provides access to the building or complex, pursuant to §426.R.

Three (3) signs proposed; whereas, two (2) are permitted.

4. 426-AA-5 – Façade signs shall conform to 426-Q-1\* and shall not exceed 100 sf, whichever is less, except for shopping centers.

Whereas, 128.51 sf is proposed.

\*426-Q-1 - Unless otherwise modified herein, no facade sign shall exceed five percent (5%) of the total facade area to which it is attached.

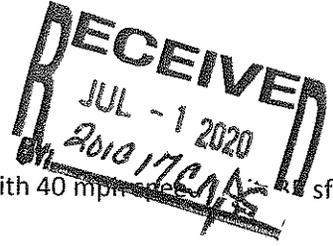
5. 426-Q-2 -One facade sign per building, or ground level store in a shopping center, shall be permitted. Where the building is located on a corner lot, a second facade sign shall be permitted provided: The message is the same on both signs; The facade of the building to which the sign would be attached does not face a residential use across the intervening street; The sign does not face a principal arterial (limited access highway) as defined by the Master Plan.

Whereas, two (2) signs are proposed per each road frontage.

6. 426-E-7 - No sign shall contain characters or graphics exceeding 3 inches in relief from the sign face. The maximum distance between the faces of a double-faced sign shall not exceed 18 inches. No facade sign shall project more than 12 inches from the plane of the attaching surface.

Whereas, 16" projection is proposed from the façade sign.

7. 426-R-10 Monument Style Required. All freestanding signs shall be skirted to enclose the supporting pole or pylon of the sign, except for historic district signs. The skirting shall extend the full dimensions of the sign at its lower edge from ground to sign. The skirting shall not be included in the sign size calculation unless it displays a message.



Whereas, a pylon sign is proposed.

Waiver:

1. Section 507-B-4 – No structure, storm water management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.

Whereas, a stormwater management facility is proposed within the residential buffer.

2. 508-F-2 The maximum average illumination on the pavement within the parking lot shall not exceed two (2) foot-candles. Higher levels may be considered for that portion of a lot under service canopies.

Whereas, an average of 3.22 fc is proposed.

3. 508 -F-4 Light shields are to be used on all lights to control glare. At no time shall the light source be visible from adjacent properties. Shields are to be used to prevent spillover onto adjacent properties and/or other areas where light intrusion is unwanted. A maximum of 0.25 foot-candles is permitted at any property line and/or right-of-way line. (However, this does not apply to points of ingress and egress for vehicles.)

Whereas, a maximum of 3.7 fc are proposed at the proposed subdivision line to the north.

4. 509-B-1 - An off-street loading space shall be required for all buildings, for which it can be anticipated, there will be receipt and/or shipment of materials by truck. For buildings up to 15,000 square feet of net floor area, one (1) off-street loading space shall be provided. For each additional twenty thousand (20,000) square feet of net floor area, or fraction thereof, one (1) additional loading space shall be provided

One loading space is proposed; whereas, two (2) spaces are required.

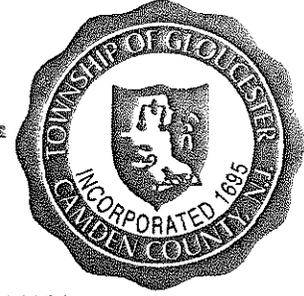
5. 510-M-7 - In lots having a capacity of more than one hundred (100) cars, a main access drive with a minimum length of one hundred (100) feet from the street curb or edge of pavement shall be provided from points of ingress and egress. No parking shall be permitted on the main access drive, nor shall it serve as an access aisle to adjacent parking spaces

Whereas, 66.5' is proposed to the first internal drive aisle.

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

---



**TO:** Planning Board  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
**RE:** **APPLICATION #171074PFSPFSP** **Escrow #11660**  
**Lidl US Operations, LLC**  
**BLOCK 18401, LOT 20**  
**DATE:** August 11, 2020

The Applicant requests preliminary and final major site plan and minor subdivision approval for a proposed "31,042 sf Lidl supermarket" on a proposed 3.66 acre lot within the NC – Neighborhood Commercial District. The property is located on the northwest corner of the Black Horse Pike and Lakeland Road.

