

Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, August 12, 2020  
7:00 P.M.

Agenda

**Salute to the Flag  
Commencement Statement**

**General Rules**

Meeting will start at 7:00P.M.

No applications will be heard after 09:30P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, July 22, 2020*

**RESOLUTIONS FOR MEMORIALIZATION**

#182039DCPFMSP  
Hutton Gloucester NJ ST, LLC

Prelim & Final Major Site Plan  
Block: 18103 Lot: 7.01

#202018CMPFMS  
Garden State Storage LLC

Bulk C, Minor SubDiv, Prelim & Final Major SitePlan  
Block: 14701 Lot: 1 & 12

#202013C  
Lindsey Sampolski Siano

Bulk C Variance  
Block: 10304 Lot: 1

#202015C  
John & Jocelyn Villegas

Bulk C Variance  
Block: 12407 Lot: 1

#202016C  
Debbie Bovio

Bulk C Variance  
Block: 15821 Lot: 15

## APPLICATIONS FOR REVIEW

#202008CDCUPFMSP

Provco Pinegood Erial Clementon, LLC

Zoned: NC

Prelim & Final Major Site Plan

Conditional Use, Bulk C & Use D Variances

Block: 16401 Lot: 1,2,3,4, & 42

Location: 1990 New Brooklyn –Erial Rd &  
2071, 2077 & 2085 Erial Clementon Rd

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

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#202010C

Mark Morozin

Zoned: R3

Bulk C Variance

Block: 15806 Lot: 5

Location: 101 Monticello Dr., Erial

24' x 24' wood deck 11" off ground w/3' S setbacks

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#202019C

John Conway

Zoned: R3

Bulk C Variance

Block: 12007 Lot: 6

Location: 512 Carol Ave., Blackwood

Oversize wood shed 20' x 10' w/setbacks

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 22, 2020**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mrs. Chiumento</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Present</b>
<b>Mr. Acevedo</b>	<b>Absent</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Absent</b>
<b>Mrs. Kelly</b>	<b>Absent</b>
<b>Chairman McMullin</b>	<b>Present</b>

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

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Mr. Rosetti will sit in for Mr. Acevedo.

**MINUTES FOR ADOPTION**

**Zoning Board Minutes Wednesday July 8, 2020.**

**A motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Mrs. Chiumento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Minutes Approved.**

**APPLICATIONS FOR REVIEW**

**#202013C**

**Lindsey Sampolski Siano**

**Zoned: R3**

**Bulk C Variance**

**Block: 10304 Lot: 1**

**Location: 439 Good Intent Rd., Blackwood  
Wood Front Porch 8' x 16'**

Mr. Costa swears in Ms. Sampolski.

Ms. Sampolski states they are replacing a concrete pad with a smaller wood deck. Right now, they don't have a front entrance into their home. The deck is 8' x 16'.

Mr. Lechner states the setback is 17' vs the required 30'.

Open to the Public:

No Comments:

Open to the Professionals:

No Comment:

**A motion to Approve the above-mentioned application was made by Mr. Scarduzio and seconded by Mr. Bucceroni.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#202015C**

**John & Jocelyn Villegas**

**Zoned: R3**

**Bulk C Variance****Block: 12407 Lot: 1****Location: 710 Linda Ave., Blackwood****Oversize Wood Shed 16' x 20' w/setbacks**

Mr. Costa swears in Mr. and Mrs. Villegas.

Mr. Villegas states they want to get a 320 sq. ft. shed with an 18' front yard setback.

Ms. Villegas states they need a bigger shed for lawn storage.

Mr. Villegas states they don't have a basement and need the extra storage.

Mr. Costa questions the front yard setback for a shed.

Mr. Lechner states it is a corner property with 2 front yards. He asks if they have another shed if they are going to keep it.

Mr. Villegas states "yes, we have another shed and they are going to keep it." The current shed, that is staying, is 8' x 10'.

Mr. Lechner states the applicant will need a variance for the second shed too.

Open to the Public:

No Comments:

Open to the Professionals:

No Comment:

**A motion to approve the above-mentioned application, with the addition of the second shed variance, was made by Mr. Rosati and seconded by Mrs. Chiumento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#202016C**

**Debbie Bovio**

**Zoned: SCR**

**Bulk C Variance**

**Block: 15821 Lot: 15**

**Location: 30 Chrissy Way, Erial**

**Deck 32' x2 12' w/setbacks**

Mr. Costa swears in Ms. Bovio.

Ms. Bovio states they already have a deck and they are going to replace it. The new deck is twice the size and will be built with "trek like" material.

Mr. Costa asks if there will be a roof on the deck.

Ms. Bovio states: "no, roof."

Mr. Costa asks if there will be steps.

Ms. Bovio states "yes, there will be steps on the side."

Open to the Public:

No Comments:

Open to the Professionals:

No Comment:

## **#202018CMPFMS**

**Garden State Storage LLC**

**Zoned: HC**

**Bulk C, Minor SubDiv., Prelim & Final Major Site Plan**

**Block: 14701 Lot: 1 & 12**

**Location: 2530 Sicklerville Rd., Sicklerville**

**Proposed Minor/ Subdiv. and self-storage Facility.**

Mr. Wade (ESQ.):

Mr. Wade explains the application for the self-storage facility was approved w/conditions in October 2019. The new applicant is coming before the board w/site plans and a request for a subdivision.

Mr. Costa swears in: Mr. Bruce McKenna (engineer), Mr. Joe Evangelista (owner), Mr. Addison Bradley (planner), and Mr. Jason Vico (architect).

Mr. McKenna:

**A1 – Site Plan**

This is a 5 ½ acre site we would like to divide into one 4-acre lot and a 1 ½ acre lot. The 4-acre lot will be for the storage facility w/ a 3 story building and 4 or 5 other smaller storage buildings.

- The buildings total floor ratio is .68,
- They have mirrored the site as requested by the neighbors at the last approval.
- They are asking for relief on the maximum building coverage because it will all be storage. There will be no retail.
- Maximum lot coverage: increase of impervious coverage,
- Parking lot area is set back because of its location. There will only be 1 or 2 employees and they won't be parking in the parking spaces.
- Design waiver for offsite parking,
- Waiver request for a refuse recycle area. Usually we designate one of the front buildings as trash. In addition, we have trash barrels by the storage units. Your trash is supposed to leave with you.
- No dumpsters since the trash is leaving w/the tenant. It also cuts down on people cleaning out their unit and leaving big pieces of furniture behind for the trash trucks. Just cuts down on a big mess accumulating.
- There is a security deposit if anyone leaves a mess behind.
- Requesting a waiver for sidewalks, there are no sidewalks on that side of Sicklerville Road.

Mr. Vico (architect):

A2 Rendering Building Elevation:

- The signage has an allocated space,

Mr. Mellett asks about the one-story buildings.

Mr. Vico states the drop-in units and try to match neutral colors.

Mr. Mellett states the units must match so they look nice to the adjacent properties.

A3- Landscape Buffer Detail:

- Mr. McKenna states part of the lot is 5' to 7' below grade. So, you'll just see the top of the building.

Mr. Mellett states the trees are on the landscape plan but not on the site plan.

Mr. McKenna states it is there along the easement.

Mr. Lechner requests the landscape trees be identified on the site plan with details.

Mr. McKenna states the 25' buffer will have typical species planted.

Mr. Lechner states it has to be on the site plan shown w/graphic detail.

**Mr. Wade offers that the planners landscaping be made a condition\*\***

Mr. Mellett states there should be plantings everywhere w/in the 25' buffer zone w/the exception of the easement area.

Mr. McKenna states there are plantings along the upper level.

Mr. Mellett asks to address the privacy fence.

Mr. McKenna states there will be a fence along the easement and around the entire site.

Mr. Mellett asks the color of the buildings.

Mr. McKenna states the buildings are usually a light color with black &/or gray. The smaller buildings will emulate the larger building.

Vice Chairman Simiriglia asks a question about the buildings on the slope.

Mr. McKenna states the larger building will be on a 1 ½ slope. The larger building will not be exposed, you'll see part of the roof.

Mr. McKenna discusses the retaining wall. Usually the cost and economy of scale would equal a concrete wall. They will be using segmental block.

- 10' and 5' elevation differentials, they have to pick an elevation,
- Retaining wall will be from 2' to 5',
- Segmental wall block, like EP Henry.

Mr. Mellett:

- The aesthetics are addressed,
- Given the proximity of walls to the easement,
- GEO grid – 8' to 12' back grid needs to be determined. Could encroach on ROW and utilities,
- Take a better look at the basin.

Mr. Mellett states he has no conflict with the easement or GEO wall from edge to edge.

Mr. McKenna states he has to work out the details with the County.

Mr. Wade asks to get at least the preliminary approval and address drainage and retaining wall at a later date.

Mr. Vico states the height is exceeded in some areas, the parapet walls are higher to hide A/C units and mechanics.

Vice Chairman Simiriglia asks if the operation is 24 hours.

Mr. Wade states "no, to 11pm."

Vice Chairman Simiriglia asks if there is lighting in the units.

Mr. Evangelista state "yes, there is lighting in the units."

Mr. Lechner's report:

Mr. McKenna discusses light for the parking lot and possible locations for the signs.

Mr. Lechner states the issue is that the parking is required to be lighted.

Mr. McKenna states they will use pole lights for the parking lot.

Mr. Lechner asks if there will be underground irrigation.

Mr. McKenna states that will be no problem.

Mr. Lechner is not in favor of the split rail fence around the basin. Along the front he suggests "estate style" or equestrian fencing. It looks nicer and stands up better to the elements. It would be safer around the basin too.

Mr. Mellett states a 6' to 7' hole (basin) should have a fence.

Mr. McKenna states the fence will be a privacy fence either 6' vinyl or board on board. He also points out there is a 10' easement if sidewalks are wanted at a later date.

Mr. Mellett

1. Traffic impact and will defer to county,
2. Waiver turning diagram; SU 30 truck. His concern is fire access. The Fire Marshall should provide insight and if access is needed.

Mr. McKenna states they are providing 3 fire hydrants which will only require 800' of hose. This removes the worry of a hydrant being far away. The hose hookups will be on the side of the buildings.

Mr. Mellett asks for the rational on the trash.

Mr. McKenna states the trash truck will have no problem getting to the trash because it will be in the front of the site.

Mr. Mellett suggests a cross access easement to the smaller lot (small subdivision request) to remove the need for another driveway on Sicklerville road.

Mr. Wade states it is the same owner, so that is a possibility.

Mr. Mellett states the drainage and retaining walls are the biggest concerns and that some of the variances may change.

They will need further engineering. He recommends only Preliminary Approval at this point.

Open to the Public:

No Comments:

Open to the Professionals:

No Additional Comment:

**A motion to approve subdivision, waiver, Preliminary site plan, variances: building height, lot coverage, setback, basin in buffer was made by Mr. Rosati and seconded by Mr. Scarduzio.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**A motion to Adjourn was made by Mr. Scarduzio and seconded by Mrs. Chiuimento.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 182039DCPFMSP**

**Hutton Gloucester NJ ST, LLC**

**Block 18103, Lot 7.01**

**WHEREAS**, Hutton Gloucester NJ ST IS the owner of the land and premises located at 810 New Brooklyn Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for preliminary and final site plan ,bulk variances for parking setback 14.83' required 35', 2 free-standing signs , 1 required, height of 7.83' on Berlin Cross Road and New Brooklyn 6' required and façade signs 4 required 2, area West elevation 40.6 sq. ft. 32.66 required and North elevation 52.44 not permitted and East elevation 67.72 sq. ft. required and Waivers for loading area, grading waiver of less than 5' to property line and 3 to 1 sloping instead of the required 4 to permit a 4600 express car wash for the property located upon Block 18103, Lot 7.01, as shown on the Official Map of the Township of Gloucester, located in a OF Zone, said application being represented by Laura D'Alessandro ,Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 8, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Hutton Gloucester is the owners of the land and premises located at 810 New Brooklyn Road in the Sicklerville section of Gloucester Township, New Jersey, as

shown on Block 18103, Lot 7.01, on the Official Tax Map of the Township of Gloucester, located in an OF Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified A Use variance was granted in September 2018. Neil Porto, a Professional Engineer, testified the property is a corner property and explained ingress and egress, he explained the storm water basin and retaining wall. He stated the property is 3.6 acres of which 1.3 are developable and the wetlands are to the North. He said they are following the existing contours and would need DEP approval to go into the wetlands. They have 18 parking stalls and only 4 employees at one time. He explained the need for the variances and waivers. The applicant agreed with all the comments in Mr. Lechner's report of June 9, 2020 and Jim Mellett's report of July 1, 2020 except for the requested waivers. At this point because of Mr. Mellett's request that he needed to see more details regarding drainage, the applicant withdrew the request for final site plan approval. Introduced into evidence were A-1, an overall aerial site plan, A-2, site drainage and grading plan and A-3, a sign package.

Ben Carroll, the Project Manager, testified they have 30 carwashes in the United States that operate seven days a week from 8 to 8, have a maximum of 3 to 5 employees at one time and deliveries are by FedEx or box trucks. He agreed as a condition of approval that the company will provide a small masonry wall for a sign welcoming to Gloucester Township.

Nathan Mosley, a Traffic Engineer, testified there would be no change in the level of service and no impact on the level of disturbance and no significant impact to the area.

5. Two neighbors expressed concern about polluting the well and flooding, however, the concerns were adequately addressed by the professionals.

**UPON MOTION** duly made and seconded to grant the applicant preliminary site plan only, a the aforesaid variances and waivers, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8 the day of July, 2020, the applicant Hutton Gloucester NJ ST, LLC IS hereby granted the aforesaid preliminary site plan, variances and waivers for the property located upon Block 18103, Lot 7.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Carmen Scarduzzio Yes

Arlene Chiumento Yes

Rich Rosetti Yes

Frank Simiraglia Yes

Kevin Bucceroni Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of August, 2020.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 202018CMPFMS**

**Garden State Storage LLC**

**Block 14701, Lots 1& 12**

**WHEREAS**, Garden State Storage is the contract purchaser of the land and premises located at 2530 & 2580 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Minor sub-division for the property located upon Block 14701, Lots 1 & 12, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by John Wade Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 22, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Garden State Storage is the contract purchaser of the land and premises located at 2530 & 2580 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 14701, Lots 1 & 12, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Bruce McKenna, a Professional Engineer, who testified the site is 5.5 acres and he applicant is proposing to divide the lot into a 4 acre lot for the self-storage units and the remaining 1.5 acres for future development.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a Minor subdivision, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of July, 2020, the applicant Garden State Storage is hereby granted the Minor subdivision for the property located upon Block 14701, Lots 1& 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant complying with the aforesaid conditions and subdivision approval.

**ROLL CALL:**

**LIST NAMES**

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Arlene Chiumento	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of August, 2020.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 202018CMPFMS**

**Garden State Storage LLC**

**Block 14701, Lots 1& 12**

**WHEREAS**, Garden State Storage is the contract purchaser of the land and premises located at 2530 & 2580 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary and final site plan, bulk variances for building coverage 36.2% required 15%, lot coverage 68.4% required 50%, buffer 12' required 25' parking 12 spaces 14 required building height 38.4' required 35' and waivers for refuse/recycling area and sidewalks and floor area ratio not to exceed 0.746 for the property located upon Block 14701, Lots 1 & 12, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by John Wade Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 22, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Garden State Storage is the contract purchaser of the land and premises located at 2530 & 2580 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 14701, Lots 1 & 12, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Bruce McKenna, a Professional Engineer, who testified the applicant is proposing to construct approximately 64,050 square feet of self-storage consisting of one (1) three story building of 53,350 sq. feet and five one story units of approximately 31,600 sq. feet and a floor area ratio of 0.693. He explained the buildings, height of the units and topography of the land. He also explained the buffering around the site, parking and there would be no outside storage. He went on to say this use is less intense than permitted uses and there is no noise or problems associated with lighting. Introduced into evidence were A-1 Site Plan Aerial, A-2 Rendering, and A-3 Landscaping buffering plan. He agreed as a condition of approval he would meet with Mr. Lechner for his approval of the Landscaping plan and fencing on the easement near the neighbors. He explained the variances are needed due to nature of the self-storage facility and this use is less intense than permitted uses. Because of drainage issues he withdrew his request for final site plan approval.

Jason Bigo, a Professional Architect, described the buildings and said the 3 story building would be steel, metal and glass and the 1 story buildings would be pre fabed and any signs would meet the ordinance or they would need to come back to the Board for variances.

5. There were no objections to the application .

**UPON MOTION** duly made and seconded to grant the applicant a Preliminary site plan the aforesaid bulk variances and waivers, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of July, 2020, the applicant Garden State Storage is hereby granted the aforesaid Preliminary site plan, variances and waivers for the property located upon Block 14701, Lots 1& 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant complying with the aforesaid conditions and subdivision approval.

**ROLL CALL:**

**LIST NAMES**

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Arlene Chiumento	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of August, 2020.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 202013C**

**Lindsey Sampolski Siano**

**Block 10304, Lot 1**

**WHEREAS**, Lindsey Sampolski Siano is the owner of the land and premises located at 439 Good Intent Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a bulk variance to permit a 8' x 16' porch 17' from the front property line instead of the required 30' for the property located upon Block 10304, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 22, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Lindsey Sampolski Siano is the owner of the land and premises located at 439 Good Intent Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10304, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she is replacing the 8x16' porch over an existing concrete pad in order to have a front entrance to the house.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a the aforesaid variance, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of July, 2020, the applicant Lindsey Sampolski Siano is hereby granted the aforesaid variance for the property located upon Block 10304, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Carmen Scarduzzio Yes

Arlene Chiumento Yes

Rich Rosetti Yes

Andy Roasti Yes

Kevin Bucceroni Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of August, 2020.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 202015C**

**John & Jocelyn Villegas**

**Block 12407, Lot 1**

**WHEREAS**, John and Jocelyn Villegas are is the owners of the land and premises located at 710 Linda Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a bulk variance to permit a 16' x 20' residential tool shed 320 sq. feet instead of the required 168 sq. ft., 18.5' in the front yard instead of the required 30' and to have 2 sheds instead of the required 1 for the property located upon Block 12407, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 22, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants John and Jocelyn Villegas are the owners of the land and premises located at 710 Linda Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12407, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a corner lot and he needs the additional shed for storage of his tools and personal items. He agreed that there will be no commercial uses of the sheds.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a the aforesaid variances, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of July, 2020, the applicants John and Jocelyn are hereby granted the aforesaid variances for the property located upon Block 12407, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 202016C**

**Debbie Bovio**

**Block 15821, Lot 15**

**WHEREAS** ,Debbie Bovio is the owner of the land and premises located at 30 Chrissy Way in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a bulk variance to permit a 12' x 32' deck 2.6' from the rear property line instead of the required 10' for the property located upon Block 15821, Lot 15, as shown on the Official Map of the Township of Gloucester, located in a SCR- Zone, said application being pro se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 22, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Debbie Bovio is the owner of the land and premises located at 30 Chrissy Way in the Erial section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 15, on the Official Tax Map of the Township of Gloucester, located in an SCR- Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.
4. After being sworn, the applicant testified she is replacing the existing 12' x 16' deck with a new 12' x 32' deck.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a the aforesaid variance, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of July, 2020, the applicant Debbie Bovio is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 15 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Carmen Scarduzzio Yes

Arlene Chiumento Yes

Rich Rosetti Yes

Andy Roasti Yes

Kevin Bucceroni Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of August, 2020.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**



Churchill Consulting Engineers  
344 North Route 73, Suite A, Berlin, NJ 08009  
Phone 856-809-4250 Fax 856-767-0272  
E-mail jmellett@churchillengineers.com

July 1, 2020

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Department of Community Planning and Development  
Gloucester Township  
Chews Landing Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012

Re: Provco Pinegood Erial Clementon, LLC (Wawa)  
Preliminary & Final Major Site Plan  
Conditional Use, Use "D" Variance and Bulk "C" Variance  
1990 New Brooklyn Erial Road  
Block 13779, Lots 1, 2, 3, 4 & 42  
Gloucester Township, NJ  
Application No. 2020008CDUPFMSSP  
Our File No.: GX20002-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated March 2, 2020;
- B. Township of Gloucester Land Development Application;
- C. The Township of Gloucester Township Land Development Ordinance Submission Checklist;
- D. A Traffic Impact Study for Wawa. prepared by Traffic Planning & Design, Inc., dated October 25, 2019;
- E. An Environmental Impact Statement for Provco Pinegood Erial Clementon. LLC, prepared by Bohler, dated January, 2020;
- F. A Stormwater Management Report for Proposed Wawa Food Market, prepared by Bohler, dated January, 2020;
- G. A Stormwater Management Facilities Operations & Maintenance Manual for Proposed Wawa Food Market, prepared by Bohler, dated January, 2020
- H. A plan entitled "ALTA/NSPS Land Title Survey" for Wawa, prepared by Control Point Associates, Inc., dated November 25, 2019;

- I. A set of plans entitled "Preliminary & Final Site Plan for Provco Pinegood Erial Clementon, LLC Wawa Food Market and Fueling Station, prepared by Bohler dated January 8, 2020, including:
  - a) C-01 of 15, Cover Sheet;
  - b) C-02 of 15, Demolition Plan;
  - c) C-03 of 15, Site layout Plan;
  - d) C-04 of 15, Grading Plan;
  - e) C-05 of 15, Drainage & Utilities Plan;
  - f) C-06 of 15, Landscape Plan;
  - g) C-07 of 15, Landscape Notes & Details Sheet;
  - h) C-08 of 15, Soil Erosion & Sediment Control Plan;
  - i) C-09 of 15, SESC Notes & Details;
  - j) C-10-13 of 15, Detail Sheet;
  - k) C-14 of 15 , Storm Sewer Profiles;
  - l) C-15 of 15, ADA Grading Plan;
  - m) Sheet 1 of 2, WB 50 Fuel Truck Turning Exhibit;
  - n) Sheet 2 of 2, WB 50 Delivery Truck Turning Exhibit;
  - o) Sheet 1 of 2, Lighting Plan;
  - p) Sheet 2 of 2, Lighting Details;

We offer the following comments with regard to the above information:

**I. Project Description**

1. The applicant is seeking a variance of a Conditional Use, with preliminary and final major site plan approval to construct a 5,585 sq. ft. Wawa convenience store with fueling stations and associated site improvements.
2. The project site is located on the southeast corner of Erial-New Brooklyn Road (C.R. 706) and Erial-Clementon Road (C.R. 703).

3. The project is located on Block 16401, Lots 1, 2, 3, 4 & 42 as shown on the Township of Gloucester Tax Map.
4. Block 16401, Lots 1 & 42 is the existing site of "Royal Bank America" with existing site improvements.
5. Block 16401, Lots 2, 3 & 4 each have existing dwellings and are located along Erial-Clementon Road.
6. The plan set includes a demolition plan of the Royal Bank America building, the three single family dwellings and all associated site improvements.
7. The subject property is located within the Neighborhood Commercial (NC) Zoning District.

## **II. Land Use / Zoning**

1. The property is located within Neighborhood Commercial (NC) District.
2. The purpose of the NC - Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.
3. Convenience Stores and Gasoline Service Stations are listed within the conditional use section of the NC zoning district. Section 416(D)(5) of the Gloucester Township Land Development Ordinance (Ordinance) lists the following conditions:
  - a. The minimum lot size shall be 60,000 sf.
  - b. Drive-thru facilities shall be limited to a capacity of six vehicles.
  - c. The requirements of §507.B. must be met with the exception that the buffer shall be 35 feet.
  - d. If combined with motor fuel dispensers, the following criteria shall apply:
    - (1) The minimum distance from a motor fuel pump and the nearest parking space shall be 30 feet.
    - (2) The closest portion of a motor fuel canopy shall be a minimum of 20 feet from a right-of-way line.
    - (3) No more than four motor fuel dispensers shall be permitted.
    - (4) The requirements of §507.B. must be met with the exception that the buffer shall be 35 feet.

(5) When combined with motor fuel dispensers, a convenience store shall not exceed a total gross floor area of 3,200 square feet, unless it meets the following additional criteria:

- (a) The minimum lot size shall be increased to three (3) acres.
  - (b) Drive-thru facilities shall have a minimum capacity of seven vehicles.
  - (c) Public rest rooms shall be provided.
  - (d) The requirements of §507.B. must be met with the exception that the buffer shall be 50 feet.
4. The applicant has listed all the proposed bulk requirements on sheet C-03, "Site Layout Plan" and is seeking a Conditional Use Variance, several Use "D" Variances, and several Bulk "C" Variances.
  5. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
  6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
  7. The applicant should provide a description of the proposed uses and operations of the proposed building and structures.

### **III. Waivers and Variances**

1. The applicant is requesting several Bulk "C" Variances and Sign Variances.
2. It appears that the applicant is not requesting any design or checklist submission waivers.
3. The requested variances are listed on plan sheet C-03 of 15.
4. Our office defers review of all variances as well as conformance with the area, yard and bulk requirements of the Ordinance to your office.

### **IV. Traffic and Parking**

1. The applicant is proposing to demolish the existing bank building, the three single family dwellings, driveway access to all the subject properties, as well as all on site associated improvements.
2. The applicant is proposing ingress/egress driveways to the site from Erial-New Brooklyn Road (C.R. 706) and Erial-Clementon Road (C.R. 703).

3. The applicant is proposing one new ingress/egress driveway onto Erial-New Brooklyn Road and two new ingress/egress driveways onto Erial-Clementon Road. This would need to be reviewed and approved by the Camden County Engineering Department as Erial-New Brooklyn Road and Erial-Clementon Road are both County roadways.
4. The applicant has provided a schedule of the proposed parking requirements. The applicant indicates that the required number of parking is one (1) space per 200 sq. ft. of GFA.  $5,585/200 = 28$  spaces required.
5. In accordance with Section 510 of the Ordinance, the required parking for a "Convenience Store" is five spaces for each 1,000 square feet of gross floor area (GFA). Also, "Other commercial uses not specified" (Fuel Station) is six spaces for every 1,000 square feet of GFA. The proposed Wawa has a total of 5,585 sq. ft. GFA. The Fuel Station has the larger requirement. Therefore, the project requires 34 parking spaces, detailed below:
  - a. Conv. Store Parking =  $(5,585 \text{ SF GFA}/1,000 \text{ SF}) * 5 \text{ spaces} = 28$  parking spaces required;
  - b. Fuel Station Parking =  $(5,585 \text{ SF GFA}/1,000 \text{ SF}) * 6 \text{ spaces} = 34$  parking spaces required;
  - c. The submitted plans propose a total of 55 parking spaces.
6. As is typical for most Wawa convenience stores with fueling stations, the applicant is not proposing parking areas for oversized vehicles. This should be addressed.
7. Ordinance Section 415.D.2.c.5.d requires a minimum buffer of 50 feet to an adjoining residential use. The applicant is proposing 4.7 feet. The applicant is requesting a waiver of this requirement.
8. Ordinance Section 415.F requires a minimum 10 foot parking area setback from a side property line. The applicant is proposing 4.7 feet. The applicant is requesting a waiver of this requirement.
9. Ordinance Section 415.D.2.c.4 requires a maximum number of 4 fuel dispensers. The applicant is proposing 8 fuel dispensers. The applicant is requesting a waiver of this requirement.
10. The submitted traffic impact study was prepared to investigate the potential traffic impacts of the proposed Wawa convenience store with fueling stations on the existing roadway network. The study concludes, "under projected (build) conditions with development of the proposed site, the off-site signalized study area intersection will operate at overall ILOS B during the studied time periods. Furthermore, the queuing at the signalized intersection will not impact the site driveway operations".

11. The site access was evaluated utilizing a WB-50 truck, entering and exiting Erial-New Brooklyn Road and Erial-Clementon Road. It appears that the movements shown will not impact proposed access driveways or any on-site parking or site improvements.
12. The applicant should discuss all proposed loading, deliveries, fueling and operations, e.g., hours, frequency, types of vehicles which would access the site, etc.
13. The existing sidewalk and ramps at the intersection of Erial-New Brooklyn Road and Erial-Clementon Road do not appear to be up to current requirements for barrier free ramps. Replacing existing ramps, curbs and sidewalk with conforming barrier free ramps should be included on the Site Plan set.
14. Areas of existing sidewalk along Erial-New Brooklyn Road and Erial-Clementon Road are in poor condition, and the applicant is not proposing replace sidewalk in these areas. We recommend that new sidewalk be provided along all roadway frontages adjacent to the project site.
15. The applicant should address Refuse/Recyclable Storage Areas in accordance with Ordinance Section 510.L.
16. No fire lanes are shown on the plans. We defer review of the plans as it relates to access for emergency vehicles to the Fire Chief Township EMS Director. The applicant should submit plans to the Township Fire Chief and the Township EMS Director for review and comment.

## **V. Grading and Drainage**

1. A proposed Stormwater conveyance system will collect runoff from the proposed building, impervious and landscaped areas, and redirect it to a proposed aboveground infiltration/detention stormwater basin located near the intersection of Erial-New Brooklyn Road and Erial-Clementon Road.
2. The proposed stormwater basin will be approximately eight feet deep with an anticipated water depth of six feet during a 100-year storm. The basin will be constructed with 3:1 slopes adjacent to the roadways and an eight feet tall retaining wall adjacent to the parking and driveway areas.
3. The proposed stormwater basin is proposed to be enclosed with a four foot high chain link fence. In lieu of a chain link fence, we ask the applicant to consider enclosing the basin with a four foot high vinyl, ranch rail type fence with 2" x 2" wire mesh to be consistent with the other fencing surrounding the project.
4. The applicant is proposing stormwater outlet structures within the proposed stormwater basin that will connect and discharge into the existing stormwater system located within Erial-New Brooklyn Road and Erial-Clementon Road. Ordinance Section 502.C indicates that no stormwater or natural drainage which originates on

the property shall be diverted across property lines unless transported in an approved or existing drainage system. These connections will need to be reviewed and approved by the Camden County Engineering Department as Erial-New Brooklyn Road and Erial-Clementon Road are both County roadways.

5. Ordinance section 506.A.7 indicates that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property. Based on review of the proposed site grading it appears that there will be grading within five feet of the property line. This should be addressed.
6. Ordinance section 506.A.11 indicates retaining walls greater than three (3) feet in height, or walls supporting vehicle loads, shall only be allowed when the design has been approved by the reviewing agency engineer. The plans indicate that the proposed retaining wall around a portion of the basin shall be designed by others. The applicant should provide design drawings for the retaining wall for review and approval.
7. Ordinance Section 517.C.5 requires that pipelines are constructed more than ten feet from existing or proposed trees. Based on review of the proposed drainage plan & landscape plan it appears that there are pipelines proposed to be constructed within ten feet of proposed trees. This should be addressed.
8. The stormwater management report indicates that the proposed stormwater management system has been designed with provisions for safe and efficient control of stormwater runoff in a manner which will not affect the existing drainage patterns found in the surrounding areas. It appears that the proposed development satisfies the Township, County and NJDEP criteria for peak runoff rates and storm frequencies and meets NJDEP and Township criteria for annual recharge, water quality and TSS removal.
9. The applicant has submitted a Stormwater Management Facilities Operations & Maintenance Manual that outlines the required routine inspection and maintenance of the stormwater management facilities including, aesthetic, preventative and corrective measures.
10. Ordinance Section 506.C.1 indicates that prior to issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevations and centerline of swale elevations. A note should be added to the plans to meet this requirement.
11. Ordinance Section 506.C.2 indicates that the application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built

plans within five business days following receipt of a written request for same. A note should be added to the plans to meet this requirement.

12. The proposed infiltration/detention basin is designed to drain within 13.8 hours, complying with the requirement in Ordinance Section 517.J.1.
13. The Stormwater Management Report, Section 3.1.1 mentions that runoff will be directed to the proposed aboveground / underground basins. However, the site plans and calculations only reference an aboveground basin. This should be clarified.
14. The Delmarva unit hydrograph (DUH) was used for the stormwater calculations. According to the Natural Resources Conservation Service (NCRS) Technical Bulletin 2018-4, DUH may be used in portions of NJ generally contained within the Coastal Plains region, if certain conditions are met throughout the watershed. Applicant should provide support for the use of the DUH for this project in the Stormwater Management Report.
15. The Storm Sewer Tabulation for Storm Sewer Design does not include the Allowable Flow Velocity for the proposed pipe slopes and dimensions. This information should be submitted for review.
16. The outlet structure details on page C-13 of the provided plan set include trash racks over the orifices, however a trash rack detail is not provided. This should be provided, and trash racks should comply with Ordinance Section 517.M.1 and 517.M.2.
17. The Geotechnical Report was not provided for this review, and the Stormwater Management Report does not include soil boring logs and permeability testing to support the depth to groundwater claims. This information is necessary to confirm whether the basin design conforms to NJDEP standards for infiltration/detention basins. Applicant should provide Geotechnical Report or soil boring logs to confirm depth to groundwater and soil permeability.
18. Ordinance Section 517.J.5 requires that detention/infiltration systems be scarified and re-seeded regularly, at an interval not to exceed 5 years. Applicant should revise the Operations and Maintenance Manual to comply with this requirement.

## **VI. Buffering, Landscaping, and Lighting**

1. The applicant has provided a Landscaping Plan. The landscaping plan proposes shade trees, evergreen trees, ornamental trees and shrubbery.
2. Ordinance Section 507A.4.b indicates that an underground irrigation system shall be provided. The applicant is proposing an irrigation system in accordance with the specifications of the Township.
3. Ordinance Section 507A.5.b indicates that Street trees shall also be installed between the curb and sidewalk providing a grass area of at least six (6) feet in width is

provided. Otherwise, street trees shall be installed five (5) feet behind the sidewalk. There are no proposed street trees proposed along the street frontage. The applicant is requesting a waiver of this requirement.

4. Ordinance Section 507B.3 indicates that the buffer area shall be a minimum of twenty-five (25) feet in width. The applicant is proposing a minimum buffer area of approximately four feet. The applicant is requesting a waiver of this requirement.
5. The applicant is proposing six foot high "board on board" fencing along the easterly and southerly property lines. In lieu of a board on board fence, we ask the applicant to consider six foot vinyl privacy fencing be provided to be consistent with the other fencing surrounding the project.
6. The applicant has provided a Lighting Plan. Proposed lighting consists of typical LED lighting mounted on 20.5' high poles along with several building mounted lights to illuminate the proposed parking and pedestrian walkways.
7. Ordinance Section 508.F.2 indicates that the maximum average illumination on the pavement within the parking lot shall not exceed two foot candles. Higher levels may be considered for that portion of a lot under service canopies. The applicant is proposing average illumination of 2.96 foot candles. The applicant is requesting a waiver of this requirement.
8. Ordinance Section 508.F.4 indicates that a maximum of 0.25 lumens is permitted at any property line or right-of-way, and that at no time shall the light source be visible from adjacent properties. Some portions of the property boundary exceed this limit. This should be addressed.
9. We defer further review of buffering, lighting and landscaping to your office.

## **VII. Miscellaneous**

1. It should be noted that our office did not review any aspect of the proposed water or sanitary sewer improvements. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.
2. It appears that the project will require approval from the Camden County Planning Board and Camden County Soil Conservation District. Copies of the approval should be provided to our office once received.
3. The applicant should discuss other approvals currently being sought and the status of those approvals.
4. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.