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: Lidl US Operations, LLC, 3500 S. Clark Street, Arlington, VA 22202.
- Owner: Black Horse Properties, LLC, 915 S. Black Horse Pike, Blackwood, NJ 08012 (telephone #856-439-9200).
- Engineer: B.S. Crowder, PE, Bohler Engineering, 35 Technology Drive, Warren, NJ 07059 (telephone #856-227-2030).
- Traffic Engineer: John R. Harter, PE and Jerrid M. Dinnen, PE, Atlantic Traffic + Design, 35 Technology Drive, Warren, NJ 07059 (telephone #908-769-5588).
- Surveyor: James C. Weed, PLS, Control Point Associates, Inc., 305 Fellowship Road – Suite 120, Mt. Laurel, NJ 08054 (telephone #609-857-2099).
- 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**

1. Del Duca Lewis, LLC Disclosure Statement Letter dated 7/09/20.
2. Corporate Disclosure dated 7/09/20.
3. Del Duca Lewis, LLC Transmittal Letter dated 6/18/20.
4. Land Development Application Form, checklist, dated 7/01/20.
5. Summary of Application.
6. Refuse and Recycling Memorandum, as prepared by Bohler Engineering dated 5/01/20.
7. Traffic Impact Analysis, as prepared by Atlantic Traffic + Design dated 5/19/20.
8. Atlantic Traffic + Design NJDOT Major Access Permit Letter dated 6/16/20.
9. Stormwater Management Report as prepared by Bohler Engineering dated May 2020.
10. Stormwater Management Facilities Operation & Maintenance Manual, as prepared by Bohler Engineering dated May 2020.

11. Building Elevation and Floor Plans:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A801	Alternate Facade Option 1 Fixture Plan by MG2 Artist Rendering Artist Rendering	5-08-20

12. Minor subdivision Plat, as prepared by Control Point Associates, Inc. comprising one (1) sheet dated 7/30/20.

13. Engineering plans, as prepared by Bohler Engineering, consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-101	Cover Sheet	4-24-20
C-201	Demolition Plan	4-24-20
C-301	Site Layout Plan	4-24-20
C-401	Grading plan	4-24-20
C-402	Drainage Plan	4-24-20
C-501	Utilities Plan	4-24-20
C-601	Soil Erosion & Sediment Control Management and Preparation Plan	4-24-20
C-602	Soil Erosion Notes & Details	4-24-20
C-701	Landscaping Plan	4-24-20
C-702	Landscape Notes & Details	4-24-20
C-703	Lighting Plan	4-24-20
C-801	Storm Profiles	4-24-20
C-802	Storm Profiles	4-24-20
C-803	Sanitary Profiles	4-24-20
C-804	Water & Fire Profile	4-24-20
C-901	Detail Sheet	4-24-20
C-902	Detail Sheet	4-24-20
C-903	Detail Sheet	4-24-20
C-904	Detail Sheet	4-24-20
C-905	Detail Sheet	4-24-20
C-906	Detail Sheet	4-24-20
C-907	Detail Sheet	4-24-20
C-908	Detail Sheet	4-24-20
C-909	NJDOT Site Improvements Plan	4-24-20
C-910	NJDOT Grading Plan	4-24-20
C-911	Delivery Truck Circulation Plan	4-24-20

Traffic Control Notes and Plan, as prepared by Atlantic Traffic + Design comprising two (2) sheets dated 5/21/20.

ALTA/NSPS Land Title Survey, as prepared by Control Point Associates, Inc. comprising two (2) sheets dated 10/11/19, last revised 3/17/20.

NJDOT Location Plan, as prepared by Control Point Associates, Inc. comprising one (1) sheet dated 3/17/20.