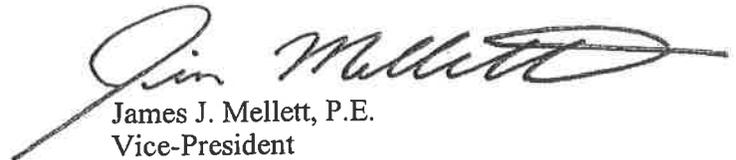
Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Wawa at Erial-Clementon Road  
July 1, 2020  
Page 10 of 10

5. We defer all review of signage issues and variances as well as conformance with the requirements of the Ordinance to your office.
6. We reserve the right to provide further review of construction details upon submission of revised plans.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

If you have any questions or require additional information, please feel free to contact our office.

Very truly yours,  
Churchill Consulting Engineers



James J. Mellett, P.E.  
Vice-President

JJM:GAW:tb:kd:dm

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
S.J. Dining, Inc., Applicant (via email & mail) [Greg@usrinc.com](mailto:Greg@usrinc.com)  
Mr. Timothy M. Prime, Esquire, Prime Law (via email) [tim@primelaw.com](mailto:tim@primelaw.com)  
Mr. Ahmad Tamous, PE., Bohler Engineering, (via email) [atamous@bohlereng.com](mailto:atamous@bohlereng.com)  
Mr. John Harter, PE (via email) [jharter@atlantictraffic.com](mailto:jharter@atlantictraffic.com)  
Mr. Gary A. White, PE, Churchill (via email)  
Mr. Tim Bonjean, Churchill (via email)  
Mr. Kyle Davis, EIT, Churchill (via email)  
Ms. Dorothy Montana, Churchill (via email)

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Zoning Board of Adjustment

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

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

**DATE:** June 29, 2020

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

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

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

### **I. INFORMATION SUBMITTED**

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

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

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

## II. ZONING REVIEW

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

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

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

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

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

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

\* = Variance required.

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

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

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

\* = Variance required.

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

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

<sup>1</sup> = Applies to changeable copy signs on free-standing signs to display grades of fuel.

\* = Variance required.

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

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

N.P. = Not permitted.

\* = **Variance required.**

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

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

N.P. = Not permitted.

\* = **Variance required.**

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

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

N.P. = Not permitted.

\* = **Variance required.**

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

### III. APPLICATION SUBMISSION CHECKLIST

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].
  - a. The Environmental Impact Statement indicates no wetlands were identified on the site based on NJ GeoWeb mapping.
    - i. The Applicant should provide a certification based on a field investigation in lieu of the required Letter of Interpretation, Presence/absence determination.

2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
  - a. The Application shall be revised to provide an architect's scaled elevation of the front, side and rear of any structure including the location of all facade signage.
3. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
  - a. The plans shall be revised to depict the location of all free-standing and facade signs.
4. All side, rear, and front setback lines with dimensions. [Checklist #53].
  - a. The plans and Zoning table should be revised to depict the yard and bulk ordinance requirements for the "Retail and Office Use" classification.
5. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
8. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
9. Acceleration/deceleration lanes. [Checklist #75].
10. Traffic channelization [Checklist #76].
11. Fire lanes [Checklist #77].
12. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
13. Environmental Constraints Map (See §519). [Checklist #108].

#### **IV. WAIVER COMMENTS**

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

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

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

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

**V. VARIANCE COMMENTS**

The application as submitted requires the following variances:

**§415.D(2), Conditional Use**

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

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

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

**FREE-STANDING SIGNS**

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

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

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

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

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

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

**FACADE SIGNS**

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

**CANOPY SIGNS**

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

**SPANNERS**

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

**POSITIVE CRITERIA (“C1” and “C2” variances)**

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

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

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

### POSITIVE CRITERIA ("D3")

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

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

### NEGATIVE CRITERIA

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

## **VI. SITE PLAN DESIGN REVIEW COMMENTS**

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

## **VII. ENVIRONMENTAL IMPACT STATEMENT REVIEW COMMENTS**

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

## VIII. TRAFIC IMPACT STATEMENT

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

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

## VIII. GENERAL REVIEW COMMENTS

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

## IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## X. RECOMMENDATIONS

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

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

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

REVISED APPLICATION

# TOWNSHIP OF GLOUCESTER

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

### For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: # 202008 CDU-FASP Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees \_\_\_\_\_ Project # 13779  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. \_\_\_\_\_ Escr.# 13779

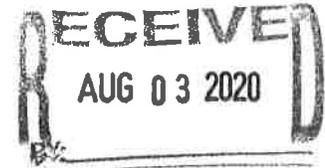
### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>Provco Pinegood Erial Clementon, LLC</u>	Name(s): <u>See attached</u>
Address: <u>795 E. Lancaster Ave., Suite 200</u>	Address: _____
City: <u>Villanova</u>	City: _____
State, Zip: <u>PA 19085</u>	State, Zip: _____
Phone: <u>(610) 520-2010</u> Fax: <u>( ) -</u>	Phone: <u>( ) -</u> Fax: <u>( ) -</u>
Email: <u>MCooley@Provcogroup.com</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"/> Interpretation <sup>2</sup>
<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>
<input type="checkbox"/> Minor Site Plan	<input checked="" 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 checked="" 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"/> _____

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.



**4. Zoning Districts (Circle all Zones that apply)**

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

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

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

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

Name: CJ Bock, P.E.  
Address: 1600 Manor Drive, Suite 200  
Profession: Civil Engineer  
City: Chalfont  
State, Zip: PA 18914  
Phone: 215-996-9100 Fax: 215-996-9102  
Email: cbock@bohlereng.com

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

**7. Location of Property:**

Street Address: 1990 New Brooklyn-Erial Road & 2071, 2077 & 2085 Erial-Clementon Road Block(s): 16401  
Tract Area: 2.214 Acres Lot(s): 1, 2, 3, 4 & 42

**8. Land Use:**

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

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

**9. Property:**

Number of Existing Lots: <u>5</u>	<b>Proposed Form of Ownership:</b>	
Number of Proposed Lots: <u>1</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>(If yes, attach copies)</b>
Are there <i>proposed</i> 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:**

Please refer to cover letter

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

Unknown

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	116.5'	Setback from E.O.P.*1	N/A
Front setback 2	59.4'	Setback from E.O.P.*2	
Rear setback	91.4'	Fence type	
Side setback 1	40.5'	Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage	648.8'	<b>Pool Requirements</b>	
Lot depth	163'	Setback from R.O.W.1	N/A
Lot area	2.214 Ac.	Setback from R.O.W.2	
Building height	1 Story	Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	N/A	Shed area	N/A
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

**14. Parking and Loading Requirements:**

Number of parking spaces required: <u>28 spaces</u>	Number of parking spaces provided: <u>55 spaces</u>
Number of loading spaces required: <u>1 space</u>	Number of loading spaces provided: <u>1 space</u>

**15. Relief Requested:**

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

**16. Signature of Applicant**



Signature of Applicant

Provco Pinegood Erial Clementon, LLC

1-16-20

Date

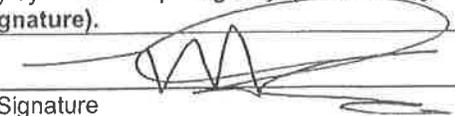
Signature of Co-applicant

Date

**17. Consent of Owner(s):**

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

1-16-20  
Date

  
Signature

Provco Pinegood Erial Clementon, LLC  
Print Name

Sworn and Subscribed to before me this

16<sup>th</sup> day of January  
2020 (Year).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

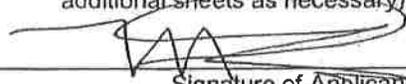
**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

- No  Yes

  
Signature of Applicant

Provco Pinegood Erial Clementon, LLC  
Print Name

1-16-20  
Date

**19. Survey waiver certification:**

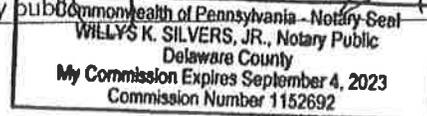
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/25/2019, shows and discloses the premises in its entirety, described as Block 16401 Lot 1, 2, 3, 4 & 42 and I further certify that no buildings, fences or other facilities have been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

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

Sworn and subscribed to  
On this 16<sup>th</sup> day of January  
2020 before the following authority.

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

  
Notary public



**17. Consent of Owner(s):**

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

1-21-2020  
Date

Gary J Scott  
Signature

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

Print Name

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

Lizabeth G Scott  
Signature

Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

\_\_\_\_\_  
Signature of Applicant  
Provco Pinegood Erial Clementon, LLC  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**19. Survey waiver certification:**

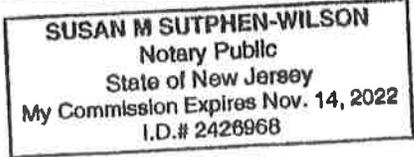
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/25/2019, shows and discloses the premises in its entirety, described as Block 16401 Lot 1, 2, 3, 4 & 42 and I further certify that no buildings, fences or other facilities have been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

State of New Jersey,  
County of Camden:  
Susan M Suthphen Wilson 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 21 day of January,  
20 20 before the following authority.

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

Susan M Suthphen Wilson  
Notary public



**17. Consent of Owner(s):**

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

2/4/2020  
 Date  
 Sworn and Subscribed to before me this  
4 day of FEBRUARY  
2020 (Year).

Signature [Signature]  
 Investors Bank, successor by merger to GCF Bank (Owner  
 of Lots 1) Jesse Valente 2/4/2020  
 Print Name  
 Signature [Signature] JASON T. ROCHA  
 NOTARY PUBLIC OF NEW JERSEY  
 ID # 50010893  
 Print Name My Commission Expires Feb. 27, 2020

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?  No  Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  No  Yes

C. Is this application for approval on a site or sites for commercial purposes?  No  Yes

D. Is the applicant a corporation?  No  Yes

E. Is the applicant a limited liability corporation?  No  Yes

F. Is the applicant a partnership?  No  Yes

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

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?  No  Yes

**IF YES:**

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

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
Provco Pinegood Erial Clementon, LLC  
 Print Name

**19. Survey waiver certification:**

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

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

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

Provco Pinegood Erial Clementon, LLC  
 Name of property owner or applicant  
 \_\_\_\_\_  
 Notary public

# BOHLER //

1600 Manor Drive, Suite 200  
Chalfont, PA 18914  
215.996.9100

July 31, 2020  
Via FedEx

A 202008 CDUPPMSF

Gloucester Township  
1261 Chews Landing Rd,  
Clementon, NJ 08021

Attention: Donna Barrett- Zoning Board

RE: Proposed Wawa Food Store with Fuel Sales  
Block 16401, Lots 1, 2, 3, 4, & 42  
1990 New Brooklyn-Erial Road  
Gloucester Township  
Camden County, New Jersey  
PC181035

RECEIVED  
AUG 3 - 2020

Dear Donna:

Enclosed please find the following documents for your use in submitting to the Township of Gloucester and the County of Camden with regard to the above-referenced project:

- Fourteen (14) copies of the signed and sealed copies of *Preliminary/Final Site Plan for Provco Pinegood Erial Clementon, LLC*, dated January 8, 2020, last revised 07/31/20, sheets 1 of 20 of 20.
- Fourteen (14) copies of the *ALTA/NSPS Land Title Survey Wawa*, prepared by Control Point Associates, Inc., dated November 25, 2019.
- Fourteen (14) copies of the *WAWA W50 FB\_v.2019.01 – Store #8493 Building, Fuel Canopy and Trash Enclosure rendered elevations* prepared Cuhaci and Peterson dated June 29, 2020.
- Six (6) copies of the signed and sealed *Stormwater Management Report*, prepared by our office, dated July 2020.
- Six (6) copies of the signed and sealed *Stormwater Management Facilities Operations & Maintenance Manual*, prepared by our office, dated July 2020.
- Six (6) signed and sealed copies of *Environmental Impact Statement*, prepared by our office, dated January 2020.
- Six (6) copies of *Wetland Determination Letter*, dated 7/29/20.
- Six (6) copies of *Wawa Transportation Impact Study*, prepared by Traffic Planning and Design, Inc., last revised 7/30/20.
- Six (6) copies of the proposed *Variiances and Waivers List*, dated 07/29/20.
- Six (6) copies of the *Cut/Fill Report*, dated 07/28/20.
- Six (6) copies of the *Use and Operations Statement*.
- One (1) signed copy of Gloucester Township Application.

The enclosed items have been revised in accordance with Churchill Consulting Engineers' review letter, dated 7/1/20:

**I. Traffic and Parking**

1. *The applicant is proposing to demolish the existing bank building, the three single family dwellings, driveway access to all the subject properties, as well as all on site associated improvements.*

**Acknowledged.**

2. *The applicant is proposing ingress/egress driveways to the site from Erial-New Brooklyn Road (C.R. 706) and Erial-Clementon Road (C.R. 703).*

**Acknowledged.**

3. *The applicant is proposing one new ingress/egress driveway onto Erial-New Brooklyn Road and two new ingress/egress driveways onto Erial-Clementon Road. This would need to be reviewed and approved by the Camden County Engineering Department as Erial-New Brooklyn Road and Erial-Clementon Road are both County roadways.*

**Acknowledged.**

4. *The applicant has provided a schedule of the proposed parking requirements. The applicant indicates that the required number of parking is one (1) space per 200 sq. ft. of GFA.  $5,585/200 = 28$  spaces required.*

**The plans have been revised to indicate the required 34 spaces**

5. *In accordance with Section 510 of the Ordinance, the required parking for a "Convenience Store" is five spaces for each 1,000 square feet of gross floor area (GFA). Also, "Other commercial uses not specified" (Fuel Station) is six spaces for every 1,000 square feet of GFA. The proposed Wawa has a total of 5,585 sq. ft. GFA. The Fuel Station has the larger requirement. Therefore, the project requires 34 parking spaces, detailed below:*

- a. *Conv. Store Parking =  $(5,585 \text{ SF GFA}/1,000 \text{ SF}) * 5 \text{ spaces} = 28 \text{ parking spaces required};$*
- b. *Fuel Station Parking =  $(5,585 \text{ SF GFA}/1,000 \text{ SF}) * 6 \text{ spaces} = 34 \text{ parking spaces required};$*
- c. *The submitted plans propose a total of 55 parking spaces.*

**Comment noted. The plans have been revised to indicate the required 34 spaces.**

6. *As is typical for most Wawa convenience stores with fueling stations, the applicant is not proposing parking areas for oversized vehicles. This should be addressed.*

**Testimony will be provided.**

7. *Ordinance Section 415.D.2.c.5.d requires a minimum buffer of 50 feet to an adjoining residential use. The applicant is proposing 4.7 feet. The applicant is requesting a waiver of this requirement.*

**Acknowledged.**

8. *Ordinance Section 415.F requires a minimum 10 foot parking area setback from a side property line. The applicant is proposing 4.7 feet. The applicant is requesting a waiver of this requirement.*

**Acknowledged.**

9. *Ordinance Section 415.D.2.c.4 requires a maximum number of 4 fuel dispensers. The applicant is proposing 8 fuel dispensers. The applicant is requesting a waiver of this requirement.*

**Acknowledged.**

10. *The submitted traffic impact study was prepared to investigate the potential traffic impacts of the proposed Wawa convenience store with fueling stations on the existing roadway network. The study concludes, "under projected (build) conditions with development of the proposed site, the off-site signalized study area intersection will operate at overall ILOS B during the studied time periods. Furthermore, the queuing at the signalized intersection will not impact the site driveway operations".*

**Acknowledged.**

11. *The site access was evaluated utilizing a WB-50 truck, entering and exiting Erial- New Brooklyn Road and Erial-Clementon Road. It appears that the movements shown will not impact proposed access driveways or any on-site parking or site improvements.*

**Acknowledged.**

12. *The applicant should discuss all proposed loading, deliveries, fueling and operations, e.g., hours, frequency, types of vehicles which would access the site, etc.*

**Testimony will be provided.**

13. *The existing sidewalk and ramps at the intersection of Erial-New Brooklyn Road and Erial-Clementon Road do not appear to be up to current requirements for barrier free ramps. Replacing existing ramps, curbs and sidewalk with conforming barrier free ramps should be included on the Site Plan set.*

**The plans have been revised to replace the existing sidewalks along the property frontage up to the intersection of Erial-New Brooklyn Road and Erial-Clementon Road. Please see Site Plan, sheet 3.**

14. *Areas of existing sidewalk along Erial-New Brooklyn Road and Erial-Clementon Road are in poor condition, and the applicant is not proposing replace sidewalk in these areas. We recommend that new sidewalk be provided along all roadway frontages adjacent to the project site.*

**The plans have been revised to replace the existing sidewalks along the property frontage up to the intersection of Erial-New Brooklyn Road and Erial-Clementon Road. Please see Site Plan, sheet 3.**

15. *The applicant should address Refuse/Recyclable Storage Areas in accordance with Ordinance Section 510.L.*

**Please see the provided architectural renderings for information regarding the proposed trash enclosure.**

16. *No fire lanes are shown on the plans. We defer review of the plans as it relates to access for emergency vehicles to the Fire Chief Township EMS Director. The applicant should submit plans to the Township Fire Chief and the Township EMS Director for review and comment.*

**Plans will be submitted to the Township Fire Chief and the Township EMS Director for review.**

## **II. Grading and Drainage**

1. *A proposed Stormwater conveyance system will collect runoff from the proposed building, impervious and landscaped areas, and redirect it to a proposed aboveground infiltration/detention stormwater basin located near the intersection of Erial-New Brooklyn Road and Erial-Clementon Road.*

**Acknowledged.**

2. *The proposed stormwater basin will be approximately eight feet deep with an anticipated water depth of six feet during a 100-year storm. The basin will be constructed with 3:1 slopes adjacent to the roadways and an eight feet tall retaining wall adjacent to the parking and driveway areas.*

**Acknowledged.**

3. *The proposed stormwater basin is proposed to be enclosed with a four foot high chain link fence. In lieu of a chain link fence, we ask the applicant to consider enclosing the basin with a four foot high vinyl, ranch rail type fence with 2" x 2" wire mesh to be consistent with the other fencing surrounding the project.*

**The fence enclosing the proposed stormwater basin has been revised to a four-foot-high vinyl, ranch rail type fence with 2" x 2" wire mesh to be consistent with the other fencing surrounding the project. Please see Site Plan and Details, plan sheets 3 and 10-13.**

4. *The applicant is proposing stormwater outlet structures within the proposed stormwater basin that will connect and discharge into the existing stormwater system located within Erial-New Brooklyn Road and Erial-Clementon Road. Ordinance Section 502.C indicates that no stormwater or natural drainage which originates on the property shall be diverted*

*across property lines unless transported in an approved or existing drainage system. These connections will need to be reviewed and approved by the Camden County Engineering Department as Erial-New Brooklyn Road and Erial-Clementon Road are both County roadways.*

**Acknowledged. The proposed utility connections will be permitted with the Camden County Engineering Department by others. Approvals will be provided under separate cover prior to construction.**

- 5. Ordinance section 506.A.7 indicates that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property. Based on review of the proposed site grading it appears that there will be grading within five feet of the property line. This should be addressed.*

**A waiver is being requested from Ordinance section 506.A.7 to allow proposed grading within five (5) feet of the boundary with an adjacent property. Please see the attached revised waiver request letter.**

- 6. Ordinance section 506.A.11 indicates retaining walls greater than three (3) feet in height, or walls supporting vehicle loads, shall only be allowed when the design has been approved by the reviewing agency engineer. The plans indicate that the proposed retaining wall around a portion of the basin shall be designed by others. The applicant should provide design drawings for the retaining wall for review and approval.*

**Design drawings for the proposed retaining wall will be provided for review and approval by the Township engineer as part of, and prior to issuance of a building permit.**

- 7. Ordinance Section 517.C.5 requires that pipelines are constructed more than ten feet from existing or proposed trees. Based on review of the proposed drainage plan & landscape plan it appears that there are pipelines proposed to be constructed within ten feet of proposed trees. This should be addressed.*

**A waiver is being requested from Ordinance section 517.C.5 to allow the construction of pipelines less than ten (10) feet from existing or proposed trees. Please see the attached revised waiver request letter.**

- 8. The stormwater management report indicates that the proposed stormwater management system has been designed with provisions for safe and efficient control of stormwater runoff in a manner which will not affect the existing drainage patterns found in the surrounding areas. It appears that the proposed development satisfies the Township, County and NJDEP criteria for peak runoff rates and storm frequencies and meets NJDEP and Township criteria for annual recharge, water quality and TSS removal.*

**Acknowledged.**

- 9. The applicant has submitted a Stormwater Management Facilities Operations & Maintenance Manual that outlines the required routine inspection and maintenance of the stormwater management facilities including, aesthetic, preventative and corrective measures.*

**Acknowledged.**

10. *Ordinance Section 506.C.1 indicates that prior to issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevations and centerline of swale elevations. A note should be added to the plans to meet this requirement.*

**Acknowledged. A note has been added to the plans stating “Prior to issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevations and centerline of swale elevations.” Please see General Note #33 on the Site Layout Plan, sheet 3.**

11. *Ordinance Section 506.C.2 indicates that the application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same. A note should be added to the plans to meet this requirement.*

**Acknowledged. A note has been added to the plans stating “The application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same.” Please see General Note #34 on the Site Layout Plan, sheet 3.**

12. *The proposed infiltration/detention basin is designed to drain within 13.8 hours, complying with the requirement in Ordinance Section 517.J.1.*

**Acknowledged.**

13. *The Stormwater Management Report, Section 3.1.1 mentions that runoff will be directed to the proposed aboveground / underground basins. However, the site plans and calculations only reference an aboveground basin. This should be clarified.*

**There is only one aboveground basin being proposed, the statement that mentions an underground basin is a typo. Please see the revised Stormwater Management Report provided with this resubmission.**

14. *The Delmarva unit hydrograph (DUH) was used for the stormwater calculations. According to the Natural Resources Conservation Service (NCRS) Technical Bulletin 2018-4, DUH may be used in portions of NJ generally contained within the Coastal Plains region, if certain conditions are met throughout the watershed. Applicant should provide support for the use of the DUH for this project in the Stormwater Management Report.*

**The stormwater management calculations have been revised to use the Standard unit hydrograph instead of the Delmarva unit hydrograph. Please see the revised Stormwater Management Report provided with this resubmission.**

15. *The Storm Sewer Tabulation for Storm Sewer Design does not include the Allowable Flow Velocity for the proposed pipe slopes and dimensions. This information should be submitted for review.*

**The Storm Sewer Tabulation for Storm Sewer Design has been revised to include the Allowable Flow Velocity for the proposed pipe slopes and dimensions. Please see the revised Stormwater Management Report provided with this resubmission.**

16. *The outlet structure details on page C-13 of the provided plan set include trash racks over the orifices, however a trash rack detail is not provided. This should be provided, and trash racks should comply with Ordinance Section 517.M.1 and 517.M.2.*

**Trash rack details which comply with Ordinance Section 517.M.1 and 517.M.2 have been provided. Please see Details, sheet 10-13.**

17. *The Geotechnical Report was not provided for this review, and the Stormwater Management Report does not include soil boring logs and permeability testing to support the depth to groundwater claims. This information is necessary to confirm whether the basin design conforms to NJDEP standards for infiltration/detention basins. Applicant should provide Geotechnical Report or soil boring logs to confirm depth to groundwater and soil permeability.*

**A Geotechnical Report prepared by Earth Engineering, Inc. has been provided under separate cover.**

18. *Ordinance Section 517.J.5 requires that detention/infiltration systems be scarified and re-seeded regularly, at an interval not to exceed 5 years. Applicant should revise the Operations and Maintenance Manual to comply with this requirement.*

**The Operation and Maintenance Manual has been revised to require the detention/infiltration system be scarified and re-seeded regularly, at an interval not to exceed five (5) years. Please see page 7 of the revised Operation and Maintenance Manual provided with this resubmission.**

### **III. Buffering, Landscaping, and Lighting**

1. *The applicant has provided a Landscaping Plan. The landscaping plan proposes shade trees, evergreen trees, ornamental trees and shrubbery.*

**Acknowledged.**

2. *Ordinance Section 507A.4.b indicates that an underground irrigation system shall be provided. The applicant is proposing an irrigation system in accordance with the specifications of the Township.*

**Acknowledged.**

3. *Ordinance Section 507A.5.b indicates that Street trees shall also be installed between the curb and sidewalk providing a grass area of at least six (6) feet in width is provided. Otherwise, street trees shall be installed five (5) feet behind the sidewalk. There are no proposed street trees proposed along the street frontage. The applicant is requesting a waiver of this requirement.*

**Acknowledged.**

4. *Ordinance Section 507B.3 indicates that the buffer area shall be a minimum of twenty-five (25) feet in width. The applicant is proposing a minimum buffer area of approximately four feet. The applicant is requesting a waiver of this requirement.*

**Acknowledged.**

5. *The applicant is proposing six foot high "board on board" fencing along the easterly and southerly property lines. In lieu of a board on board fence, we ask the applicant to consider six foot vinyl privacy fencing be provided to be consistent with the other fencing surrounding the project.*

**The plans have been revised to provide six-foot high vinyl privacy fencing in lieu of board on board fencing along the easterly and southerly property lines. Please see Site Layout Plan, sheet 3.**

6. *The applicant has provided a Lighting Plan. Proposed lighting consists of typical LED lighting mounted on 20.5' high poles along with several building mounted lights to illuminate the proposed parking and pedestrian walkways.*

**Acknowledged.**

7. *Ordinance Section 508.F.2 indicates that the maximum average illumination on the pavement within the parking lot shall not exceed two foot candles. Higher levels may be considered for that portion of a lot under service canopies. The applicant is proposing average illumination of 2.96 foot candles. The applicant is requesting a waiver of this requirement.*

**Acknowledged.**

8. *Ordinance Section 508.F.4 indicates that a maximum of 0.25 lumens is permitted at any property line or right-of-way, and that at no time shall the light source be visible from adjacent properties. Some portions of the property boundary exceed this limit. This should be addressed.*

**The lighting design has been revised to include the installation of the proposed fences along the southern and eastern property boundaries. As a result, the proposed lighting output measures less than the 0.25 lumen maximum at the property line and rights-of-way. Please see Lighting Plan, sheet 17.**

9. *We defer further review of buffering, lighting and landscaping to your office.*

**Acknowledged.**

**IV. Miscellaneous**

1. *It should be noted that our office did not review any aspect of the proposed water or sanitary sewer improvements. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.*

**Acknowledged. Approval will be provided under separate cover.**

2. *It appears that the project will require approval from the Camden County Planning Board and Camden County Soil Conservation District. Copies of the approval should be provided to our office once received.*

**Acknowledged. Approvals will be provided under separate cover.**

3. *The applicant should discuss other approvals currently being sought and the status of those approvals.*

**Testimony will be provided**

4. *Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.*

**Acknowledged. A note stating, "A pre-construction meeting with the Township Office must be scheduled prior to commencement of any site work." Please see General Note #35 on the Site Layout Plan, sheet 3.**

5. *We defer all review of signage issues and variances as well as conformance with the requirements of the Ordinance to your office.*

**Acknowledged.**

6. *We reserve the right to provide further review of construction details upon submission of revised plans.*

**Acknowledged.**

*Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.*

The enclosed items have been revised in accordance with Township of Gloucester's review letter, dated 6/29/20:

**VI. SITE PLAN DESIGN REVIEW COMMENTS**

1. The plans should be revised to provide a permanent benchmark a per §503.C(3), Monuments.

**The plans have been revised to provide a permanent benchmark. Please see Site Layout Plan, sheet 3.**

2. The plans should be revised to remove landscaping within the sight triangle easement(s) as per §507.A(5)(f), Location of Plantings.

**Sight triangles for all of the driveways are shown on the Landscape Plan and per §507.A(5)(f), a note under "Owner Maintenance Responsibilities" stating "Vegetative ground cover, shrubs, and ornamental plants and grasses must be trimmed so that no portion of the plant exceeds 30 inches above grade (of all paved, travel surfaces) along and within sight lines of parking lots and ingress-egress ways." Please see Landscape Plan, sheet C-06.**

3. The plans should be revised to amend the trash enclosure as per §510.L, Refuse/Recyclable Storage Areas, as follows:
  - a. Masonry construction with the exterior covering being compatible with that of the principal structure(s) and be not less than five (5) feet in height nor more than eight (8) feet in height.
  - b. A solid gate that can be fastened closed shall be provided.

**Please see the provided architectural renderings for information regarding the proposed trash enclosure.**

4. The plans should be revised to provide new concrete curb and sidewalks along Erial Road as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
  - a. Several sections of the existing concrete curb and sidewalks are damaged and spalling to the point of showing exposed aggregate and replacement would provide a uniform site improvement.

**The plans have been revised to replace the existing sidewalks along the property frontage up to the intersection of Erial-New Brooklyn Road and Erial-Clementon Road. Please see Site Plan, sheet 3.**

5. The plans should be revised to indicate the existing concrete curb and sidewalk along New Brooklyn Road that is determined to be damaged and/or elevated sidewalks shall be repaired or replaced as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.

- a. I believe anything greater than ¼" elevation is the County standard for repair.

The plans have been revised to replace the existing sidewalks along the property frontage up to the intersection of Erial-New Brooklyn Road and Erial-Clementon Road. Please see Site Plan, sheet 3.

6. The plans be revised to provide concrete sidewalks and corresponding pedestrian crosswalks to the proposed store at the following approximate locations as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
- a. Southeasterly from Erial Road.
- b. Northeasterly along the south side entrance drive from New Brooklyn Road.

The plans have been revised to replace the existing sidewalks along the property frontage up to the intersection of Erial-New Brooklyn Road and Erial-Clementon Road. Please see Site Plan, sheet 3.

7. The plans should be revised to provide a 2 or 3 Board Vinyl Estate Style fence with black vinyl coated wire protective fabric along the retaining wall and New Brooklyn Road as per §517, Stormwater Collection and Management.

The fence enclosing the proposed stormwater basin has been revised to a four-foot-high vinyl, ranch rail type fence with 2" x 2" wire mesh to be consistent with the other fencing surrounding the project. Please see Site Plan and Details, plan sheets 3 and 10-13.

- a. The purpose of this request is to enhance the streetscape where a stormwater management basin in the front yard should also serve as a landscape feature.

**Acknowledged.**

**VII. ENVIRONMENTAL IMPACT STATEMENT REVIEW COMMENTS**

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

**Acknowledged.**

**VIII. TRAFIC IMPACT STATEMENT**

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

1. The location of transit routes, and stops and transit facilities, including onstreet, off-street, and private facilities and service frequency as per §815.A(2)(c).

**Please see the revised Traffic Impact Statement provided with this resubmission, see subsection 'Mass Transit Facilities'.**

2. The location of school bus routes and stops as per §815.A(2)(d).

**Please see the revised Traffic Impact Statement provided with this resubmission, see subsection 'School Transportation'.**

3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).

**Please see the revised Traffic Impact Statement provided with this resubmission, see subsection 'Bicycle and Pedestrian Facilities'.**

4. Recommendations for automobile reduction techniques as per §815.A(4)(c).

**Please see the revised Traffic Impact Statement provided with this resubmission, see subsection 'Automobile Reduction Techniques'.**

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

**Please see Site Plan, sheet 3, for a schematic of the proposed gore striping along Erial-Brooklyn Rd. and improvements along Erial-Clementon Rd. A County Roadway Improvements Plan will be submitted to Camden County by others, and any further improvements to the County roads will be incorporated into the land development plan set prior to final recording.**

#### **VIII. GENERAL REVIEW COMMENTS**

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

**Information regarding the proposed retaining wall of the stormwater management basin (i.e. materials, specifications, colors, etc.) will be provided for review and approval as part of application for a building permit.**

#### **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.*

**A grading cut/fill quantity analysis is attached with this resubmission showing less than 1,500 cubic yard is required to construct the Site. Based on Gloucester Township's Ordinance #71-3, a Soil Removal Plan is not required.**

2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*

**Please see Grading Plan, sheet 4.**

3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*

**Acknowledged. The Affordable Housing Fees and Procedures will be provided under separate cover prior to construction.**

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.*

**Acknowledged. A performance guarantee, maintenance guarantee, and inspection fees will be provided under separate cover prior to construction.**

5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

**Acknowledged.**

6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*

**Acknowledged.**

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

**Acknowledged.**

**X. RECOMMENDATIONS**

1. *The applicant must address the underlined items listed above on the site plan. I have no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the meeting to advance the planning process. Should the Applicant have any questions please contact our office at (856) 374-3511.*

**Acknowledged.**

Should you have any questions or require any further information, please do not hesitate to contact our office. Thank you.

Sincerely,

**BOHLER ENGINEERING PA, LLC**



CJ Bock, P.E.  
Project Manager

cc:

James J. Mellett, P.E. – Churchill Consulting Engineers (via 1 Hard Copy and Newforma)

Michael Cooley- Provco Pinegood Lakehurst, LLC (via Newforma)

Joy Caldwell- Provco Pinegood Lakehurst, LLC (via Newforma)

Marianne Barton- Prime & Tuvel (via Newforma)

Tim Prime- Prime & Tuvel (via Newforma)

Jim Denave – PH&C (via Newforma)

Paul Harris – PH&C (via Newforma)

Dan Bobrowicz – PH&C (via Newforma)

Bryan Proska -TPD (via Newforma)

Matt Hammond - TPD (via Newforma)

CJB/ap

R:\18\PC181035\Administrative\Correspondence\Township\PC181035\_2020-07-31 (Township Resubmission).docx

# BOHLER //

30 Independence Blvd., Suite 200  
Warren, NJ 07059  
908.668.8300

July 29, 2020

Via Federal Express

Mr. Mike Cooley  
Provco Pinegood Erial Clementon, LLC  
795 East Lancaster Avenue  
Suite 200  
Villanova, Pennsylvania 19085



RE: Wetlands Determination Site Visit  
Proposed Wawa Market and Fueling Station  
1990 Erial-New Brooklyn Road and  
2071, 2077 & 2085 Erial-Clementon Road  
Block 16401; Lots 1, 2, 3, 4, & 42  
Township of Gloucester  
Camden County, New Jersey  
BENJ #JM190790

Dear Mr. Cooley:

As part of the municipal site plan approval process, the Township of Gloucester requires a letter certifying that no freshwater wetlands are present onsite. To address this requirement, I visited the above referenced site on July 24, 2020.

The purpose of the visit was to conduct a site investigation to identify the possible presence of regulated features as defined in the New Jersey Freshwater Wetland Protection Act (FWPA) Rules at N.J.A.C 7:7A. Regulated features as defined in the FWPA rules include freshwater wetlands, freshwater wetlands transition areas, state open waters (SOW), and certain ditches and swales. The investigation for the presence of regulated features was conducted in accordance with the three (3) parameter approach as set forth in the Federal Inter-agency Manual for Identifying and Delineating Jurisdictional Wetlands – 1989. By definition, a regulated feature would have to support all or a combination of the following indicators:

- A prevalence of hydrophytic vegetation,
- Hydric soils,
- Positive hydrologic indicators.