## II. ZONING REVIEW

1. Grocery store is a permitted use [§415.B(1)].

Description	Required (Retail and Office Use)	Proposed Lot 14 (Lidl)	Proposed Lot 12	Conforms
Lot size (min.)	20,000 sf	3.656 ac.	1.809 ac.	yes / yes
Lot frontage (min.)				
Black Horse Pike	80 ft.	358.23 ft.	184.87 ft.	yes / yes
Lakeland Road	80 ft.	485.14 ft.	n/a	yes / n/a
Lot depth (min.)	200 ft.	444.34 ft.	408.33 ft.	yes / yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>				
Building Coverage (max.)	25%	19.5%	n/a	yes / n/a
Lot Coverage (max.)	75%	70.1%	n/a	yes / n/a
Front yard (min.)				
Black Horse Pike	75 ft.	145 ft.	n/a	yes / n/a
Lakeland Road	75 ft.	162.9 ft.	n/a	yes / n/a
Side yard (min.)	10 ft.	10.6 ft.	n/a	yes / n/a
Rear yard (min.)	30 ft.	30.9 ft.	n/a	yes / n/a
Building Height (max.)	40 ft.	24 ft. 6 in.	n/a	yes / n/a
Floor Area Ratio	0.25	0.195	n/a	yes / n/a
<b>Buffer<sup>2</sup></b>	<b>25 ft.</b>	<b>±8 ft.</b>	<b>n/a</b>	<b>no*</b>
<b>PARKING AREA SETBACKS</b>				
Parking (min.)				
4.5 spaces per 1,000 sf	140 spaces	145 spaces	n/a	yes
From any right-of-way (min.)				
Black Horse Pike	25 ft.	33.8 ft.	n/a	yes / n/a
Lakeland Road	25 ft.	25.5 ft.	n/a	yes / n/a
From Side Property Line (min.) <sup>2</sup>	10 ft.	10.5 ft.	n/a	yes / n/a
From Rear Property Line (min.)	10 ft.	37.3 ft.	n/a	yes / n/a

1 = Scaled data.

2 = No structure or stormwater management facility shall be permitted within a buffer area as per §507.B(4) and requires a variance as per §401.B(6), Deviations.

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 (Retail and Office Use)	Proposed	Conforms
Number (max.) - §426.Z(2)	2	3	no
Area (max.) - §426.R(1) Black Horse Pike	35 sf	96.32 sf	no
Black Horse Pike and Lakeland Road	35 sf	96.32 sf	no
Lakeland Road	20 sf	96.32 sf	no
Height (max.) - §426.R(7)	8 ft.	20 ft.	no
Property line setback (min.) - §426.Z(3)	10 ft.	15 ft.	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 (Retail and Office Use)	Proposed	Conforms
Number (max.) - §426.Q(2)	2	2	yes
Area (max.) - §42.Q(1) – South Elevation “Lidl” + “Food Market”	100 sf	128.47 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.

**III. APPLICATION SUBMISSION CHECKLIST**

The Application has been reviewed for compliance with §817, Submission Checklist.

The checklist reference “N/A” for Not Applicable is typically not an available option. The applicant should provide testimony regarding the non-applicability of a particular checklist requirement and request a waiver.

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. The Applicant should provide testimony from a recognized professional on the presence/absence of freshwater wetlands.

2. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
  - a. The minor subdivision plat and site plan shall be revised to provide the lot numbers as per the Tax Assessor.
7. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
  - a. The signature block on the cover sheet of the minor subdivision plat and site plan shall be revised to provide a signature line and date for the Board Engineer.
8. 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 site plan shall be revised to provide two (2) permanent benchmarks.
9. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
10. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
11. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
12. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
13. 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].
14. Acceleration/deceleration lanes. [Checklist #75].
  - a. The Applicant should provide professional testimony as to the referenced non-applicability of this requirement.
15. Traffic channelization [Checklist #76].
16. Fire lanes [Checklist #77].
  - a. Defer to the Fire Marshal.
17. Location of street names and signs. [Checklist #88].
18. Streetlights. [Checklist#90].
  - a. The plan should be revised to provide the location of existing and proposed required streetlights.
19. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
20. Cross Sections. [Checklist #94].
  - a. Defer to the Board Engineer.
21. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
  - a. Defer to the Board Engineer.
22. Pumping Stations [Checklist #100].

- 23 When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
- 24 Environmental Constraints Map (See §519). [Checklist #108].

**IV. WAIVER COMMENTS**

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

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].

The Application requests a waiver from the following Performance and Design Standards.

2. From §508.F(2), Parking Lot Lighting to exceed the maximum footcandle to allow 3.22 fc where the maximum allowed is 2.0 fc.
3. From §508.F(4), Parking Lot Lighting to exceed the maximum footcandle to allow 3.77 fc at the northerly property line where the maximum allowed is 0.25 fc.
4. From §509.B(1), Required Number to allow one (1) loading space where two (2) minimum is required.
5. From §510.M(7), Miscellaneous Provisions to allow a 66.5 ft. main access drive length from the street curb where 100 ft. minimum is required for parking lots having more than 100 parking spaces.

**V. VARIANCE COMMENTS**

The application as submitted requires the following variances:

**§401.B(6), Deviations**

1. Buffer: (±8 ft. provided v. 25 ft. minimum required).
  - a. No structure or stormwater management facility shall be permitted within a buffer area as per §507.B(4).

**§426, Signs**

**Free-Standing Signs**

2. Quantity: (3 provided v. 2 maximum allowed).
  - a. Corners lots are allowed two (2) freestanding signs and the applicant proposes freestanding signs at the following locations: 1) Black Horse Pike, 2) Lakeland Road, and 3) Intersection of the Black Horse Pike and Lakeland Road.
3. Area (Black Horse Pike): (96.32 sf ft. provided v. 35 ft. maximum allowed).
4. Area (Lakeland Road): (96.32 sf ft. provided v. 35 ft. maximum allowed).
5. Area (BHP & Lakeland): (96.32 sf ft. provided v. 35 ft. maximum allowed).
6. Height: (20 ft. provided v. 8 ft. maximum allowed).

**Facade Signs**

7. Area: (128.47 sf provided v. 100 maximum allowed).

**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:

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

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

#### NEGATIVE CRITERIA

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

### **VI. SITE PLAN AND SUBDIVISION REVIEW COMMENTS**

1. The subdivision plan should be revised to provide a concrete monument between proposed Lot 12 and Lot 14 along the Black Horse Pike within the legend as per §503.C(2), Monuments.
2. The plans should be revised to provide a permanent benchmark and symbol within the legend as per §503.C(3), Monuments.
3. The plans should be revised to show metes and bounds of the proposed easement for the identified "Future Access To Adjacent Parcel" as per §503.D, Easements/Restrictions Covenants.
4. The plans should be revised to show metes and bounds and the responsible authority for a required easement for the portion of the sidewalks along the Black Horse Pike and Lakeland Road that are not within the right-of-way as per §503.D, Easements/Restrictions Covenants.
5. The plans should be revised to provide a mixture of evergreen shrubs and ornamental plantings along the ±100-feet of the easterly perimeter of the basin from Lakeland Road to the proposed transformer to enhance scenic views and the aesthetics of the project and Township from Lakeland Road as per 507.A, Landscaping.
6. The plan should be revised to specifically provide for "underground" irrigation as per §507.A(4)(b), Landscaping.
7. The plans should be revised to provide Landscape Specifications 12.A, on Sheet C-702 to guarantee all plant materials for two (2) years with the following notation as per §507.F(1).
  - a. "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."
8. It's recommended the plans be revised to provide the following additional light poles and luminaires to the existing lighting plan to be consistent with existing and planned lighting spacing along the Black Horse Pike and Davistown/Lakeland Roads as per §508.F.
  - a. The HADCO, PSE&G Signature Series Light Fixture and Pole for Luminaire A including the "GT" brand, banner posts, and an electrical outlet at the following locations as per §508.D, Lighting:
    - i. Black Horse Pike Entrance (2 lights).
      1. One (1) each on either side of entrance.
    - ii. Lakeland Road (3 lights).
      1. One (1) at the pedestrian access, then one (1) eastward towards intersection and one (1) westward on the west side of entrance at a maximum 100-foot spacing.

## 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).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

## VIII. GENERAL COMMENTS

Gloucester Township prepared the "Black Horse Pike Corridor Wayfinding – Streetscape – Development Plan, as prepared by Remington & Vernick Engineers dated May 2016 as a guidance document for future development, which includes the subject property.

The Applicant should address the following recommendations that are applicable to the aforementioned plan.

### STREETSCAPE

1. The plan as submitted provides a ten (10) foot wide concrete sidewalk along both the Black Horse Pike and Lakeland Road as per the proposed Cross Section, Sheet 7 of 18.
2. Provide at least one (1) bench along the Black Horse Pike and Lakeland Road and trash receptacles similar to those provided by the Township (p.4) and Sheet 14 and 15 of 18.
3. Provide a brick pattern at the intersection of the Black Horse Pike and Lakeland Road consistent with the Typical Intersection detail, Sheet 17 of 18.