The subject site is currently developed as a bank with three single frame dwelling units on adjacent parcels, which are included as part of the redevelopment project. The bank site includes the bank, drive-through aisles, asphalt parking areas and access drives and maintained lawn areas. The residential units on the adjacent parcels include single frame units including asphalt driveways, concrete walkways, landscaping and mowed turf. Rear portions of Lots 2, 3 and 4 are part of a contracting business located on Block 16401, Lot 41. The Site is entirely disturbed with asphalt pavement, landscaping or structures with no freshwater wetlands or other regulated features identified onsite or in the vicinity of the site.

Two small stormwater basins are located within the northwestern and southwestern corners of the site, which were evaluated for the presence of regulated features pursuant to the FWPA Rules. Based on the evaluation of vegetation, soils and sustaining hydrologic conditions, no regulated features were

identified within these areas. Areas adjacent to the site to the east and south are developed and/or disturbed and do not contain any regulated features.

Dominant vegetation observed adjacent to and within the basins are typical within damp areas however are not indicative of positive wetland conditions and includes:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Wetland Indicator Status (Atlantic and Gulf Coastal Plain)</u>
White Pine	<i>Pinus strobus</i>	Facultative Upland
Japanese barberry	<i>Berberis vulgaris</i>	Upland
Late flowering boneset	<i>Eupatorium serotinum</i>	Facultative
Oriental lady's Thumb	<i>Persicaria longiseta</i>	Facultative
Least pepperwort	<i>Lepidium virginicum</i>	Upland
Yellow Woodsorrel	<i>Oxalis stricta</i>	Upland
Crabgrass	<i>Digitaria bicornis</i>	Upland -

Soil borings taken within the two basins during the site investigation were also indicative of an upland area and did not exhibit any hydric properties. Representative site soil boring data includes:

<u>Soil Depth</u>	<u>Soil Color</u>	<u>Soil Texture</u>
0 - 1"	10YR 6/3	Sandy silt loam
1-18"	10 YR 5/3	Sandy silt loam
	10 YR 5/6	
	10 YR 6/3	

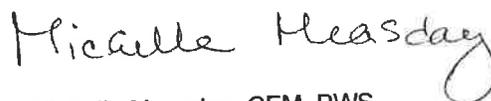
No visible indicators of sustaining wetland hydrology were observed.

Based on the site investigation conducted in accordance with the three (3) parameter approach as set forth in the Federal Inter-agency Manual for Identifying and Delineating Jurisdictional Wetlands – 1989, the site and adjacent areas do not exhibit any positive indicators for freshwater wetlands. Based on the site investigation, regulated features have not been located on or adjacent to the above referenced property.

Should you have any questions or comments regarding this or any other matter, please do not hesitate to contact the undersigned.

Sincerely,

**BOHLER ENGINEERING NJ, LLC**



Michelle Measday, CFM, PWS  
Senior Environmental Specialist

mm/gs - \\Bohlereng.net\shares\NJ-PROJECTS\2019\JM190790\Admin\Letters-OUT\Cooley-01 Wetland Absence Findings Letter 07-29-2020.doc  
cc: File

## Donna Barrett

---

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

Ken,

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

### Dave Vaughan

Assistant Project Manager  
1600 Manor Drive, Suite 200  
Chalfont, PA 18914  
o 215-996-9100 x2127 / c 267-247-6656 / [dvaughan@bohlereng.com](mailto:dvaughan@bohlereng.com)  
Check out our new website

## BOHLER//

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---

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

EXTERNAL: Use caution with attachments and links.

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

Sent from my iPhone

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

Ken,

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

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

If you should need anything additional please let me know.

Best Regards,

**Dave Vaughan**

Assistant Project Manager

1600 Manor Drive, Suite 200

Chalfont, PA 18914

o 215-996-9100 x2127 / c 267-247-6656 / [dvaughan@bohlereng.com](mailto:dvaughan@bohlereng.com)

[Check out our new website](#)

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----- Forwarded message -----

From: **Ken Lechner** <[klechner@glotwp.com](mailto:klechner@glotwp.com)>

Date: Tue, Jun 23, 2020 at 1:27 PM

Subject: RE: Provco Pinegood Erial Clementon, LLC documents requested

To: [marianne@primelaw.com](mailto:marianne@primelaw.com) <[marianne@primelaw.com](mailto:marianne@primelaw.com)>, Tim Prime <[tim@primelaw.com](mailto:tim@primelaw.com)>

Cc: Donna Barrett <[dmbarrett@glotwp.com](mailto:dmbarrett@glotwp.com)>, James J Mellett <[jmellett@churchillengineers.com](mailto:jmellett@churchillengineers.com)>, Anthony Costa <[acosta5@comcast.net](mailto:acosta5@comcast.net)>

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

Kenneth D. Lechner, PP, AICP, Director

Department of Community Development & Planning

P.O. Box 8

Blackwood, NJ 08012

(856) 374-3511 – direct

(856) 374-3500 – office

(856) 232-6229 – fax

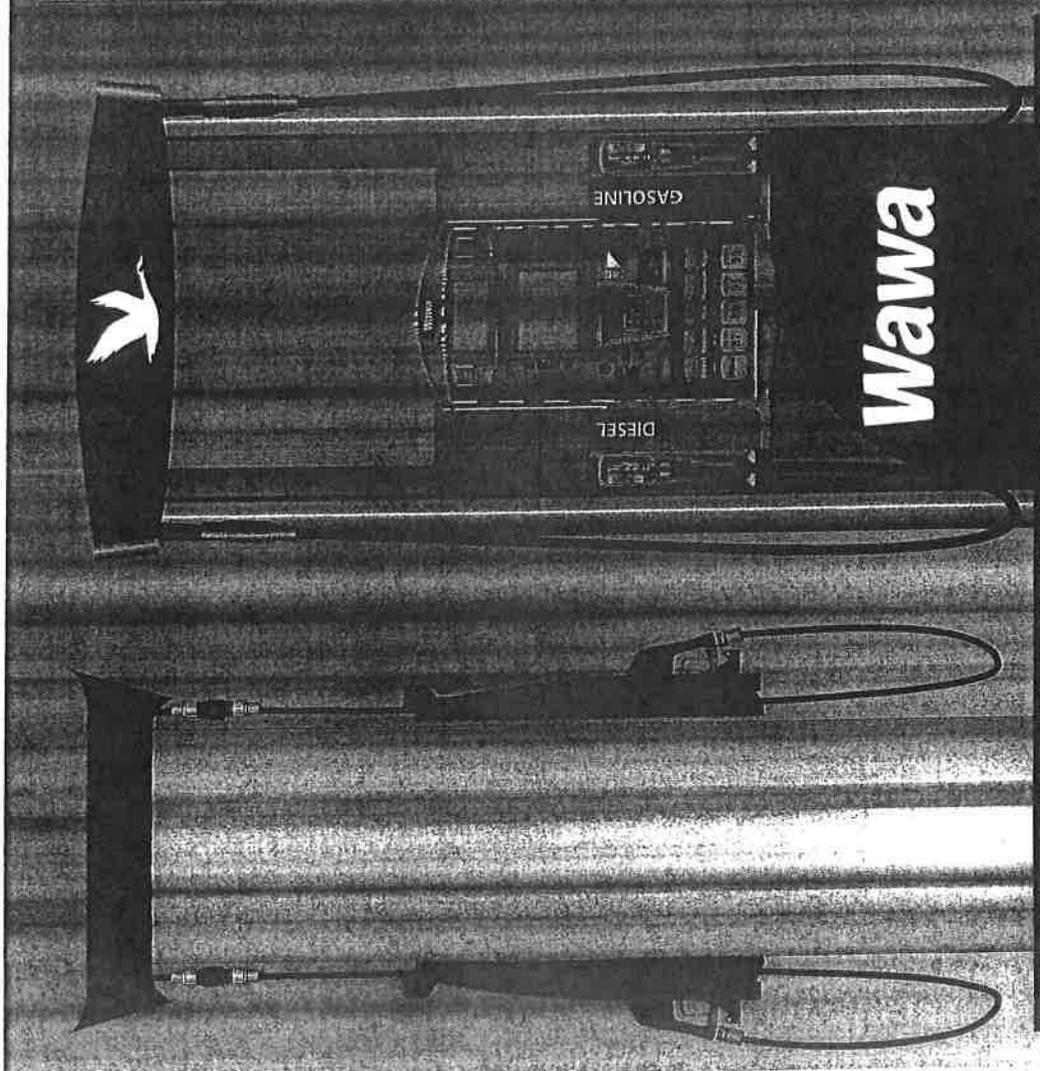
[www.glotwp.com](http://www.glotwp.com)

<C-10 Detl.pdf>

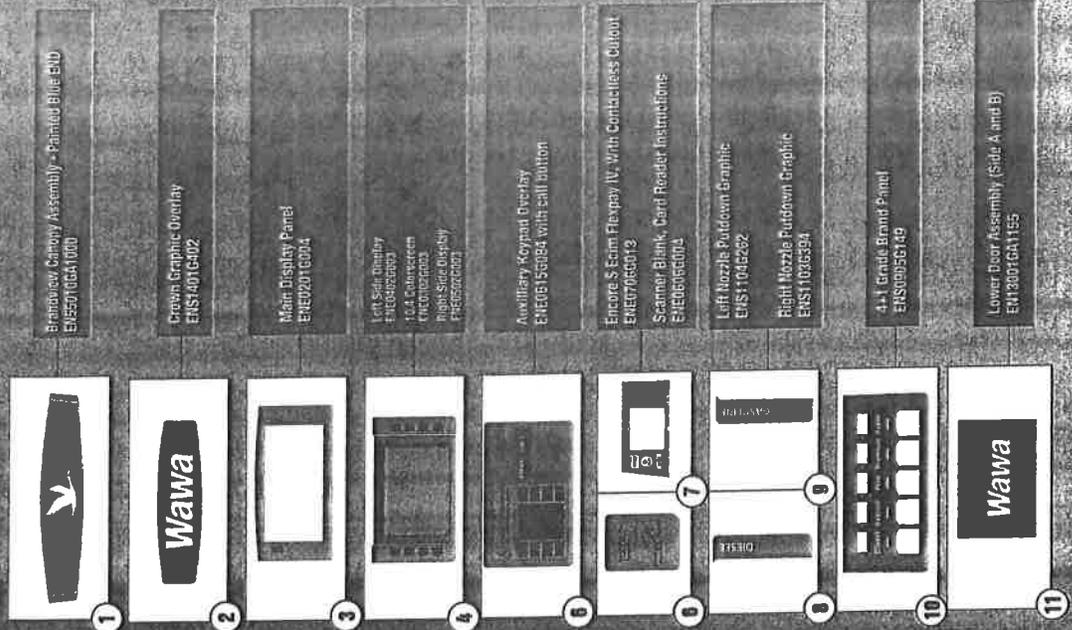
<C-11 Detl.pdf>







Side Sheathing (Left Side Shown)



- 1. Branchew Canopy Assembly - Painted Blue END  
EN55010G41000
- 2. Crown Graphic Overlay  
EN5140Y G402
- 3. Main Display Panel  
EN6020Y G004
- 4. Left Side Graphic  
EN10305G001  
10.1 Column Item  
EN6020Y G004  
Right Side (Only)  
PRESCRIPTION
- 5. Auxiliary Keypad Overlay  
EN60615G004 with call button
- 6. Encore S-Exam Flexpay IV With Contactless Output  
EN60905G013
- 7. Scanner Blank Card Reader Instructions  
EN60605G003
- 8. Left Nozzle Putdown Graphic  
EN51104G282
- 9. Right Nozzle Putdown Graphic  
EN51103G394
- 10. 4-1/1 Grade Brand Panel  
EN50905G149
- 11. Lower Door Assembly (Side A and B)  
EN13001G41155

**SPECIAL NOTES**



Occlame Kit EU02005G001

**3**

Pump Number Kit  
EU04001G1448

3/1/2019

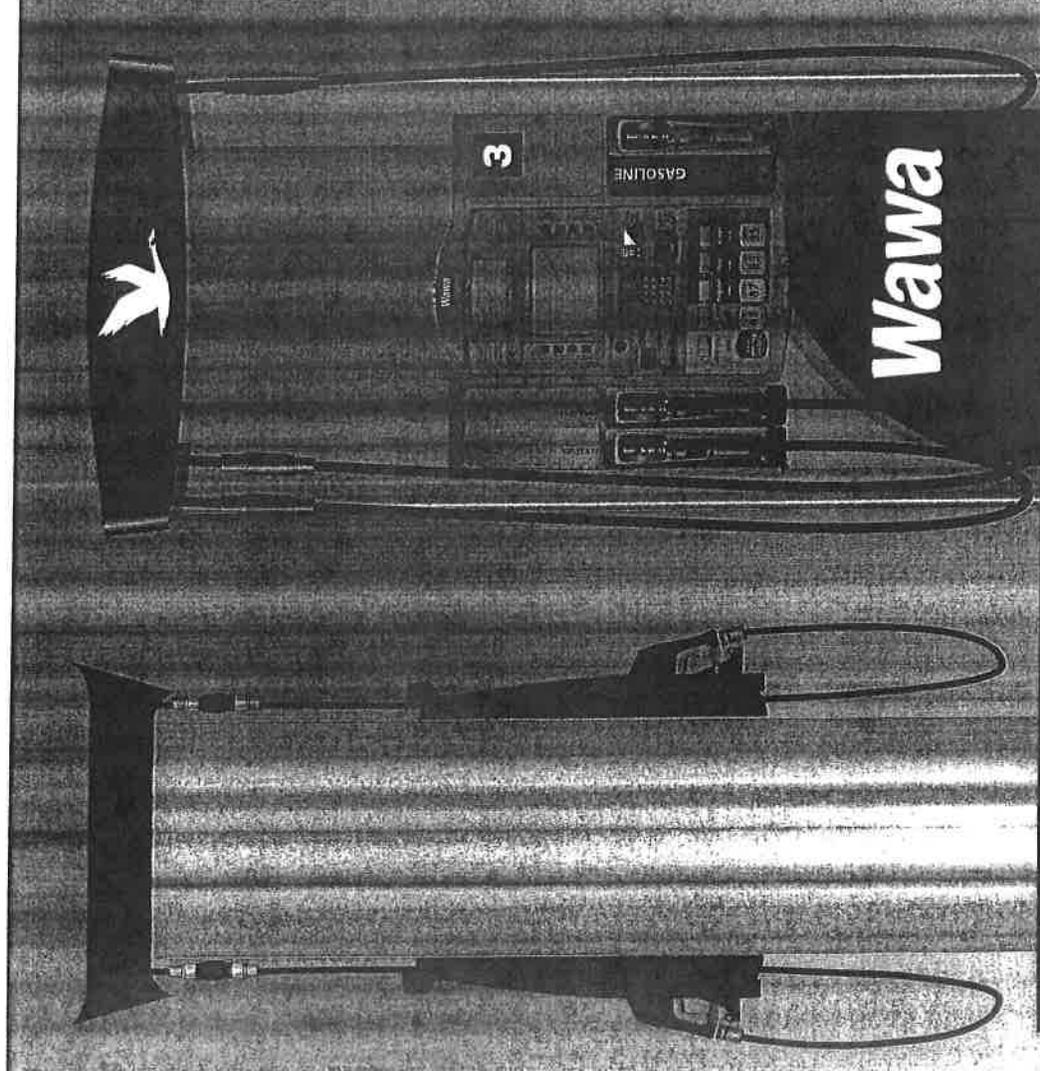
*Vinco Capollano*

<p><b>WAWA</b></p>	<p>ENCORE 700'S ECOM Model NUL2-1</p>	<p>10/11 Screen Stylus/Screen Protector Duramax Viscous Seal Challenging Silver Glass Door</p>	<p>10/11 Screen Stylus/Screen Protector Duramax Viscous Seal Challenging Silver Glass Door</p>	<p>10/11 Screen Stylus/Screen Protector Duramax Viscous Seal Challenging Silver Glass Door</p>
	<p>Designer: Rhonda Henry rhonda.henry@gilbarco.com 336-547-5239</p>	<p>March 1, 2019</p>	<p>Rev. C</p>	<p>GR0011298</p>

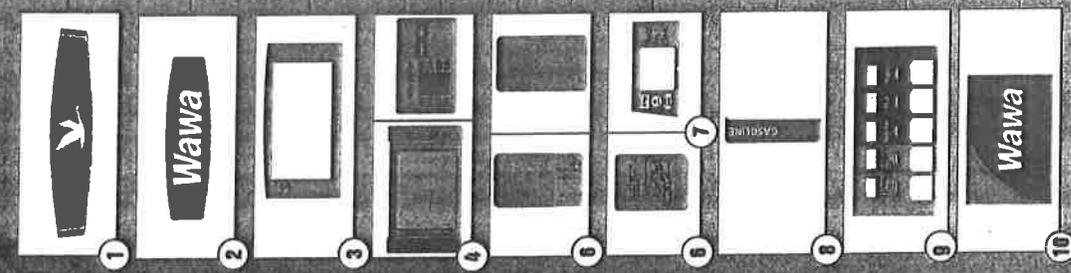








Site Steadying (High Side - Shown)



- 1. Birdview Canopy Assembly - Painted Black EAB  
ENS5010641000
- 2. Crown Graphic Overlay  
ENS14016402
- 3. Main Display Panel  
ENE02016004
- 4. Left Side Graphic  
ENE00150084 with call button
- 5. 19.4 Colored Screen  
ENE00150084 with call button
- 6. Right Side Graphic  
ENE00150084 with call button
- 7. Left Upper Bezel Door Graphic  
ENS120161121
- 8. Right Upper Right Bezel Door Graphic  
ENS12016010
- 9. ECHM Flexkey IV With Combrelless without  
ENE07060013
- 10. Scanner Blank Card Reader Instructions  
ENE00060001
- 11. Right Nozzle Pulldown Graphic  
ENS11030334
- 12. 3+2 Grade Brand Panel  
ENS09056163
- 13. Lower Door Assembly (Site A and B)  
E11200160230