### WAYFINDING

4. Installation of signage for the "Gloucester Township Multi-Purpose Trail" (p.6).
  - a. The Gloucester Township Public Works Sign Shop may be able to assist in design of wayfinding signage.

### NJ TRANSIT BUS ACCESS

5. Provide a NJ Transit Bus "turn-out" at the existing bus stop so there's "sufficient space for buses to pull completely out of the lane of traffic at the stops" (p. 8) and Sheet 12 an 13 of 18.

## 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 as per §1102, Permits, General, §1103, Zoning Permit.*

## **X. 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, I reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Lidl US Operations, LLC  
 Damien Del Duca, Esq.  
 B.S. Crowder, PE  
 Stephen Boraske, Esq.  
 Steven M. Bach, PE



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

July 22, 2020

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

Re: Lidl US Operations, LLC  
912 S. Black Horse Pike  
Application No.: 201017CMPF



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

**Hydrants:**

1. All hydrants shall be outfitted with 5" Storz connections.
2. To meet the required GPM's for fire suppression, all hydrants shall be supplied by a 10" water main.

**Hydrant Locations:**

1. Next to entrance off Black Horse Pike
2. Entrance off Lakeland Road (inside parking lot on left side next to retention basin)

**Fire Dept. Connections:**

1. For tactical purposes we request that the proposed FDC connection be moved off building and relocated to area of hydrant by retention basins
2. FDC connection and hydrant must be 28'-30' apart.

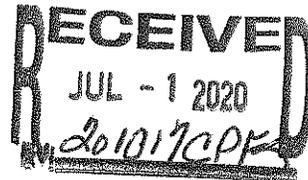
**Fire Dept. Access:**

1. Cement access sidewalk around building (Loading dock and rear of building)

If there are questions, please feel free to contact me.

Respectfully,

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



**RESOLUTION  
GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY  
RESOLUTION APPROVING CONTINGENT FORM "A" APPLICATION,  
LIDL GROCERY STORE,  
912 S. BLACK HORSE PIKE,  
BLOCK 12402, LOTS 12, 13, 14 & 15,  
GLOUCESTER TOWNSHIP, NEW JERSEY**

**R-02-20-23**

**WHEREAS**, a Form "A" application has been submitted to the Gloucester Township Municipal Utilities Authority ("GTMUA"), by Lidl US Operations, LLC, for the proposed construction of a new 29,136 SF grocery store, located at 912 S. Black Horse Pike, also known as Block 12402, Lots 12, 13, 14 & 15, Gloucester Township, New Jersey; and

**WHEREAS**, Joseph T. Brickley, PE, CME, CPWM, of Brick Engineering ("Brick"), by letter dated January 28, 2020, which is attached hereto and made a part hereof, has reviewed the applicant's plans and supporting data and has made certain recommendations as a condition of approval; and

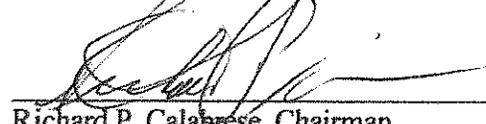
**WHEREAS**, Brick has recommended that the Members of the GTMUA ratify and approve the Contingent Form "A" application for the project subject to certain terms and conditions.

**NOW, THEREFORE, BE IT RESOLVED** by the Chairman and Board Members of the Gloucester Township Municipal Utilities Authority that it hereby approves the Contingent Form "A" application submitted for the proposed construction of a new 29,136 SF grocery store, located at 912 S. Black Horse Pike, also known as Block 12402, Lots 12, 13, 14 & 15, Gloucester Township, New Jersey subject to the terms and conditions set forth in the Brick letter dated January 28, 2020, which is attached hereto and made a part hereof.

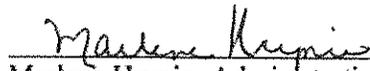
ATTEST:

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

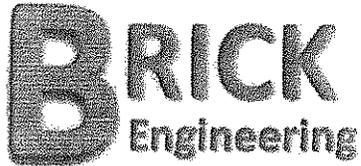
  
\_\_\_\_\_  
Frank Schmidt, Secretary

  
\_\_\_\_\_  
Richard P. Calabrese, Chairman

Certified that the above is a true and correct copy of a Resolution duly adopted by the Gloucester Township Municipal Utilities Authority at its Regular Meeting of February 20, 2020.

  
\_\_\_\_\_  
Marlene Hrynio, Administrative Secretary

Dated: February 20, 2020



January 28, 2020

**Via USPS & Fax**

Gloucester Township MUA  
401 W. Landing Road  
Blackwood, NJ 08012

Attention: Ray Carr  
Executive Director

Subject: **Form A Application**  
**Lidl Grocery Store**  
**912 S. Black Horse Pike**  
**(aka Block 12402, Lot 12, 13, 14 & 15)**  
**Gloucester Township, Camden County**  
**Applicant: Lidl US Operations , LLC**

Dear Ray:

I have reviewed the aforementioned Form A application consisting of:

- Transmittal Letter, by Bohler Engineering dated 1/22/20
- Form A Application, dated 1/14/20
- Survey Outbound Plans, prepared by Control Point

Copies of these documents are on file at the Authority.

The Applicant is proposing to construct a new 29,136 SF Grocery Store. The +/- 5.466 acre site is bordered by Black Horse Pike (US 168) to the east, and Lakeland Road to the south.

Survey boundary plans included limited existing utility information.

Based on the GTMUA's current Rules and Regulations, BE, LLC preliminarily estimates the anticipated wastewater discharge by the proposed facility to be:

**Brick Engineering, LLC**  
321 Bern Street, Riverside New Jersey 08075  
Telephone: 609-820-0106  
NJ Certificate of Authorization #24GA28175100

	Use	Units	Discharge Parameter	Estimated Flow
1	Market	29,136 SF	0.1 gal/day/SF	2,914 gal/day
			Total	2,914 gpd

Based on the information provided, I recommend contingent Form A approval conditioned upon the following being submitted and accepted:

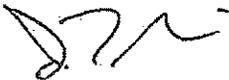
1. The Applicant shall be required to perform flow monitoring of the proposed receiving Authority gravity main and downstream receiving collection system, including pumping station(s) impacted, to establish if there is sufficient excess capacity in the downstream system to receive the estimated discharge flow.

The proposed monitoring program shall be reviewed and approved by the Authority Engineer. All expenses associated with the monitoring program shall be the responsibility of the Applicant. The intent of the study is to determine any needed physical and/or mechanical improvements required to accommodate flows proposed by this development. Any and all associated improvements would be the responsibility of the Applicant.

Upon acceptance of the flow monitoring report, the Applicant will be required to submit a Form F application for consideration for actual connection. The Form F application shall include required documents including but not limited to: utility plans, interior plumbing plans and construction details to support final EDU calculation and approval of construction permit.

Should you wish to discuss the recommendation above do not hesitate to contact me.

Very truly yours,



Joseph T. Brickley, PE, CME, CPWM

cc: Marlene Hrynio, Admin. Secretary  
Howard Long, GTMUA Solicitor  
Tom Lisse, PE, CME, Authority Engineer  
Bohler Engineering, 10000 Midlantic Drive, Suite 410 W, Mt. Laurel, NJ 08054

Lydia



RECEIVED  
JUL - 1 2020  
BY: \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER

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

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

To whom it may concern:

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

Name Black Horse Pike Properties  
Address 912 S. Black Horse Pike  
Block 12402 Lot 12-15

6/30/20  
Date

Maryann Busa  
Asst. Gloucester Township Tax Collector

BWD #1 B

TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL

July 1, 2020

Applicant: **Lidl US Operations, LLC**  
3500 S. Clark Street  
Arlington, VA 22202

Application: # 201017CMPF  
Block: 12402 Lots: 12-15  
Zoned: NC  
Escrow: #14055

LOCATION: 912 S. Blackhorse Pike, Blackwood, NJ

TRANSMITTAL TO:

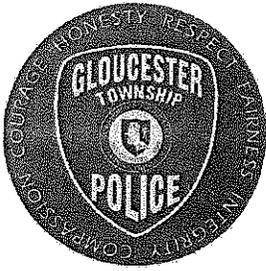
- Steven Boraske, Esq.
- Camden County
- Steven Bach, Bach, Engineer
- Kenneth Lechner, Planner
- Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 1 2 3 4 5 6
- MUA
- Construction
- Traffic/Police