SPECIAL NOTES:



Ociana Kit ED02005G001

Pump Number Kit  
EUM00161446

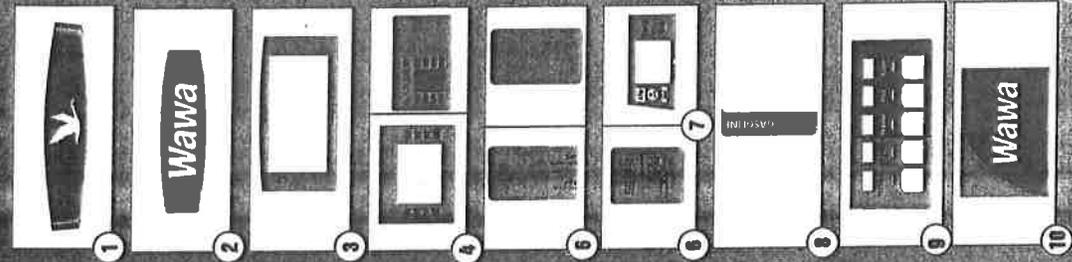
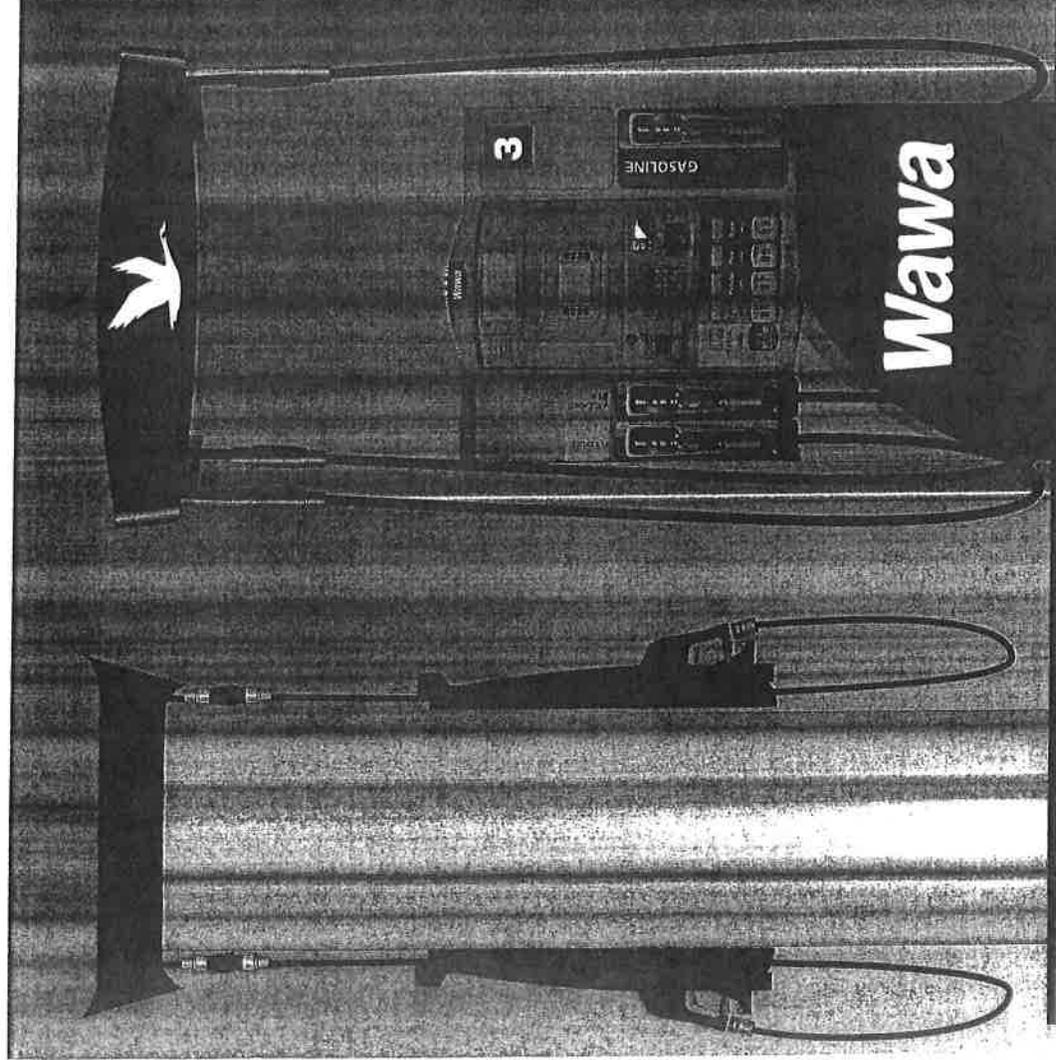


Removed all references to "EBS" on brand and upper left bezel door graphic. 12/20/16

Vince Cipollona

3/1/2019

<p><b>WAWA</b></p> <p>GR0011298</p>	<p>EMCORE700S ECM Model N5 6+2</p>	<p>Color Requested</p> <p>● Front 117 ● Side 117 ● Back 117 ● Top 117 ● Bottom 117</p>	<p>Options</p> <p>● 117 ● 117 ● 117 ● 117 ● 117</p>	<p>TOUCHSCREEN Digital Display Universal Gas Nozzle Shield Bezel Door</p>	<p>GLBARCO VEEDER-ROOT</p>
	<p>Designer: Rhonda Henry rhonda.henry@gilbarco.com 336-547-5239</p>	<p>March 1, 2019 Rev. C</p>	<p>● Back 117 ● Back 117 ● Back 117 ● Back 117</p>	<p>One Piece Outer Column Stealing CD Module Top Cover Blower (B07 2017. 17) Blower (B07 2017. 17) Blower (B07 2017. 17) Blower (B07 2017. 17)</p>	<p>For details for additional information or to schedule a site visit, please contact your account manager. We are the industry leader in providing the most reliable and durable fuel dispensing equipment. Contact the Customer Support team for a complete list of dealers in the USA. © 2019 Gilbarco Veeder-Root. All rights reserved. For more information, visit us online at <a href="http://www.gilbarco.com">www.gilbarco.com</a></p>



- 1 Branded Canopy Assembly - Painted Blue EUB  
EWS5100A1000
- 2 Crown Graphic Overlay  
EWS4001G402
- 3 Main Display Panel  
EWS201G004
- 4 5.7 Inch Screen  
EWS302G003
- 5 Auxiliary Keypad Overlay  
EWS601G004
- 6 Left Upper Bezel Door Graphic  
EWS1201G1121
- 7 Right Upper Bezel Door Graphic  
EWS1201G013
- 8 Encore S ECM Flexway IV with Contactless Payment  
EWS706G004
- 9 Scanner Blank Card Reader Instructions  
EWS606G004
- 10 Right Nozzle Pull-down Graphic  
EWS1103G391
- 11 3+2 Grade Brand Panel  
EWS0905G103
- 12 Lower Door Assembly (Side A and B)  
EWS4001G4208

SPECIAL NOTES: NEW JERSEY ONLY



Octane Kit EWS2005G001

Pump Number Kit  
EWS4001G1448



\* Removed all references to "EBS" on brand and upper left bezel door graphic, 12/20/18

Vince Cipollone  
3/1/2019

Options

- Upper Bezel (Top Cover) Panel (B0)
- Upper Bezel Bottom Cover (B0)
- Bezel Screen Shielding (B0)
- Open Flange Outer Column Shielding (B0)
- Decal Kit
- CD Mobile Top Cover Silver (EWS 2343 TS)
- Base Ball Cover (B0)

Color Options

- Silver
- Blue
- Black
- White
- Yellow
- Orange
- Green
- Red
- Purple
- Pink
- Grey
- Brown
- Tan
- Olive
- Teal
- Light Blue
- Light Green
- Light Purple
- Light Orange
- Light Yellow
- Light Grey
- Light Brown
- Light Tan
- Light Olive
- Light Teal
- Light Light Blue
- Light Light Green
- Light Light Purple
- Light Light Orange
- Light Light Yellow
- Light Light Grey
- Light Light Brown
- Light Light Tan
- Light Light Olive
- Light Light Teal

ENCORE 7/05 ECM  
Model INJIS 3+2  
**NEW JERSEY**  
5.7 Screen  
Designer: Rhonda Henry  
rhonda.henry@gilbarco.com  
336-547-5239  
March 1, 2019  
Rev. C

**WAWA**  
GF0011293

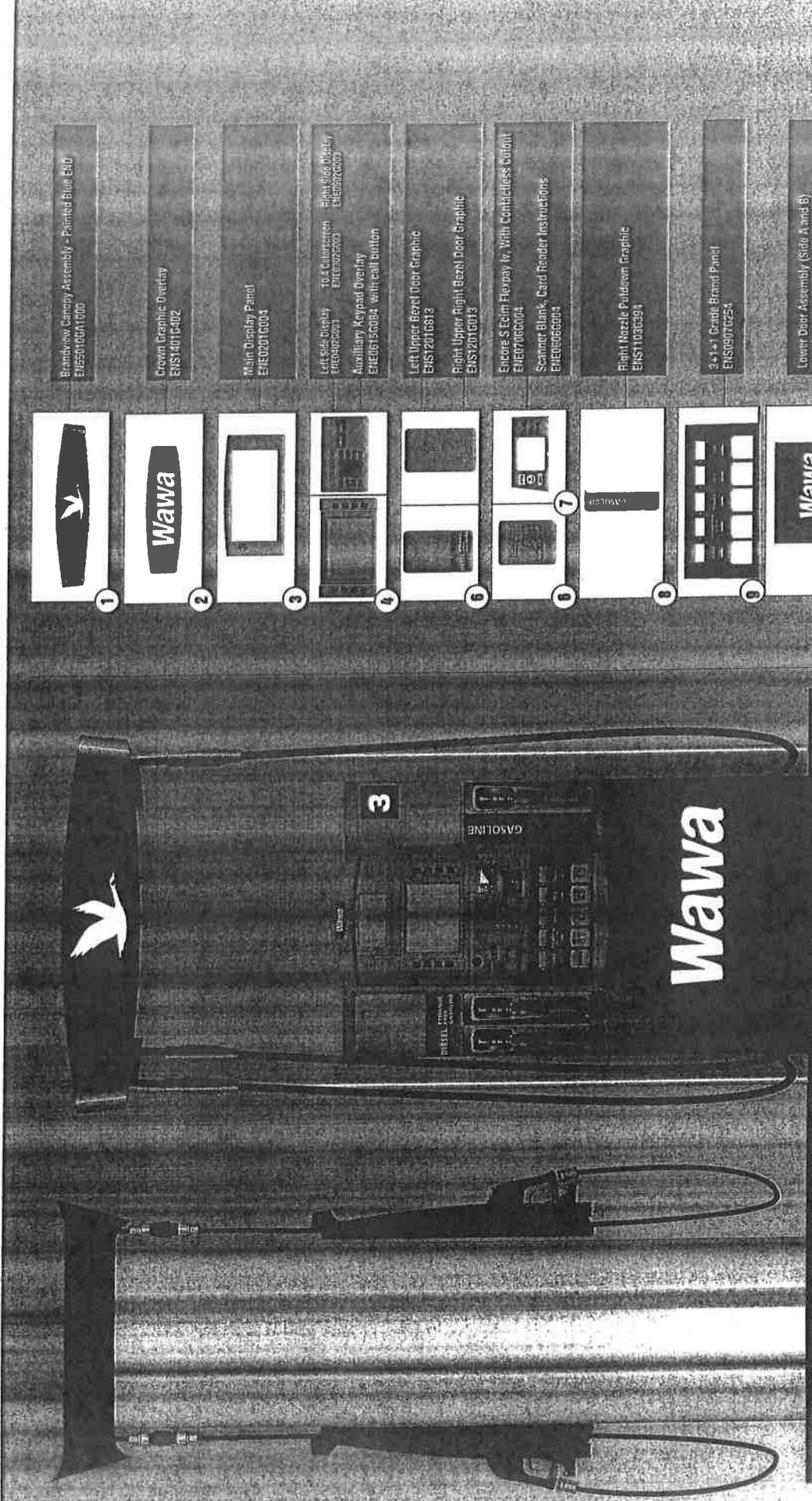
5.7" Screen  
Brandview canopy  
Duramax InnoSide Shielding  
Silver Bezel Door

© GILBARCO  
VEEDER-ROOT

When the graphic department will provide original artwork. Colors must be confirmed by the graphic department. All artwork must be submitted in a vector format for reproduction. All artwork must be submitted in a vector format for reproduction. All artwork must be submitted in a vector format for reproduction.

Slip Sheeting (Left Side Shown)

Slip Sheeting (Right Side View)



- 1 Brandview Canopy Assembly - Painted Blue END  
E19550100A1000
- 2 Crown Graphic Overlay  
ENR1401G4B2
- 3 Main Display Panel  
ENR0201G004
- 4 Left Side Display  
ENR0202001  
TOUCH Calvescreen  
ENR0202001  
Auxiliary Keypad Overlay  
ENR0215G0B4 with call button
- 5 Left Upper Bezel Door Graphic  
ENR1201G813
- 6 Right Upper Right Bezel Door Graphic  
ENR1201G013
- 7 Exposure S Ecom Flexpay Iv. With Contactless Contact  
ENR0706G004  
Scanner Blank Card Reader Instructions  
ENR0606G004
- 8 Right Nozzle Paddedown Graphic  
ENR1103G394
- 9 3+1 Graphic Brand Panel  
ENR0907G254
- 10 Lower Door Assembly (Side A and B)  
ENR1300100A1781

**WAWA**

ENGINEERED BY  
Vince Cipollone

**3**

Pump Number Kit  
E104001G1448

3/1/2019

Octane Kit E102005G001

89 87 89 93

Diethyl

**FOR ALL STATES EXCLUDING NEW JERSEY  
(NO ETHANOL FREE  
SOLD IN NEW JERSEY)**

Fig. 1 - Front and Rear View

**WAWA**

ENGINEERED BY  
Vince Cipollone

GR0011298

March 1, 2019 Rev. C

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

Model N13 3+1+1  
(NO ETHANOL FREE  
SOLD IN NEW JERSEY)

ENGORE 700S-EGIM  
Model N13 3+1+1

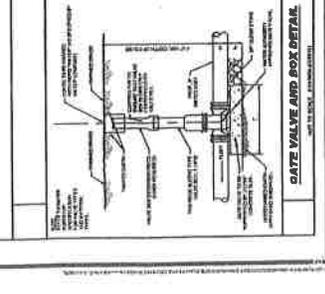
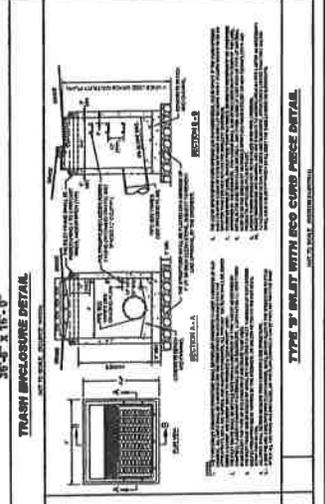
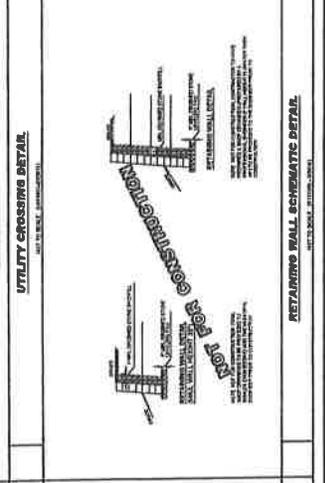
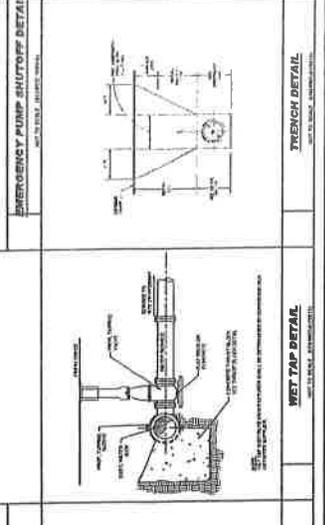
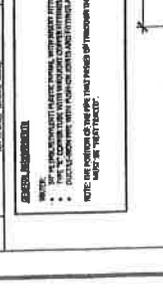
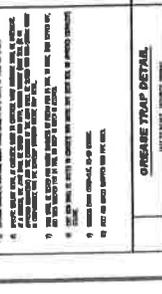
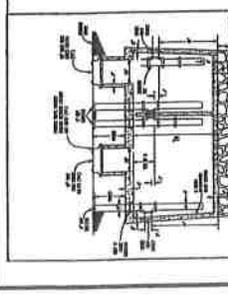
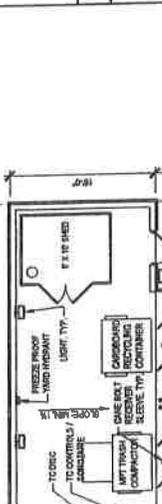
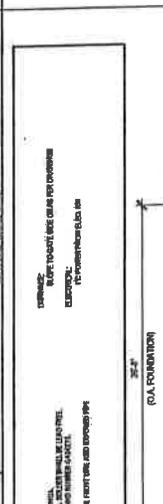
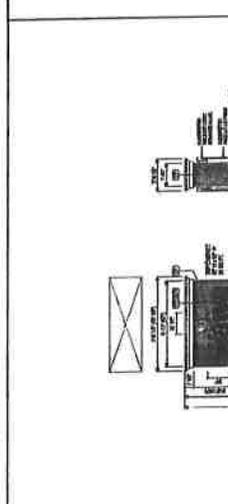
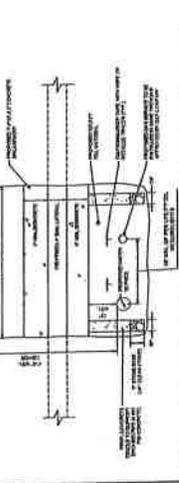
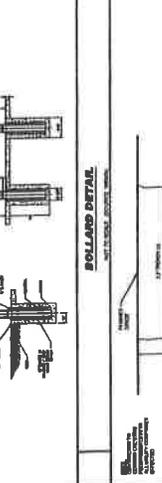
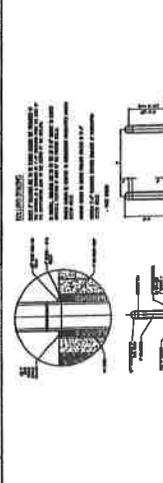
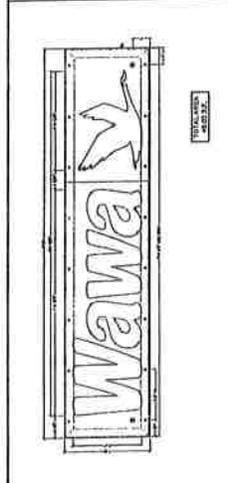
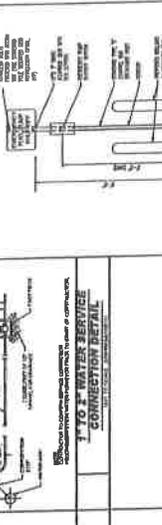
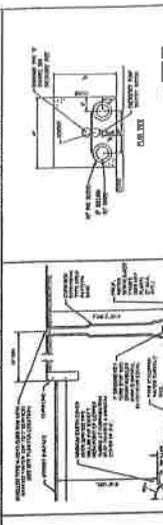
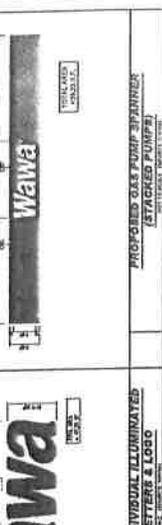
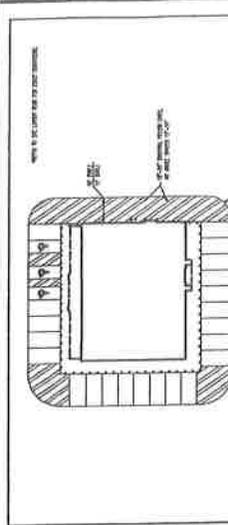
Color & print:  
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Do not use:  
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NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMIT
2	08/14/13	ISSUED FOR PERMIT
3	08/14/13	ISSUED FOR PERMIT
4	08/14/13	ISSUED FOR PERMIT
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**BOHLER**  
 4875 17th Ave SW, Suite 1000, Seattle, WA 98148  
 (206) 461-1000  
 WWW.BOHLER.COM



Bmt# 13

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 2, 2020

APPLICATION No. #202008CDUPFMSP

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

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

### TRANSMITTAL TO:

- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer      | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         | <input type="checkbox"/> | GTEMS                     |

### STATUS OF APPLICATION:

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

### PURPOSE OF TRANSMITTAL:

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

### ENCLOSED:

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

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

OK 3.23.20 JW Bldg

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 2, 2020

APPLICATION No. #202008CDUPFMSP

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

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

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         | <input type="checkbox"/>            | GTEMS                     |

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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



**ENCLOSED:**

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

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

Signature: *[Handwritten Signature]*  
Assessor  
3/12/20

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

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

March 9, 2020

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



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

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "RJC", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

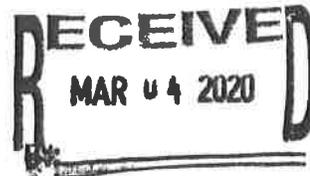


Application #202008CDUPFMSP - 1990 New Brooklyn Road      Block: 16401      Lot: 1,2,3,4 & 42

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

■ Other

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



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



# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



TO: Zoning Board of Adjustment  
 FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development & Planning  
 RE: **APPLICATION #202010C**  
 Mark Morozin  
**101 Monticello Drive**  
**BLOCK 15806, LOT 5**  
 DATE: March 28, 2020

The applicant requests variance approval for a 24' x 24' deck within the R-3 – Residential District as per the submitted sketch.

### I. ZONING INFORMATION

- Zone: R-3 ~ Residential District [§405].

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	9,375 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front (deck)	30 ft.	±65 ft.	yes
<b>Side yard (deck)</b>	<b>10 ft.</b>	<b>±1 ft.</b>	<b>no*</b>
Rear yard (deck)	30 ft.	±35 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

- <sup>1</sup> = Scaled data.  
 n/a = Not applicable.  
 \* = Variance required.

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

## II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Side yard: (±1 ft. provided v. 10 ft. minimum required)

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

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

2. 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).

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 405.F, Area, Yard, Height and Building Coverage, to construct a deck approximately one (1) foot from the side property line (10 ft. minimum required).**

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

cc: Mark Morozin  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Update Permit #13767

# 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<sup>1</sup>: \_\_\_\_\_ Application No.: #202010C

Taxes paid YES ~~NO~~ (Initial) DM

Planning Board  Zoning Board of Adjustment  Redevelopment Entity

Fees 160<sup>00</sup> Project # 13788

Escrow 150<sup>00</sup> Escr.# 13788

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

Fire District # \_\_\_\_\_

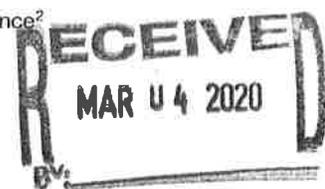
## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Mark Morozin</u> Address: <u>101 Monticello Dr.</u> City: <u>Erin</u> State, Zip: <u>N.J 08081</u> Phone: <u>(856) 261-2001</u> Fax: ( ) Email: <u>MMorozin@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Teresa Morozin</u> Address: <u>Same</u> City: _____ State, Zip: _____ Phone: <u>(856) 261-7157</u> 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 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 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	<u>R-3</u>	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: _____ Firm: _____ Address: _____	City: _____ State, Zip: _____ Phone: ( ) _____ Fax: ( ) _____ Email: _____
--	---

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

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

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

**7. Location of Property:**

Street Address: 101 Monticello Dr.  
Block(s): 15806, Lot(s): 5

**8. Land Use:**

Existing Land Use (Describe the Application): RESIDENTIAL  
Proposed Land Use (Describe the Application): WOOD DECK 24' X 24' (ALDENY BUILT)  
11" off ground Setback 5 = 3' min.

**9. Property:**

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

**13. Zoning**

**All Applications (property dimensions)**

Lot frontage 1 75.00'  
 Lot frontage 2 (corner lots) \_\_\_\_\_  
 Lot depth 125.00'  
 Lot area 9,375.0 SF

**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**

Mark Morozin  
 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).

03 MAR 2020  
Date

Teresa Morozin  
Signature

teresa morozin  
Print Name

Sworn and Subscribed to before me this

3<sup>rd</sup> day of March,

2020 (Year). Joy C Kennedy  
Signature

Signature

Print Name

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

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

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

Mark Morozin  
Signature of Applicant

03/03/2020  
Date

Mark Morozin  
Print Name

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

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 15806 Lot 5; 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:

Sworn and subscribed to  
On this 3<sup>rd</sup> day of March,  
2020 before the following authority.

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

Teresa Morozin  
Name of property owner or applicant

Joy C Kennedy  
Notary public



# ZONING PERMIT DENIED

101 MONTICELLO DR  
Block/Lot 15806/5

Applicant  
MOROZIN TERESA M  
101 MONTICELLO DRIVE  
SICKLERVILLE NJ 08081

Real Estate Owner  
MOROZIN TERESA M  
101 MONTICELLO DRIVE  
SICKLERVILLE NJ 08081

**This is to certify that the above-named applied for a permit to/authorization for.**  
A 24' x 24' deck as per the submitted sketch can not be approved as submitted. This application for approval is hereby denied

Zone  
R3  
Application is  
**Denied**

**Comments on Decision:**

A side yard setback variance is required from the Zoning Board of Adjustment: Side yard yard: (3 ft. provided v 10 ft. minimum required).

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

  
Kenneth D. Lechner  
Temporary Zoning Officer  
February 26, 2020

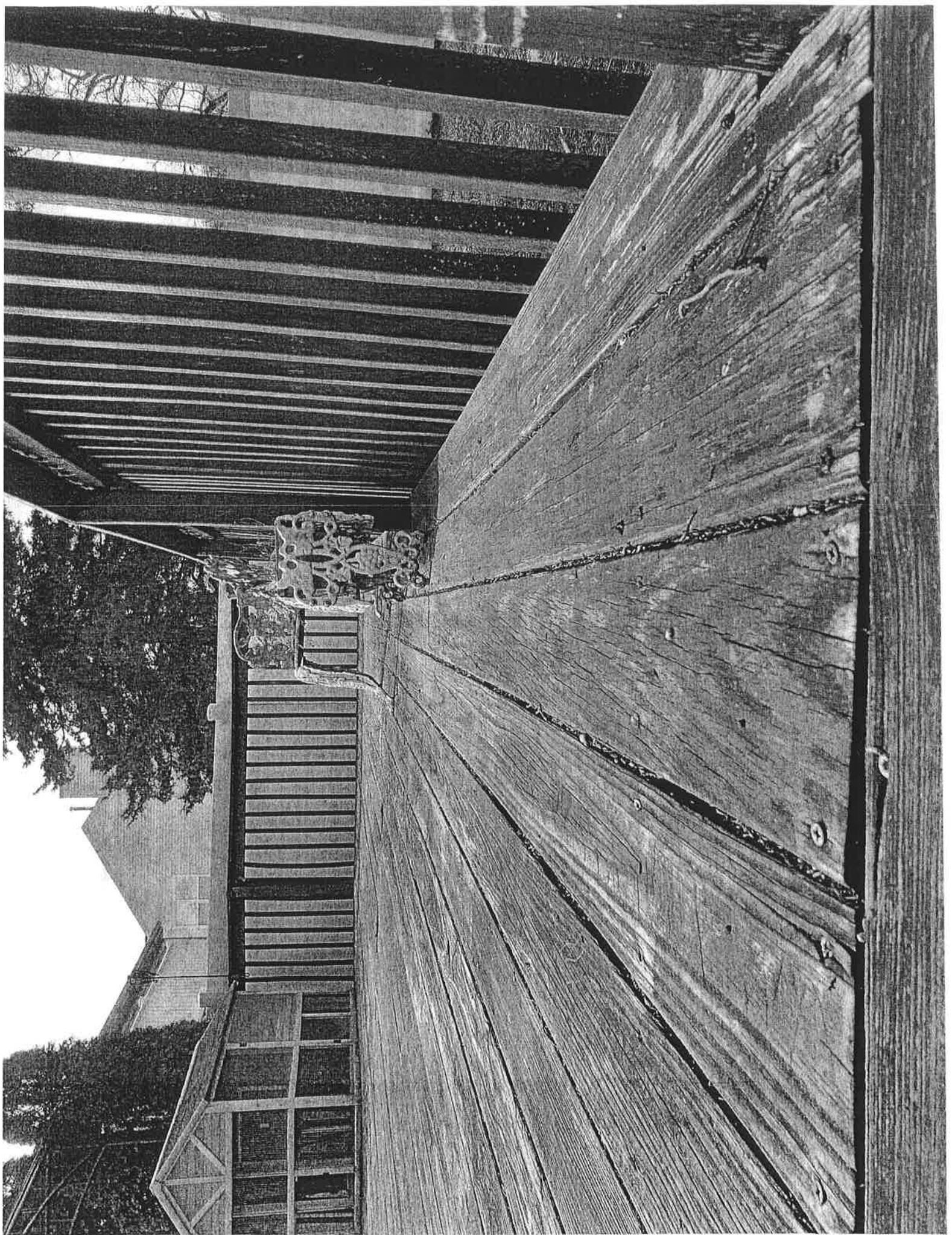
Applic No. 13767  
8168

Cut Here

Spoke w/ owner  
and emailed  
Denial  
2/27/20  
Jones

**Deliver to...**

MOROZIN TERESA M  
101 MONTICELLO DRIVE  
SICKLERVILLE NJ 08081









Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

Board Members  
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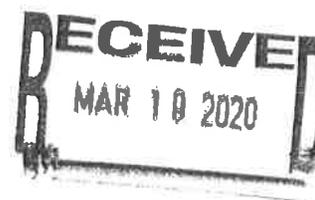
Thomas Leisse, PE, CME  
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## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
March 9, 2020

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

Re: Application #202010C  
Mark Morozin  
101 Monticello Drive, Erial, NJ 08081  
Block 15806, Lot 5



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 a faint, illegible background.

Raymond J. Carr  
Executive Director

RJC:mh

Bin# 64

*[Handwritten mark]*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 4, 2020

APPLICATION No. #202010C

APPLICANT: MARK MOROZIN

PROJECT No. 13788

BLOCK(S): 15806 LOT(S): 5

LOCATION: 101 MONTICELLO DR., ERIAL

### TRANSMITTAL TO:

- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer      | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.  
 For Your Files.

**Please Forward Report by March 16, 2020**

### ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- Recycling Report



- Variance Plan       Bulk (C) Variance       Use (D) Variance

3-10-20 JWG Blog - Site Plan OK - will require a  
 Construction Permit, Plans +  
 Inspections.

Jeanne  
 Please Type Note  
 for Ken  
 Thank you

Signature



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

*Date: March 10, 2020*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Mark Morozin*

*Site: 101 Monticello Dr*

*Block: 15806 Lot: 5*

*Application #: 202010C*

- 1. Site plan OK. Will require a construction permit, plans & inspections.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 4, 2020

APPLICATION No. #202010C

APPLICANT: MARK MOROZIN

PROJECT No. 13788

BLOCK(S): 15806 LOT(S): 5

LOCATION: 101 MONTICELLO DR., ERIAL

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
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**STATUS OF APPLICATION:**

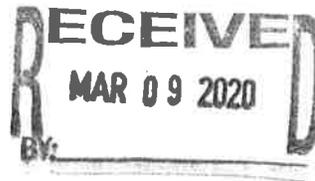
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- 1 Copy - E.I.S.
- Recycling Report



- Variance Plan                       Bulk (C) Variance                       Use (D) Variance

Signature

*[Handwritten Signature]*  
 Assesmp  
 3/5/20

*Doesn't seem to be an issue  
 byt 3' from prop line  
 very close. Instead of 24'  
 just make it 20 —*

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #202019C**  
**John Conway**  
**512 Carol Avenue**  
**BLOCK 12007, LOT 6**

**DATE:** July 22, 2020

The Applicant requests approval for a 10' x 20' Residential Tool Shed within the R-3 Residential District as indicated on the sketch.

### **I. ZONING INFORMATION**

#### **R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±8,250 sf <sup>1</sup>	enc
Lot frontage (min.)	75 ft.	75 ft.	yes
Lot depth (min.)	125 ft.	110 ft.	yes
<b>Building coverage (max.)</b>	<b>20%</b>	<b>±22.4%<sup>1</sup></b>	<b>no*</b>
Lot coverage (max.)	40%	±33.7% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.) - Dwelling	30 ft.	32.65 ft.	yes
Side yard (min.) - Dwelling	10 ft.	8.80 ft. / 10.95 ft.	enc / yes
Rear yard (min.) - Dwelling	30 ft.	±33 ft.	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

<sup>1</sup> = Scaled data.  
 enc = Existing nonconformance.  
 n/a = Not applicable.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	2000 sf	no*
Number (max.)	1	1	yes
Shed height (max.)	12 ft.	12 ft.	yes
Wall height (max.)	9 ft.	8 ft.	yes
Distance between adjacent buildings	10 ft.	±9 ft.	yes
Front yard (min.)	N.P	±95 ft. <sup>1</sup>	yes
Side yard (min.)	5 ft.	27.5 ft. / 27.5 ft.	yes / yes
Rear yard (min.)	5 ft.	5 ft.	yes

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

N.P. = Not Permitted.

\* = Variance required.

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

## II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

### **§422.L, Residential Tool Shed**

- Area: (320 sf provided v. 168 maximum allowed).