**STATUS OF APPLICATION – 31,042 sq. ft. Lidl Supermarket and Associated Improvements that include 145 Parking Spaces. Minor Subdivision/Preliminary & Final Major Site with Various Variances**

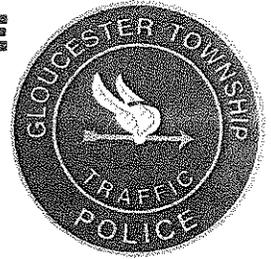
- 1 Copy *Minor Sub/Preliminary & Final Major Site/Architectural Elevations/*
- 1 Copy - *Checklist/Application/Variances*
- 1 Copy - *Refuse & Recycling*
- 1 Copy - *Remedial Grading Plan*
- 1 Copy *Stormwater Management Report & Maintenance Plans*
- 1 Copy - *Traffic Impact Report*
- 1 Copy - *Resolution approving contingent Form "A" Application*

OK 7-21-20 JTK Bldg  
-----  
-----  
-----

SIGNATURE-----



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #201017CMPF – 912 S. BHP, Blackwood, NJ

Block: 12402 Lot: 12-15

- 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

Reviewed By:  Lt. Timtohy R. Kohlmyer #206 Signature:  #206 Date: 7/6/2020



Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Christopher F. Long, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

July 6, 2020

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



Re: Application #201017CMPF  
Lidl US Operations, LLC  
912 S. Black Horse Pike, Blackwood, NJ 08012  
Block 12402, Lots 12 - 15

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "Raymond J. Carr". The signature is fluid and cursive, written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL

July 1, 2020

Applicant: **Lidl US Operations, LLC**  
3500 S. Clark Street  
Arlington, VA 22202

Application: # 201017CMPF  
Block: 12402 Lots: 12-15  
Zoned: NC  
Escrow: #14055

LOCATION: 912 S. Blackhorse Pike, Blackwood, NJ

TRANSMITTAL TO:

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

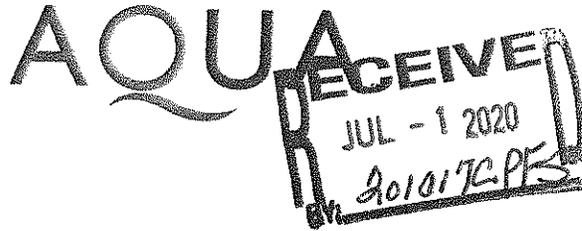
STATUS OF APPLICATION – 31,042 sq. ft. Lidl Supermarket and Associated Improvements that include 145 Parking Spaces. Minor Subdivision/Preliminary & Final Major Site with Various Variances

- 1 Copy *Minor Sub/Preliminary & Final Major Site/Architectural Elevations/*
- 1 Copy - *Checklist/Application/Variances*
- 1 Copy - *Refuse & Recycling*
- 1 Copy - *Remedial Grading Plan*
- 1 Copy *Stormwater Management Report & Maintenance Plans*
- 1 Copy - *Traffic Impact Report*
- 1 Copy - *Resolution approving contingent Form "A" Application*

★ LIDL STORE - LOT 13 #900 SBHP (CONSOL 14 + p/6 15)  
SECOND VACANT TRACT - LOT 12 #800 SBHP  
(CONSOL 12 + p/6 15)

SIGNATURE

*[Handwritten Signature]* 7/1/20



Bruce Boyer  
Sr. Permit Specialist  
Bohler Engineering  
30 Independence Blvd.  
Suite 200  
Warren, New Jersey 07059

May 1, 2020

RE: 912 South Black Horse Pike  
Block 12402, Lots 12 to 15  
Gloucester Township, Camden County

Dear Mr. Boyer:

Aqua New Jersey, Inc. is franchised to supply water utility service to the above referenced project/property and is willing to provide service based on a 31,042-sf grocery store. At the present time, we are unaware of any moratorium or restriction on new water service connections in Gloucester Township.

This project requires an extension of the water distribution system. Enclose is our New Business Package to guide you through the process. Please fill all necessary forms and return to this office with a set of construction plan for Aqua NJ review.

If you have any questions, please feel free to call on me.

Sincerely,

**AQUA NEW JERSEY, INC.**

A handwritten signature in cursive script that reads 'Lasting G. Wea'.

Lasting G. Wea  
Engineering Tech