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

- The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
  - The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
  - Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

#### NEGATIVE CRITERIA

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

### **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 422.L, Residential Tool Shed to permit a two hundred twenty (200) square foot shed (168 sf maximum allowed).**

### **IV. RECOMMENDATIONS**

1. The Applicant must address the underlined comments.

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

cc: John Conway  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Update Permit #13974

#202019C

Fees \$1600  
Permit \$1500  
Misc \$100  
ES# 14089

# 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) 232-6220

**For Office Use Only**

Submission Date: \_\_\_\_\_ Application No: \_\_\_\_\_ Taxes paid: YES ( ) NO ( ) (initial)

Escrow: \_\_\_\_\_ Project: \_\_\_\_\_

Escrow: \_\_\_\_\_ Escrow: \_\_\_\_\_

Fire District: \_\_\_\_\_

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

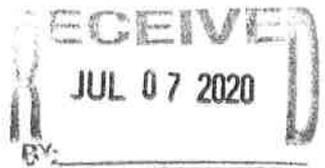
## LAND DEVELOPMENT APPLICATION

<p><b>1. Applicant</b></p> <p>Name: <u>JOHN F CONWAY</u></p> <p>Address: <u>512 CAROL AVE</u></p> <p>City: <u>BLACKWOOD</u></p> <p>State, Zip: <u>NJ 08012</u></p> <p>Phone: <u>(856) 906-874</u> Fax: <u>(856) 273-2878</u></p> <p>Email: _____</p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>JOHN + ELIZABETH CONWAY</u></p> <p>Address: <u>512 CAROL AVE</u></p> <p>City: <u>BLACKWOOD</u></p> <p>State, Zip: <u>NJ 08012</u></p> <p>Phone: <u>(856) 906-844</u> Fax: <u>(856) 273-2878</u></p>
--	--

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

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

<p>Name of Attorney: _____</p> <p>Firm: _____</p> <p>Address: _____</p>	<p>City: _____</p> <p>State, Zip: _____</p> <p>Phone: (____) _____ - _____ Fax: (____) _____</p> <p>Email: _____</p>
---	--

6. Name of Persons Preparing Plans and Reports:

Name: JOHN F CONWAY  
Address: 512 CAROL AVE  
Profession: STEEL MACHINE OPERATOR  
City: BLACKWOOD, NJ  
State, Zip: NJ 08012  
Phone: (856) 966-8741 Fax: (856) 273-2878  
Email: CRABBY JACK@MSN.COM

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

7. Location of Property:

Street Address: 512 CAROL AVE  
Block(s): 12007, Lot(s): 6

8. Land Use:

Existing Land Use (Describe the Application): RESIDENTIAL  
Proposed Land Use (Describe the Application): SHED 20' X 10'  
OVERSIZE w/ setbacks

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. ✓

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.



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).

6/30/2020

Date

Signature

John F Conway

Print Name

JOHN F CONWAY

Sworn and Subscribed to before me this

30 day of JUNE

2020 (Year).

Signature

Print Name

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

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

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

John F Conway

Signature of Applicant

JOHN F CONWAY

Print Name

Date

6/30/2020

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 6/30/2020, shows and discloses the premises in its entirety, described as Block 12007 Lot 6; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,  
County of Camden:

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

John F Conway

Name of property owner or applicant

Sworn and subscribed to

On this 30th day of June 2020 before the following authority,

Walter MacKenzie

Notary public

exp 09/29/2021

# ZONING PERMIT DENIED

512 CAROL AVE  
Block/Lot 12007/6

Applicant

CONWAY, JOHN F & ELIZABETH  
512 CAROL AVENUE  
BLACKWOOD, N J 08012

Real Estate Owner

CONWAY, JOHN F & ELIZABETH  
512 CAROL AVENUE  
BLACKWOOD, N J 08012

*This is to certify that the above-named applied for a permit to/authorization for  
a proposed rear yard 20'X10' shed. This application for approval is hereby denied*

Zone  
R3  
Application is

**Denied**

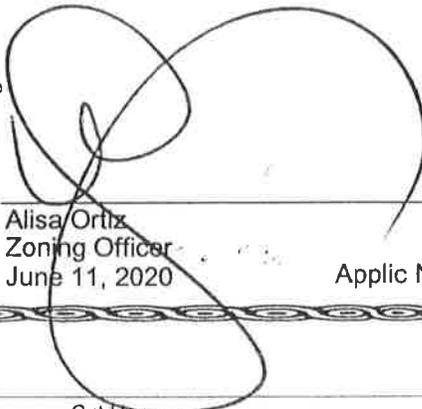
**Comments on Decision:**

Shed is larger than 168sqft. A Variance 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 11, 2020

Applic No. 13974  
8362

Cut Here

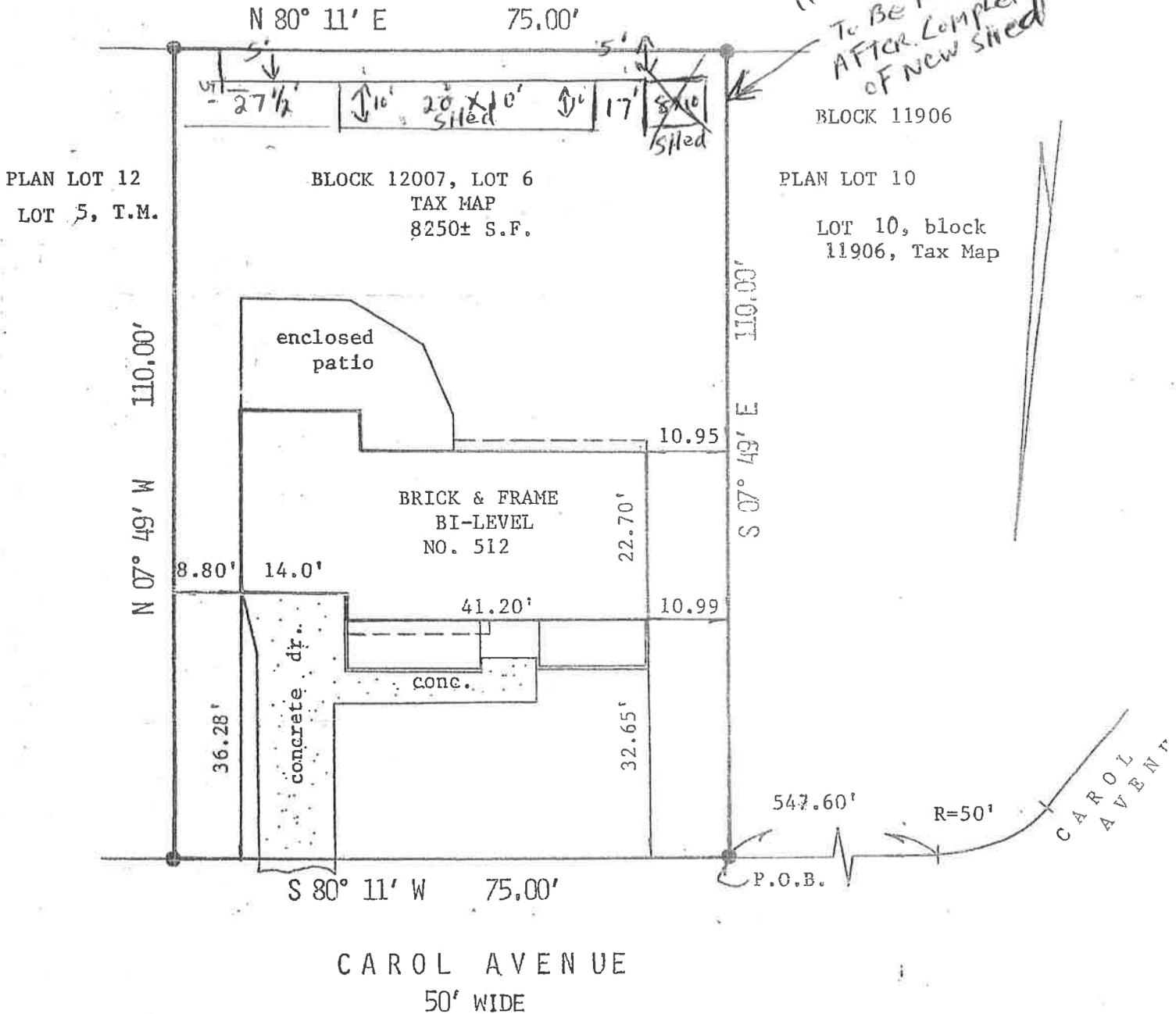
**Deliver to...**

CONWAY, JOHN F & ELIZABETH  
512 CAROL AVENUE  
BLACKWOOD, N J 08012

Meridian - DEED BASE

- = REBAR/IRON PIPE SET
- = CONCRETE MONUMENT SET

Tax Map  
Lot 7, block 12007



PLAN LOT 12  
LOT 5, T.M.

BLOCK 12007, LOT 6  
TAX MAP  
8250± S.F.

PLAN LOT 10

LOT 10, block  
11906, Tax Map

BLOCK 11906

547.60'

R=50'

P.O.B.

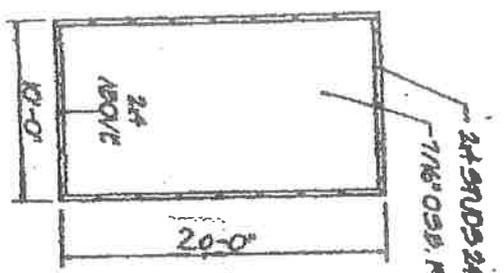
CAROL AVENUE  
50' WIDE

CAROL AVENUE

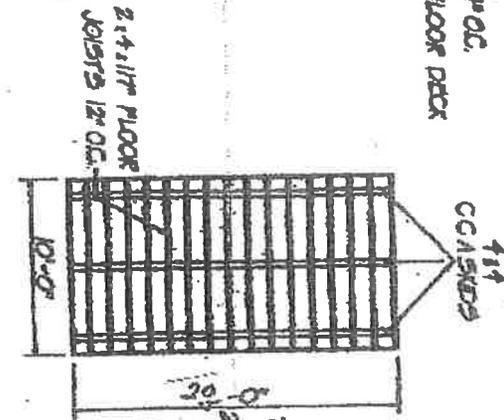
SURVEY OF PREMISES  
NO. 512 CAROL AVENUE

TO THE OWNER \_\_\_\_\_  
TO THE INSURER OF TITLE \_\_\_\_\_

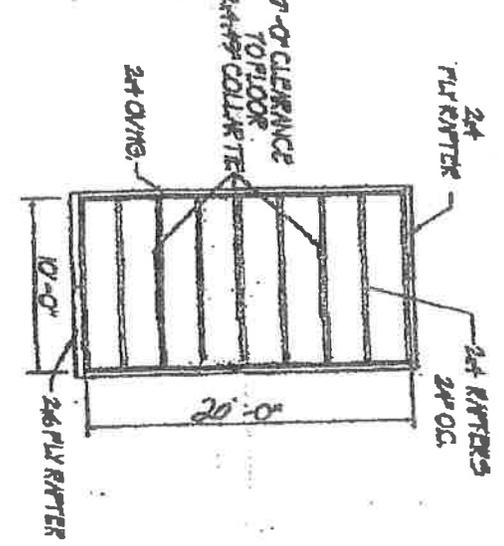
SITUATE  
TOWNSHIP OF GLUCESTER  
CAMDEN COUNTY, NEW JERSEY



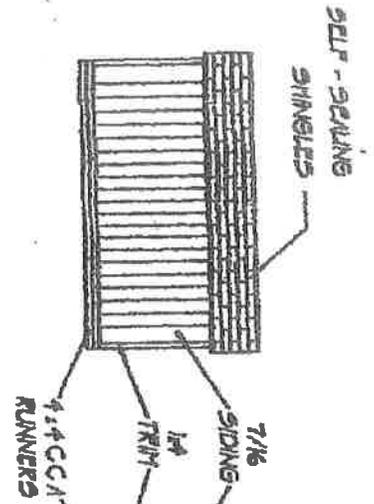
FLOOR PLAN



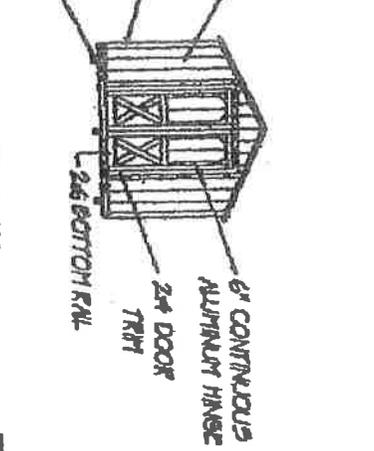
FLOOR FRAMING



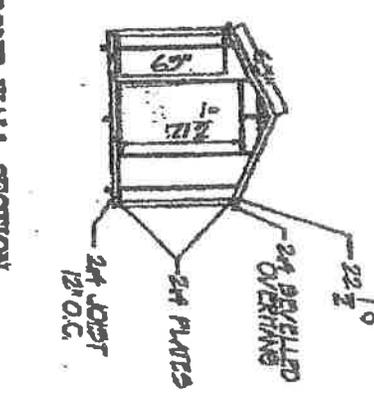
ROOF FRAMING



LEFT SIDE ELEVATION



FRONT ELEVATION



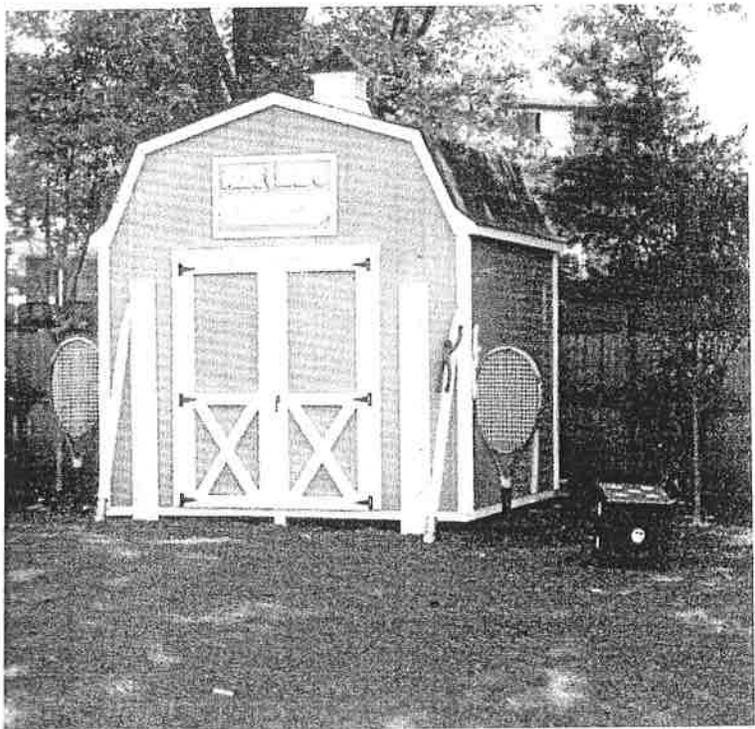
FRONT WALL SECTION

10/20/10 Elite	
1 GRAB	1-9-94
1 SHOWER	1/4-1-01

ATT.



Quality Buildings Built  
Your Back Yard!



100% Financing Available. See details  
and apply on our website.

**Address**  
1401 N. Black Horse Pike, Williamstown, NJ 08094 • Phone 856-823-1345

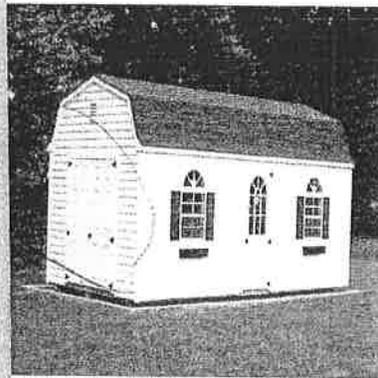
**100% Financing**

\* 10x20 Tills  
ONE



\*Building shown with optional features

Side Wall	Side Wall
6x6x8 \$1,769	10x20x8 \$3,469
6x8x8 \$1,869	12x12x9 \$3,169
6x10x8 \$1,969	12x16x9 \$3,869
6x12x8 \$2,069	12x20x9 \$4,169
8x8x8 \$1,969	12x24x9 \$4,669
8x10x8 \$2,169	Side Wall
8x12x8 \$2,269	16x12x12 \$4,569
8x16x8 \$2,769	16x16x12 \$5,269
10x8x8 \$2,269	16x20x12 \$6,169
10x10x8 \$2,369	16x24x12 \$6,669
10x12x8 \$2,669	
10x14x8 \$2,869	
10x16x8 \$3,069	



\*Building shown with optional features

**CLASSIC**

Side Wall	Side Wall
8x8x8 \$2,169	10x16x10 \$3,369
8x10x8 \$2,269	10x18x10 \$3,669
8x12x8 \$2,369	10x20x10 \$3,969
8x16x8 \$2,969	12x12x12 \$3,469
Side Wall	12x16x12 \$4,169
8x8x10 \$2,269	12x20x12 \$4,669
8x10x10 \$2,369	12x24x12 \$5,269
8x12x10 \$2,469	Side Wall
8x16x10 \$3,169	16x16x16 \$6,769
10x10x10 \$2,669	16x20x16 \$7,769
10x12x10 \$2,869	16x24x16 \$8,769
10x14x10 \$3,069	

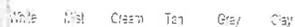


\*Building shown with optional features  
Shingle colors available



Note: Color swatches may vary from actual shingle colors.

Vinyl colors available



Note: Color swatches may vary from actual vinyl colors.

**PREMIER**

Side Wall	Side Wall
8x8x8 \$2,269	12x12x10 \$3,369
10x8x8 \$2,369	16x12x10 \$4,069
12x8x8 \$2,469	20x12x10 \$4,469
16x8x8 \$2,869	24x12x10 \$4,969
10x10x8 \$2,569	
12x10x8 \$2,869	
14x10x8 \$3,069	
16x10x8 \$3,169	
20x10x8 \$3,669	

Additional features included in every vinyl building:

- Gable vents for ventilation
- Metal threshold to protect door opening
- Maintenance free vinyl siding with choice of color
- Maintenance free aluminum capping
- 30" raised panel door(s) with decorative



## 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 John + Elizabeth Conway

Address 512 Carol Ave. Blackwood, NJ 08012

Block 12007 Lot 6

6-29-20  
Date

Asst. Maryanne Buse  
Gloucester Township Tax Collector

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

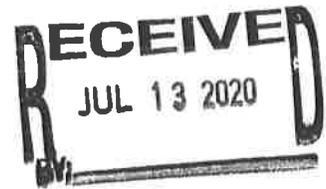
Thomas Leisse, PE, CME  
Consulting Engineer

**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 10, 2020

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

Re: Application #202019C  
John Conway  
512 Carol Avenue, Blackwood, NJ 08012  
Block 12007, Lot 6



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh